



**NOTICE OF PASSING
OF ZONING BY-LAW AMENDMENT 2023-058
BY THE CORPORATION OF THE TOWNSHIP OF KING**

TAKE NOTICE that the Council of the Corporation of the Township of King passed By-law Number 2023-058 on the 29th day of May 2023 under Section 34 and 36 of the *Planning Act*, R.S.O, 1990.

By-law Number 2023-058 is a by-law to amend Zoning By-law Number 2017-066, and concerns property described as Part of Lot 5, Concession 4 in the Township of King and municipally known as 2955 King Road, King City, Township of King.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the by-law by filing with the Clerk of the Corporation of the Township of King not later than the **28th day of June, 2023** a notice of appeal setting out the objection to the by-law, and the reasons in support of the objection, together with a filing fee **per application** being appealed, in the amount as specified on the OLT website (www.olt.gov.on.ca), along with a cheque for \$243.00 per application being appealed, payable to the Township of King representing the Clerk's Department 2023 Administrative processing fee and a cheque for \$400 per appeal, representing the Planning Division's 2023 Administrative processing fee, payable to the Township of King. Should this date fall on a holiday or weekend, you will have until 4:30 p.m. of the next business day to file your appeal. If you wish to appeal to the OLT, a copy of an appeal form is available from the OLT website at (www.olt.gov.on.ca). Please note the Tribunal will only accept filing fee payments by certified cheque or money order.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

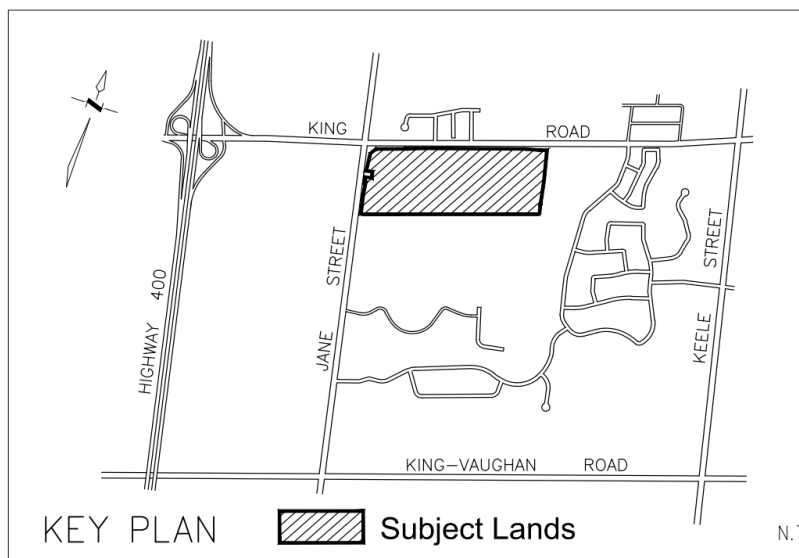
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal (OLT), there are reasonable grounds to add the person or public body as a party.

All submissions were considered as part of the decision-making process. Public, Staff and Agency submissions were considered and where applicable, are reflected in the Zoning By-law and/or conditions of approval to the related Draft Plan of Subdivision 19T-20K01. Public consultation took place in the form of a public meeting held by Council on March 1, 2021, which was a formal statutory meeting under the Planning Act. All comments received were considered in Municipal Planning staff reports and were made available to the public.

The comments were identified, discussed, and where appropriate, addressed in the Conditions of Draft Plan Approval, Draft Plan, Official Plan Amendment, and Zoning By-law, which were presented at the Council meeting on February 27, 2023 and within Planning Division Report No. GMS-PL-2023-13. Comments received and considered from the public were summarized and included in the Planning Division Report (GMS-PL-2023-13). The report is available on the Township's website www.king.ca. More specifically, comments received in relation to traffic, noise, environmental protection, community consultation, streetscaping, landscaping and urban design, housing mix, employment uses, integration and impacts to neighbouring lands and South Summit Farm Road were summarized and responded to within Appendix 7 of Report GMS-PL-2023-13.

An explanation of the purpose and effect of the By-laws and a key map showing the location of the lands affected by the By-laws are attached and available on our website (www.king.ca).

DATED at the Township of King this 8th day of June, 2023.



Denny Timm

Denny Timm
Township Clerk
2585 King Road
KING CITY, ON L7B 1A1
Telephone: (905) 833-5321
Email: dtimm@king.ca

Comments and personal information are being collected in accordance with the requirements of the Planning Act, R.S.O. 1990, Chapter c.P. 13 as amended, and will become part of the decision making process of the application as noted on this form. Personal information will be protected in accordance with Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information received other than personal information may be included in the documentation which will become part of the public record. Should you have any questions or concerns with regard to the collection of personal information, please contact the Planning Department, Township of King at (905) 833-5321.

**EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2023-058**

By-law Number 2023-058 concerns property described as Part of Lot 5, Concession 4 in the Township of King and municipally known as 2955 King Road, King City, Township of King.

Zoning By-law Number 2023-058 rezones the subject lands from Employment – Restricted (E1), Site Specific (Holding) zones E1- 9(H), E1-10(H), E1-11(H), E1-12(H) and Environmental Protection (EP) zone to Employment – Restricted, Site Specific (Holding) (E1-13(H)) zone, Employment - Restricted, Site Specific (Holding) (E1-14(H)), and Environmental Protection zone, Site Specific (EP-2) to facilitate the development of the lands for a range of employment uses. The Zoning By-law also includes a series of development standards for the various zones.

The Zoning By-law also includes Holding (H) provisions to ensure matters such as a Site Plan Development Agreement and development phasing, are addressed. A separate by-law will be required to be passed in the future to lift the “H” once the necessary conditions of the Holding zone have been satisfied.



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2023 – 058

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 2017-66, AS AMENDED

WHEREAS Zoning By-law Number 2017-66, being a By-law to regulate the use of land and the character, location and use of buildings and structures in the Township of King, adopted by Council on the 26th day of June, 2017;

AND WHEREAS it is deemed necessary to further amend By-law Number 2017-66, as amended, the matters herein set out are in conformity with the Official Plan of the Township of King;

AND WHEREAS authority is granted pursuant to Section 34 and 36 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, to the Council of the Corporation of the Township of King to exercise such powers;

NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

THAT Zoning By-law Number 2017-66, as amended, be amended for the lands subject to this By-law as follows:

1. **THAT** the lands subject to this By-law consists of Part of Lot 5, Concession 4 in the Township of King and municipally known as 2955 King Road, and more particularly shown on Schedule "1" attached hereto, and that Schedule "1" forms part of this by-law.
2. **THAT** Schedule "A5" of By-law Number 2017-66, as amended, is hereby further amended by changing the zone symbols from Employment – Restricted (E1), Site Specific (Holding) zones E1- 9(H), E1-10(H), E1-11(H), E1-12(H) and Environmental Protection (EP) zone to Employment – Restricted, Site Specific (Holding) (E1-13(H)) zone, Employment - Restricted, Site Specific (Holding) (E1-14(H)), and Environmental Protection zone, Site Specific (EP-2) within those lands shown on Schedule "1" attached hereto.
3. **THAT** for the purposes of this by-law, the portion of the Township of King shown on Schedule "1" attached hereto shall be subject to the following zone boundaries which are shown on Schedule "1" attached hereto:
EMPLOYMENT RESTRICTED – 13 (E1-13) EXCEPTION ZONE - HOLDING
EMPLOYMENT RESTRICTED – 14 (E1-14) EXCEPTION ZONE - HOLDING
ENVIRONMENTAL PROTECTION – 2 (EP-2) EXCEPTION ZONE
4. **THAT** for the purposes of the lands subject to this by-law as shown on Schedule "1" attached to this By-law, Definition 95 "Height" shall be replaced with the following:

"95. Height: means the vertical distance measured from the established grade, measured as an average of all sides of the building, to:
a) the highest point of the roof surface of a flat roof;
b) the deckline of a mansard roof; or
c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof.

Where a lot abuts an Environmental Protection (EP) zone, and the average finished grade level at the rear yard elevation of the building is lower than the average finished grade level at the front yard elevation of the building, the building height shall be measured from the average finished grade level at the front yard elevation of such building to:

- a) the highest point of the roof surface of a flat roof;
- b) the deckline of a mansard roof; or
- c) the mean level between eaves and ridge of a gabled, hip, gambrel roof or other type of pitched roof."

5. **THAT** for the purposes of the lands subject to this by-law as shown on Schedule “1” attached to this By-law, the following definition shall apply:

“Distribution/Logistics Facility: means a light industrial facility used for, but not limited to, the assembly, storing, sorting, packaging, processing and distribution of goods, the management of inventory, all of which occur within a wholly enclosed building(s), and may include the temporary indoor or outdoor accessory on-site storage of commercial motor vehicles or trailers for freight handling which are directly associated with, accessory to, and subordinate to a principal distribution/logistics facility, but shall not include other outdoor storage.”

6. **THAT** Section 8.5 “Employment Zone Exceptions” shall be amended by inserting the following sections within Section 8.5.1 (E1 Zone Exceptions), and the following Lot and Building requirements shall apply together with any other special provisions identified in this By-law:

No.	Exception (Schedule “A”)	By-law Number(s)	Urban Area
8.5.1	E1 Zone Exceptions		
8.5.1.13	E1-13 (H)	2023-058	King City
<p>a) Permitted uses shall include:</p> <ul style="list-style-type: none"> i) <i>offices</i>; ii) research, development, education and training uses, but shall not include public or private elementary or secondary schools; iii) data processing and related facilities; iv) <i>light industrial use</i> and <i>light manufacturing establishments</i>; v) <i>distribution/logistics facility(ies)</i>; <p>b) Accessory uses shall include the following, subject to the provisions and limitations of this By-law:</p> <ul style="list-style-type: none"> i) accessory retail uses, being retail uses that offer for sale inventory manufactured from the main light industrial use, and shall be limited to a maximum of 10% of the floor area in any one light industrial use building or unit in a mutli-tenanted building in which the use which manufactures the products is located, but capped at a maximum size of not more than 465 sq. m.; ii) pharmacy or drug dispensary located within first floor of a medical office building. Such pharmacy or drug dispensary shall be permitted to have access from both inside and outside the medical office building, and shall be limited to a maximum of 10% of the floor area of the medical office building to a maximum of 372 sq. m.; iii) one hardware retail store, which shall be restricted to a maximum of 279 sq. m. and shall be accessory to a principal use(s); iv) restaurants or cafeteria, to a maximum of 139 sq. m. within an office building, to a maximum of one per building with access from within the building only; v) child care centre within an office or light industrial building(s). <p>c) The maximum building height shall be 16 m for permitted uses.</p> <p>d) The minimum number of parking spaces required for the permitted and accessory uses shall be: 1.0 space for every 37.0 m² of gross floor area up to 3,000.0 m², plus 1.0 space for each additional 100.0 m² of gross floor area up to 6,000.0 m², and 0.8 space for each 200.0 m² over 6,000.0 m².</p> <p>e) Notwithstanding any future roadways or land severances/subdivision, the lands zoned E1-13 are considered one lot to which these site-specific zoning regulations apply.</p> <p>f) Notwithstanding Section 8.4.1, parking is permitted within the minimum front yard and the minimum exterior side yard, provided there is landscaping and screening between the parking and any public street in accordance with the requirements of a Site Plan Development Agreement under Section 41 of the Planning Act and in accordance with the requirements of section 3.26 (Planting Strips).</p>			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>g) Notwithstanding Section 8.4.2, where an E1 zone abuts a Residential zone, then a yard of 20.0 metres shall be provided where the zones so abut, of which not less than 5.5 metres shall be provided and maintained as landscaping in accordance with the requirements of section 3.26 (Planting Strips).</p> <p>h) Truck and loading areas, and accessory on-site storage of commercial motor vehicles or trailers for freight handling which are directly associated with, accessory to, and subordinate to a principal permitted use shall be:</p> <ol style="list-style-type: none"> i. located further from any public street than the main wall of the principal building(s) which faces the public street; ii. located internal to the property either behind or between principal buildings so that it does not directly front onto any front, side or exterior yard; iii. screened from any front or exterior yard or public street or adjacent Residential zone by building(s) or landscaping or combination thereof; iv. in accordance with the requirements of a Site Plan Development Agreement under Section 41 of the Planning Act. <p>i) Site and building services and utilities, including but not limited to, waste storage facilities, loading, air handling equipment, hydro and other transformers and switching gears and metering equipment, shall be:</p> <ol style="list-style-type: none"> v. located further from any public street than the main wall of the principal building(s) which faces the public street; vi. located internal to the property either behind and/or between principal buildings so that it does not directly front onto any front or exterior yard; vii. screened from any front or exterior yard or public street or adjacent Residential zone by building(s) or landscaping or combination thereof; viii. in accordance with the requirements of a Site Plan Development Agreement under Section 41 of the Planning Act. <p>j) Employment uses shall be subject to a Holding (H) symbol. Until such time as the Holding symbol is lifted, only existing uses are permitted and conditional building permits may be issued for the uses permitted in this By-law. The Council for the Municipality may amend this By-law to remove the Holding – "H" symbol provided the Municipality has confirmed that Site Plan Control Approval under Section 41 of the Planning Act has been obtained, together with a registered Site Plan Development Agreement, and/or in accordance with the phasing provisions outlined in this By-law, as applicable. The holding provision is not intended to prevent the issuance of conditional building permits.</p>			
8.5.1.14	E1-14 (H)	2023-058	King City
<p>a) Permitted uses shall include:</p> <ol style="list-style-type: none"> i) <i>office</i>; ii) research, development, education and training uses, but shall not include public or private elementary or secondary schools; iii) data processing and related facilities; iv) <i>light industrial uses, and light manufacturing establishments</i>; v) <i>light service shop</i>; vi) <i>heavy service shop</i>; vii) hotels, trade and convention centres and, viii) fitness centre and recreational facilities for private use. <p>b) Accessory uses shall include the following, subject to the provisions and limitations of this By-law:</p> <ol style="list-style-type: none"> i) accessory retail uses, being retail uses that offer for sale inventory manufactured from the main light industrial use, and shall be limited to a maximum of 10% of the floor area in any one light industrial use building or unit in a mutli-tenanted building in which the use which manufactures the products is located, but capped at a maximum size of not more than 465 sq. m.; ii) pharmacy or drug dispensary located within first floor of a medical office building. Such pharmacy or drug dispensary shall be permitted to have access from both inside and outside the medical office building, and shall be limited to a maximum of 10% of the floor area of the medical office building to a maximum of 372 sq. m.; iii) one hardware retail store, which shall be restricted to a maximum of 279 sq. m. and shall be accessory to a principal use(s); 			

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
	<p>iv) restaurants or cafeteria, to a maximum of 139 sq. m. within an office building, to a maximum of one per building with access from within the building only;</p> <p>v) child care centre within an office or light industrial building(s).</p> <p>c) In addition to the uses permitted under clause a) of this subsection, ancillary commercial and retail uses that are permitted to be contained within one or more free standing buildings shall also be permitted and shall include the following, subject to the provisions and limitations of this By-law:</p> <p>i) convenience store(s), to a maximum of 279 sq. m. for all store(s);</p> <p>ii) computer software store, to a maximum of 279 sq. m.;</p> <p>iii) office supply stationary store;</p> <p>iv) a single financial institution, to a maximum of 372 sq. m.;</p> <p>v) printing establishment, to a maximum of 372 sq. m.;</p> <p>vi) child care centre, to a maximum of 465 sq. m.;</p> <p>vii) fitness centre;</p> <p>viii) restaurants, to a maximum of three (3) establishments, only one of which may be a drive-through establishment, and each with a maximum of 465 sq. m.</p> <p>ix) personal service shops, to a maximum of 372 sq. m.;</p> <p>x) automated banking machine(s);</p> <p>xi) the total gross floor area of all above ancillary commercial and retail uses combined within the lands zoned E1-14 shall not exceed 3,716 sq. m.;</p> <p>xii) The following phasing shall apply to the free standing ancillary commercial and retail uses:</p> <p style="padding-left: 20px;">a. 1,858 sq. m. of ancillary commercial and retail uses, which may include no more than two (2) of the restaurants noted in above, shall be permitted to be constructed only after the first 1,858 sq. m. of principal uses/buildings within the E1-13 and/or E1-14 zones is built and occupied.</p> <p style="padding-left: 20px;">b. A further 465 sq. m. of ancillary commercial and retail uses shall be permitted to be constructed only after a further 1,858 sq. m. of principal uses/buildings within the E1-13 and/or E1-14 zones, in addition to that set out in clause a) is built and occupied.</p> <p style="padding-left: 20px;">c. The final 1,394 sq. m of ancillary commercial and retail uses shall be permitted to be constructed only after a further 2,787 sq. m of principal uses/buildings within the E1-13 and/or E1-14 zones, in addition to that set out in clauses a) and b) is built and occupied.</p> <p>d) For the purposes of clarifying clause c) of this subsection, the following uses shall not be permitted:</p> <p>i) food stores, grocery stores and supermarkets;</p> <p>ii) department stores or other general merchandise stores, and retail warehouse uses;</p> <p>iii) retail stores;</p> <p>iv) service commercial uses;</p> <p>v) home improvement centres, building centres, garden centres, or any combination of these uses;</p> <p>vi) tires, batteries, automotive parts and/or accessories stores;</p> <p>vii) automobile service stations, automobile repair garages, automobile body repair garages, automobile sales and service establishments and automobile washing establishments;</p> <p>viii) open storage and open product display;</p> <p>ix) storage depots; and</p> <p>x) new uses which include the storage or manufacture of materials or use of petroleum based fuels and/or solvents; pesticides, herbicides, fungicides or fertilizers; construction equipment; inorganic chemicals; road salt and contaminants as identified by the Province; the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities; organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and snow storage and disposal facilities.</p> <p>e) The maximum building height shall be 16 m for permitted and accessory uses; with the exception of a hotel, trade and convention centre(s) for which the maximum height shall be 30 m.</p>		

No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
<p>f) Site and building services and utilities, including but not limited to, waste storage facilities, loading, air handling equipment, hydro and other transformers and switching gears and metering equipment, shall be:</p> <ul style="list-style-type: none"> i. located further from any public street than the main wall of the principal building(s) which faces the public street; ii. located internal to the property either behind and/or between principal buildings so that it does not directly front onto any front or exterior yard; iii. screened from any front or exterior yard or public street or adjacent Residential zone by building(s) or landscaping or combination thereof; iv. in accordance with the requirements of a Site Plan Development Agreement under Section 41 of the Planning Act. <p>g) Employment uses shall be subject to a Holding (H) symbol. Until such time as the Holding symbol is lifted, only existing uses are permitted and conditional building permits may be issued for the uses permitted in this By-law. The Council for the Municipality may amend this By-law to remove the Holding – "H" symbol provided the Municipality has confirmed that Site Plan Control Approval under Section 41 of the Planning Act has been obtained, together with a registered Site Plan Development Agreement, and/or in accordance with the phasing provisions outlined in this By-law, as applicable. The holding provision is not intended to prevent the issuance of conditional building permits.</p>			


7. **THAT** Section 9.5 "Other Zone Exceptions" shall be amended by inserting the following section within Section 9.5.4 (EP Zone Exceptions), and the following Lot and Building requirements shall apply together with any other special provisions identified in this By-law:

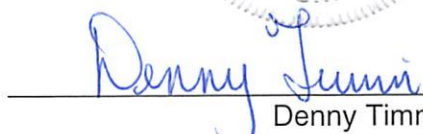
No.	Exception (Schedule "A")	By-law Number(s)	Urban Area
9.5.4	EP Zone Exceptions		
9.5.4.2	EP-2	2023-058	King City
<p>In addition to the uses listed in Table 9.2 for the EP zone, the uses permitted shall also include one or more of the following:</p> <ul style="list-style-type: none"> • Low impact development drainage facilities and related uses and structures • Walking trails and related uses and structures 			

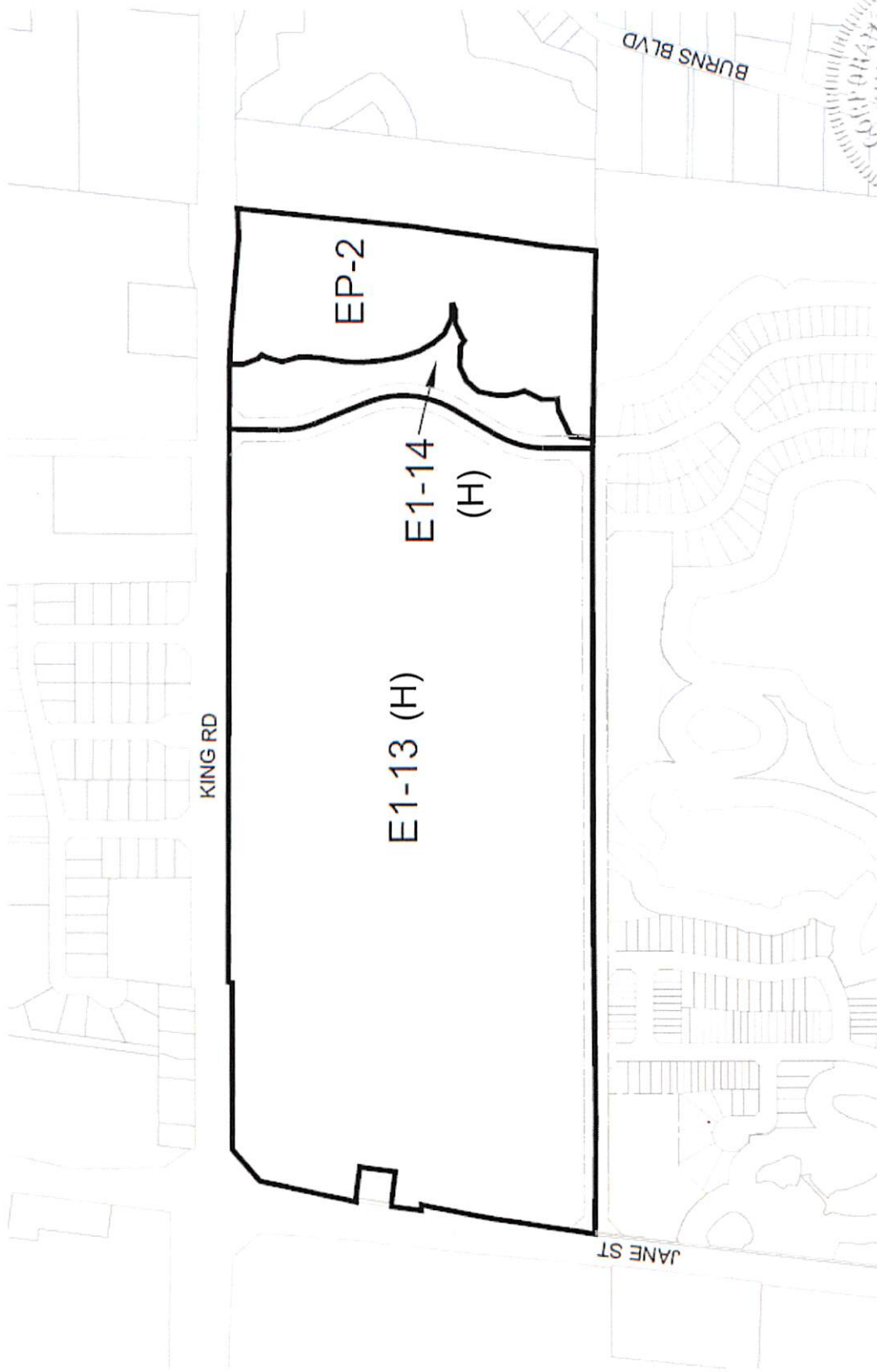
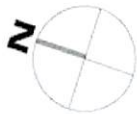
8. **THAT** this By-law shall come into force on the day it was passed where no notice of appeal has been filed with the Township Clerk in accordance with the requirements and with the time prescribed under Section 34(19) of the Planning Act.

READ a FIRST and SECOND time this 29th day of May 2023.

READ a THIRD time and **FINALLY PASSED** this 29th day of May 2023.


 Steve Pellegrini
 Mayor


 Denny Timm
 Township Clerk



BURNS BLVD

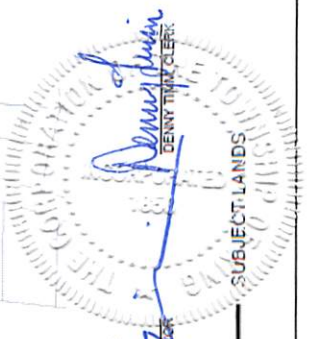
KING RD

JANE ST

EP-2

E1-14
(H)

E1-13 (H)



THIS IS SCHEDULE "1" TO BY-LAW NO. 2023-058
PASSED ON THIS 29TH DAY OF MAY, 2023

Steve Pellegrini
STEVE PELLEGRINI, MAYOR