

**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER 2025-087**

By-law Number 2025-087 is a By-law to amend the Schomberg and King City Urban Areas Zoning By-law 2017-66, as amended. Specifically, the Zoning By-law Amendment concerns three contiguous parcels of land located on the south side of Dew Street, west of William Street and measuring 0.7 hectares, with 91 metres of frontage. The subject lands currently support three single detached dwellings and are municipally known as 125, 137 and 145 Dew Street.

The Zoning By-law Amendment proposes to rezone the subject lands from “Residential – Single Detached “C” (R1C)” to “Residential – Townhouse Exception Section 6.5.10.13 Holding (R3-13(H))” to facilitate a development of 27 condominium townhouse dwellings fronting on a private laneway and five (5) freehold townhouses fronting on Dew Street. Each Townhouse dwelling is planned to be 3-storeys in height and include a single car garage. The site-specific by-law includes amendments to the Definitions and General Provisions of the by-law and amends the development standards of the R3 zone, including lot area, lot frontage, setbacks, lot coverage and height.

A Holding Symbol (H) is also included on the zoning to ensure the timing of development is met with Site Plan Approval, water and sewer capacity and allocation, confirmation of water demand for fire purposes and confirmation of a feasible stormwater outlet.