



**NOTICE OF PASSING
OF ZONING BY-LAW AMENDMENT 2023-061
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 2023-061 on the 29th day of May 2023 under Section 34 and 36 of the *Planning Act*, R.S.O, 1990.

By-law Number 2023-061 is a by-law to amend Zoning By-law 74-53, and concerns properties described as Part of Lots 4 and 11, Concession 4 in the Township of King and municipally known as 12805 & 12665 Jane Street, 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.

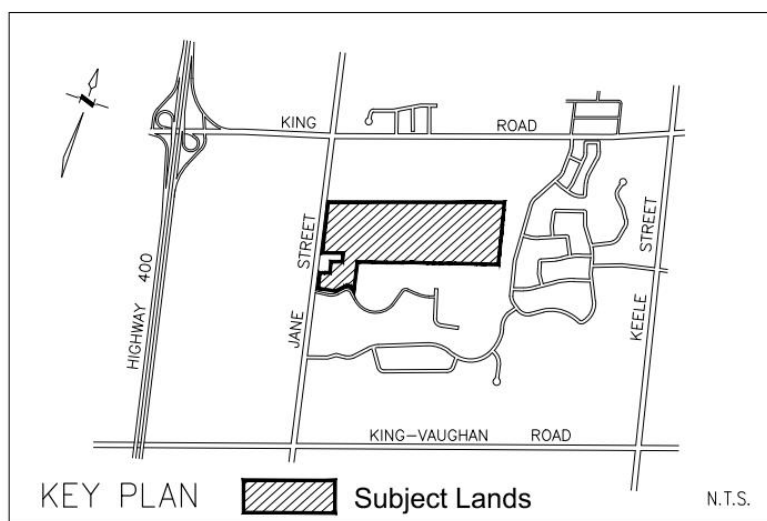
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal (OLT), there are reasonable grounds 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-20K02. 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-law and a key map showing the location of the lands affected by the By-law are attached and available on our website (www.king.ca).

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



Denny Timm

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Denny Timm
Township Clerk
2585 King Road
KING CITY, ON L7B 1A1
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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 2023-061**

By-law Number 2023-061 concerns properties described as Part of Lots 4 and 11, Concession 4 in the Township of King and municipally known as 12805 & 12665 Jane Street, King City, Township of King.

Zoning By-law Number 2023-061 rezones the subject lands from Rural General-RU1 Zone to the following:

RESIDENTIAL SINGLE DETACHED "A" – 18 (R1A-18) EXCEPTION ZONE (HOLDING);
RESIDENTIAL SINGLE DETACHED "A" – 19 (R1A-19) EXCEPTION ZONE (HOLDING);
RESIDENTIAL SINGLE DETACHED "A" – 20 (R1A-20) EXCEPTION ZONE (HOLDING);
RESIDENTIAL TOWNHOUSE – 9 (R3-9) EXCEPTION ZONE (HOLDING);
RESIDENTIAL TOWNHOUSE – 10 (R3-10) EXCEPTION ZONE (HOLDING);
ENVIRONMENTAL PROTECTION – 3 (EP-3) EXCEPTION ZONE ;
OPEN SPACE (OS) ZONE ;

to facilitate the development of single detached, townhouse, and "lifestyle", residential units. The proposed park/open space lands, stormwater management facilities, environmental features and buffers will be zoned Open Space/ "OS", and Environmental Protection/ "EP" respectively. The Zoning By-law also introduces a series of development standards for the residential zones.

The Zoning By-law also includes Holding (H) provisions to ensure matters such as a Subdivision Agreement, servicing allocation, phasing and other related matters 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 – 061

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 74-53, AS AMENDED

WHEREAS Zoning By-law 74-53, 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, was passed on the 7th day of October 1974;

AND WHEREAS it is deemed necessary to further amend By-law Number 74-53, 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 following is being proposed to the Township of King as a proposed amendment to the Zoning By-law:

1. **THAT** the lands subject to this By-law consist of the lands shown outlined on Schedule "1" attached to this By-law.
2. **THAT** for the subject lands shown on Schedule "1" attached hereto, Zoning By-law 74-53 be amended as follows.
3. **THAT** for the lands subject to this By-law the definitions of "Dwelling, Row-House" in Section 3.45, "Height" in Section 3.71, and "Lot Coverage, Maximum" in Section 3.84 shall be removed and replaced with the following:

"3.45 Townhouse Dwelling: means a building that is divided vertically into at least three (3) but not more than six (6) dwelling units, each of which has independent entrances, to a front yard and rear yard immediately abutting the front and rear walls of each dwelling unit. Notwithstanding Blocks 160-162 and 164-165 of Draft Plan of Subdivision 19T-20K02, which shall have seven (7) dwelling units, each of which has independent entrances, to a front yard and rear yard immediately abutting the front and rear walls of each dwelling unit.

Street Townhouse Dwelling: means townhouse dwellings, each of which has individual frontage on a public street.

Townhouse Block: means a parcel of land defined as a Block on a Registered Plan of Subdivision used for purposes of a number of Townhouse Dwellings (for the purposes of this bylaw Townhouse Dwellings means "Dwelling, Townhouse", as defined by this By-law)."

"3.71 Height: means the vertical distance measured from the established grade to:

- a) the highest point of the roof surface or the parapet, whichever is the greater, 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 or the parapet, whichever is the greater, 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."

"3.84 Lot Coverage: means the percentage of the lot area, covered by all buildings and structures above grade, excluding decks, porches and loggias, and shall not include the portion of such lot area which is occupied by a structure or portion thereof which is completely below grade, and for the purposes of this definition, the lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said zone."

4. **THAT** Section 4 "Zones and Zoning Maps" be amended as follows for the lands subject to this By-law:

- a) That the following clause be added at the end of Section 4.1 Zones:
"For the purposes of this by-law, the portion of the Township of King shown on Schedule 1 as the "Subject Lands" shall be subject to the following zones:

Residential Urban Single Detached Exception Zones R1A - 18 – Holding, R1A – 19 - Holding, R1A – 20 - Holding, and Residential Townhouse Exception Zones R3 – 9 – Holding and R3 – 10 - Holding, Environmental Protection Exception Zone EP-3, Open Space- OS Zone

5. **THAT** Schedule "A" to By-law 74-53, Map No. 3 "King City Area" be amended by changing the zone symbol on the lands described in Section 1 above from Rural General-RU1 to the following for the lands subject to this By-law as shown on Schedule "1" attached hereto and described in this By-law:

RESIDENTIAL URBAN SINGLE DETACHED "A" – 18 (R1A-18) EXCEPTION ZONE - HOLDING
RESIDENTIAL URBAN SINGLE DETACHED "A" – 19 (R1A-19) EXCEPTION ZONE - HOLDING
RESIDENTIAL URBAN SINGLE DETACHED "A" – 20 (R1A-20) EXCEPTION ZONE - HOLDING
RESIDENTIAL URBAN TOWNHOUSE – 9 (R3-9) EXCEPTION ZONE - HOLDING
RESIDENTIAL URBAN SPECIAL – 10 (R3-10) EXCEPTION ZONE - HOLDING
ENVIRONMENTAL PROTECTION – 27.XX3 (EP-3) ZONE – EXCEPTION ZONE
OPEN SPACE (OS) ZONE

6. **THAT** Section 6 be amended by the addition of the following section 6.X1 "Exception for Residential Urban R1A-Single Detached Exception Zones (R1A – 18, R1A – 19, R1A – 20), Residential Urban R3-Townhouse Exception Zone (R3-9) and Residential Urban R3-Special Zone (R3-10), Site Plan Approval Within Draft Approved Plans of Subdivision" for the lands subject to this By-law:

"6.X1 EXCEPTION FOR SITE PLAN APPROVAL WITHIN DRAFT APPROVED PLANS OF SUBDIVISION

Notwithstanding any other provision of this By-law, Site Plan Approval for the purposes of conformity with By-law 74-53, as amended by By-law 2005-23, for a single detached dwelling, semi detached dwelling or a street townhouse dwelling, and their accessory uses shall not be required on a lot that is within a draft plan of subdivision which was approved after November 15, 2001 and for which a related Subdivision Agreement has been entered into with the Township of King after November 15, 2001."

7. **THAT** Section 6.2 be removed and replaced with the following Exception Section 6.X2 for the lands subject to this By-law:

"SECTION 6.2 – ACCESSORY USE

6.2.1 General

- a) Where this By-law provides for a permitted *use*, that *use* shall include any *accessory uses, buildings or structures*.
- b) An *accessory building or structure* shall not be used for human habitation, except where specifically permitted by this By-law.
- c) A *building or structure* shall not be considered *accessory* if *attached* to the *main building*. For clarity, and without limiting the generality of the foregoing, an *attached private garage* shall be considered part of the *main*

building and therefore shall be subject to the *lot* and *building* requirements for the *main building*, as provided in the *zone* provisions.

- d) Unless otherwise specifically provided by this By-law, the *accessory building* or *structure* shall be located on the same *lot* as the *principal use*.
- e) In any Residential *zone*, the maximum number of *accessory buildings* shall be limited to three (3). For the purposes of clarity, this provision shall only apply to *buildings* and not *structures*, as defined by this By-law.
- f) A storage container, portable storage unit, sea can container, intermodal container or similar container shall not be permitted in any *zone* except an Employment *zone* as part of a permitted *open storage use*. This provision shall not apply to waste containers as permitted in association with construction *uses* under section 6.46.

6.2.2 Setbacks

- a) Unless specifically provided by this By-law, no *accessory building* or *structure* shall be built closer to the *front lot line* or *side lot line* than the minimum distance required by this By-law for the *main building* on the *lot*.
- b) Unless specifically provided by this By-law, no *accessory building* or *structure* shall be built closer to a *street line* than the *main building*.
- c) Unless specifically provided by this By-law, no *accessory building* or *structure* shall be built closer than 1.2 m to any *lot line*.
- d) Unless specifically provided by this By-law, no *accessory building* or *structure* shall be built within 1.8 m of the *main building*.

6.2.3 Height

- a) In any Residential, Commercial or Institutional *zone*, an *accessory structure* shall not exceed 4.5 m in *height*.

6.2.4 Lot Coverage

- a) In any Residential *zone*, the maximum *lot coverage* for *accessory buildings* and *structures* shall be ten percent (10%) of the *lot area* or 120.0 m², whichever is less.
- b) Except where specifically excluded by this By-law, *accessory buildings* and *structures* shall also be included in the calculation of *lot coverage* for the purposes of determining compliance with the maximum *lot coverage* as provided in the applicable *zone* under Part 7 of this By-law."

8. **THAT** Section 6.3 "Attached Garage Side Yard" be removed and replaced with the following Exception Section 6.X3 for the lands subject to this By-law:

"6.3 SPECIAL ATTACHED GARAGE REQUIREMENTS IN THE R1A AND R3 ZONES

The following additional provisions shall apply to the Residential Urban R1A-Single Detached Exception Zones (R1A – 18, R1A – 19, R1A – 20), Residential Urban R3-Townhouse Exception Zone (R3-9) and Residential Urban R3-Special Zone (R3-10), as identified in the below table:

- a. The maximum width of an attached private garage shall be in accordance with the following table:

Lot Frontage	Zone	Maximum Interior Width of an Attached Private Garage	Maximum Driveway Width at Curb
i) 12.0 m to less than 18.0 m	R1A-18, R1A-19, R1A-20	6.25 m	6.25 m
ii) 7.5 m or greater	R3-9	3.75 m for single-car garage ¹ 5.5 m for double-car garage ²	3.75 m 5.5 m
iii) 7.0 m or greater	R3-10	3.75 m for single-car garage 5.5 m for double-car townhouse garage 6.25 m for a double-car garage on a semi-detached 9.25 m for a triple-car garage on a lot with a single detached dwelling.	3.75 m 5.5 m 6.25 m 9.25 m

NOTES:

1. Required for a minimum 33% of dwelling units within a townhouse block or within a number of townhouse blocks combined.
2. Permitted for up to 67% of dwelling units within a townhouse block.
- b. In no case shall an attached private garage project beyond the main first storey front wall of the main building or front porch or entry feature, whichever projects furthest towards the Front Lot Line or Exterior Lot Line. Notwithstanding, when a private attached garage projects beyond the main first storey front wall as permitted by this section, but does not project beyond the front porch or entry feature, the private attached garage shall not project more than 1.5 metres from the main first storey front wall. For the purposes of this section, the main first storey front wall shall be measured by including any portion of the initial 50% width of the main first storey front wall which is located closest and immediately adjacent to the private attached garage.
- c. Where the width of the attached private garage exceeds 6.25 m, the face of the attached private garage in excess of 6.25 m shall be located a further 1.5 m from the Front Lot Line or Exterior Lot Line than the front face of the initial 6.25 m face of the attached private garage.
- d. Attached garages may project beyond the main wall or entry feature of the dwelling provided that the lot has 18 m frontage or greater and that the garage entry faces the interior side lot line. Such garage must have a front yard minimum of 4.5 m.”

9. **THAT** Section 6.19 “Frontage on a Road or Street” be removed and replaced with the following Exception Section 6.X4 for the lands subject to this By-law:

“SECTION 6.19 – FRONTAGE ON A ROAD OR STREET

6. 19 Frontage on a Street

- a) In addition to all other provisions of this By-law, no *person* shall be permitted to *erect* any *building* or *structure* on any *lot* in any *zone* unless the *lot* has *frontage* on a *street*.
- b) If part of a *lot* has been conveyed to the *Municipality*, the *Region* or the *Province* for *street* widening or other purposes, and the owner has retained an uninterrupted and permanent right of access for *persons* and vehicles over such part, then that part of the *lot* abutting such part so conveyed and

not affected by any *reserve*, easement or right-of-way, shall be deemed to have *frontage* on that portion of the public *street* adjoining the part so conveyed.”

10. **THAT** Section 6.22 “Height Exceptions” be removed and replaced with the following Exception Section 6.X5 for the lands subject to this By-law:

“SECTION 6.22 – HEIGHT EXCEPTIONS

6. 22 Height Exceptions

The *height* requirements of this By-law shall not apply to the following *structures*:

- a) a flag pole
- b) a chimney
- c) an air conditioner duct”

11. **THAT** Section 6.32 “Parking Area Regulations” be removed and replaced with the following Exception Section 6.X6 for the lands subject to this By-law:

“SECTION 6.32 – PARKING AREA REGULATIONS

6. 32 Parking Area Regulations

The minimum dimensions of a *parking space* shall be 2.8 m by 5.8 m, which shall be exclusive of any *parking aisles* or ingress and egress lanes, useable for the temporary parking or storage of *motor vehicles*, and may include a *private garage*.”

12. **THAT** Section 6.33.1 “Parking Space Requirements” for a building containing one (1) dwelling unit, be removed and replaced with the following Exception Section 6.X7 for any single detached dwelling, semi-detached dwelling, or townhouse dwelling within the R1A or R3 Zones for the lands subject to this By-law:

“Parking Space Requirements

<u>Type of Building</u>	<u>Parking Required</u>
1. A building containing one (1) dwelling unit	Two (2) spaces per dwelling unit”

13. **THAT** Section 6.55 “Yard and Setback Encroachments Permitted” be removed and replaced with the following Exception Section 6.X8 for the lands subject to this By-law:

“SECTION 6.55 – YARD AND SETBACK ENCROACHMENTS PERMITTED

i) Every part of any *yard* required by this By-law shall be open and unobstructed by any *structure* from the ground to the sky, provided that the *structures* listed below shall be permitted to *encroach* into the minimum *yards* indicated for the distances specified:

Structure	Yard	No part of any building or structure shall project into the specified yard more than:
i) Architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces	Any yard	0.6 m
ii) Window bays	Front, rear and exterior side yards only	0.9 m, at a maximum width of 3.0 m
iii) Balconies	Front, rear and exterior side yards only	1.8 m

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| iv) Porches not exceeding one (1) storey in height and uncovered terraces (excluding stairs) | Front, rear and exterior side yards only | 2.4 m including eaves and cornices, provided no porch shall encroach more than 2 m into an exterior side yard for any lot having a lot frontage of 18.0 m or less |
| v) Decks with a height no greater than 0.6 m from grade | Rear and interior side yards only | Unrestricted, but no closer than 0.6 m from any lot line |
| vi) Decks with a height greater than 0.6 m, but less than 3.0 m, from grade (excluding stairs) | Rear yard only | 2.4 m |
| vii) Air conditioners, heat pumps, swimming pool pumps/filters/heaters | Rear, exterior side and interior side yards only | Unrestricted, but no closer than 0.6 m from any lot line |
| viii) Unenclosed barrier-free wheelchair access ramps | Any yard | Unrestricted, but no closer than 0.6 m from any lot line |
| ix) Rain barrels and rain harvesting system components | Rear, exterior side and interior side yards only | Unrestricted, but no closer than 0.6 m from any lot line |
| x) Porte cochère, portico or similar architectural components of buildings structures | Any yard | The required minimum yard in accordance with the zone and all other provisions of this By-law (no additional encroachment is permitted) |
- ii) The following provisions with respect to Yard and Setback Encroachments shall apply in addition to those listed in paragraph i) of this section 6.55:
- i. Notwithstanding any other provision to the contrary, Decks with a height greater than 0.6m from grade shall be permitted to encroach 2.4 m into the rear yard.
 - ii. Notwithstanding any other provision to the contrary, stairs shall be excluded from the Yard and Setback Encroachment requirements.
 - iii. Notwithstanding any other provision to the contrary, no porch shall encroach more than 2.0 m into the Exterior Side Yard on lots with frontages of 18.0 m or less."

14. **THAT** Section 6 be amended by the addition of the following section 6.X9 "Exception for Residential Urban R1A-Single Detached Exception Zones (R1A – 18, R1A – 19, R1A – 20), Residential Urban R3-Townhouse Exception Zones (R3-9) and Residential Urban R3-Special Zones (R3-10), Model Homes" for the lands subject to this By-law:

"6.X9 MODEL HOMES

- a) Notwithstanding any other provision of this By-law, model homes shall be permitted in any Residential zone, provided that:
- i. Draft plan of subdivision approval has been received;
 - ii. The model home is constructed in a lot on the draft plan of subdivision and complies with the provisions of the Zoning By-law;
 - iii. A written agreement has been entered into with the Municipality; and

- iv. The model homes are provided in accordance with the Municipality’s model home policy.

For the purposes of this section, a Model Home means a building which is used on a temporary basis as a sales office and/or as an example of the type of dwelling that will be for sale in a related development and which is not occupied or used for human habitation.”

15. **THAT** the following exceptions be added to Section 7 “Residential Urban” - R1 Zone:

7.X1 **R1A – 18** Exception re: Part Lots 4 and 5, Concession 4, and Part Lot 11, PL 465 KING Part 6, Plan 65R10002, as shown on Schedule 1.

Notwithstanding the provisions of Section 7.2 (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii) the following standards shall apply:

(i)	Lot Area Minimum	360 square metres
(ii)	Lot Frontage Minimum	12.0 metres
(iii)	Front Yard Minimum	4.5 metres to house 6.0 metres to garage
(iv)	Rear Yard Minimum	7.5 metres
(v)	Side Yard Minimum	1.2 metres interior 3.5 metres exterior or corner lot
(vi)	Lot Coverage Maximum	50%
(vii)	Height Maximum	11.0 m

7.X2 **R1A – 19** Exception re: Part Lots 4 and 5, Concession 4, and Part Lot 11, PL 465 KING Part 6, Plan 65R10002, as shown on Schedule 1.

Notwithstanding the provisions of Section 7.2 (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii) the following standards shall apply:

(i)	Lot Area Minimum	360.0 square metres
(ii)	Lot Frontage Minimum	12.0 metres
(iii)	Front Yard Minimum	4.5 metres to house 4.5 metres to garage
(iv)	Rear Yard Minimum	1.2 metres
(v)	Side Yard Minimum	1.2 metres interior 3.5 metres exterior or corner lot
(vii)	Lot Coverage Maximum	50%
(viii)	Height Maximum	11.0 m

7.X3 **R1A – 20** Exception re: Part Lots 4 and 5, Concession 4, and Part Lot 11, PL 465 KING Part 6, Plan 65R10002, as shown on Schedule 1.

Notwithstanding the provisions of Section 7.2 (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii) the following standards shall apply:

(i)	Lot Area Minimum	450 square metres
(ii)	Lot Frontage Minimum	15.0 metres
(iii)	Front Yard Minimum	4.5 metres to house 6.0 metres to garage

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| (iv) | Rear Yard Minimum | 7.5 metres |
| (v) | Side Yard Minimum | 1.2 metres interior
4.0 metres exterior or corner lot |
| (vi) | Lot Coverage Maximum | 50% |
| (vii) | Height Maximum | 11.0 m |

16. **THAT** the following be added as Section 7XA to the By-law:

“SECTION 7XA – RESIDENTIAL URBAN – TOWNHOUSE ZONE (R3-9) re: Part Lots 4 and 5, Concession 4, and Part Lot 11, PL 465 KING Part 6, Plan 65R10002, as shown on Schedule 1.

7XA.1 Uses Permitted:

No person shall within the Residential Urban - Townhouse Zone R3-9 use any lot or block or erect any building or structure for any purpose except for one or more of the following uses:

- A Townhouse dwelling
- A home occupation

7XA.2 Zone Requirements:

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|-------|-------------------------|---|
| (i) | Lot Area Minimum | 225 square metres |
| (ii) | Lot Frontage Minimum | 7.5 metres |
| (iii) | Front Yard Minimum | 4.5 metres to house
6.0 metres to garage |
| (iv) | Rear Yard Minimum | 7.5 metres |
| (v) | Side Yard Minimum | 0 metres common wall
1.5 metres interior end lot
3.5 metres on exterior or corner lot |
| (vi) | Lot Coverage Maximum | 55% |
| (vii) | Building Height Maximum | 11.0m |

7XA.3 General Provision All Zones

All special provisions of Section 6 “General Provisions All Zones” where applicable to any land, lot, building, structure or use within the SECTION 7XA – RESIDENTIAL URBAN – TOWNHOUSE ZONE (R3-9) shall apply.”

17. **THAT** the following be added as Section 7XB to the By-law:

“SECTION 7XB – RESIDENTIAL URBAN – SPECIAL ZONE (R3-10) re: Part Lots 4 and 5, Concession 4, and Part Lot 11, PL 465 KING Part 6, Plan 65R10002, as shown on Schedule 1.

7XB.1 Uses Permitted:

No person shall within the Residential Urban – Special Zone R3-10 use any lot or block or erect any building or structure for any purpose except for one or more of the following uses:

- Single detached dwellings
- Semi detached dwellings
- Townhouse dwellings
- A home occupation

7XB.2 Zone Requirements for unit parcels:

- | | | |
|--------|----------------------|--|
| (i) | Lot Area Minimum | 205 square metres |
| (ii) | Lot Frontage Minimum | 7.0 metres |
| (iii) | Front Yard Minimum | 4.5 metres to house
5.8 metres to garage |
| (iv) | Rear Yard Minimum | 6.0 metres (*3.0 metres for Blocks
169, 170 and 183 on Draft Plan of
Subdivision 19T-20K02) |
| (v) | Side Yard Minimum | 0 metres for common wall
1.5 metres for an interior townhouse
end unit between another interior
townhouse end unit
1.2 metres for single or semi -
detached units |
| (vi) | Exterior Side Yard | 3.5 metres for townhouse
3.5 metres for a semi or single
detached unit |
| (vii) | Lot Coverage Maximum | 55% |
| (viii) | Height Maximum | 11.0 m |

7XB.3 General Provisions All Zones

All special provisions of Section 6 “General Provisions All Zones” where applicable to any land, lot, building, structure or use within the SECTION 7XB – RESIDENTIAL URBAN – SPECIAL ZONE (R3-10) shall apply.”

18. **THAT** Section 27 – Environmental Protection (EP) Zone be amended by the addition of the following Exception Section 27.XX3-EP-3 for the lands subject to this By-law:

27.XX3 – EP-3 Exception re: Part Lots 4 and 5, Concession 4, and Part Lot 11, PL 465 KING Part 6, Plan 65R10002, as shown on Schedule 1

Notwithstanding the provisions of Section 27 on the lands subject to this By-law shown as EP-3 on Schedule “1” of this By-law:

In addition to the uses listed in Section 27.1, the uses permitted shall also include one or more of the following:

- Low impact development facilities and related uses and structures
- walking trails and related uses and structures


19. **THAT** the following Holding (H) Provisions shall apply as follows to the lands subject to this By-law shown on Schedule “1” attached to this by-law:


- i. Notwithstanding any other provisions of this By-law, where a Holding Symbol denoted as a “H” is shown as a suffix to any Zone symbol no person shall use any land, erect, alter or use any building(s) or structure(s) for any purpose other than legally existing use(s), building(s), or structure(s) until such time as the Holding Symbol is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, as amended.
- ii. Council for the Township of King may amend this By-law to remove the Holding Symbol from all or part of the lands or in stages to permit the development of the lands subject to the Holding Symbol in accordance with the provisions of this By-law and Section 36 of the Planning Act, as amended, at such time:

- a. The Council of the Township of King has made the necessary assignment of water and sanitary sewage allocation. The Holding Symbol shall not be removed for any development or portion thereof which has not been assigned water and sanitary sewage allocation.
 - b. A Draft Plan of Subdivision has been draft approved and a Subdivision Agreement(s) in accordance with Section 51 of the Planning Act, R.S.O. 1990, Chapter P.13, has been executed between the Township of King and the owner(s) of the lands subject to this by-law, as shown on Schedule "1" attached hereto, and any encumbrancer(s), if any, and that such Agreement has been registered on title.
 - c. The Council of the Township of King is satisfied that any required noise attenuation measures in accordance with a Noise Impact Study/Report approved by the Township and the Region of York, as applicable, are in place or will be in place prior to any residential dwelling occupancy, and/or in accordance with the terms of the Subdivision Agreement between the Township of King and the owner(s) and any encumbrancer(s).
 - d. The Council of the Township of King is satisfied that the Subdivision Agreement(s) includes provisions requiring the approval of a phasing plan, and acknowledgement and agreement regarding the restriction of residential units and building permits in accordance with the phasing plan and related conditions of draft plan approval in accordance with Section 51 of the Planning Act, R.S.O. 1990, Chapter P.13.
 - e. The Council of the Township of King is satisfied that there is compliance with the Municipal Capital Facility Agreement (MCFA) between the Township and Owner, if any, or such successor agreement between the Township and any successor landowners as may be executed with the Township.
- iii. Council for the Township of King may amend this By-law to remove the Holding Symbol in part/stages from portions of the lands and/or zone to which it applies subject to the following:
- a. The criteria in Section 19.ii. above as applicable to the relevant Zone has been fulfilled;
 - b. The amending By-law shall include a schedule which identifies the lands upon which the Holding Symbol is being removed and/or shall remain in place; and
 - c. The criteria in Section 19.ii. above shall continue to apply to the lands upon which the Holding Symbol shall remain in place.
20. **THAT** minor variance applications will be accepted and processed by the Township for the lands within Schedule "1" that are subject to this amendment, within the two-year period following the passing of this By-law.
21. **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

PLAN SHOWING
 PART OF LOTS 4 AND 11, CONCESSION 4
 PART 1
 TOWNSHIP OF KING
 REGIONAL MUNICIPALITY OF YORK



* For the purposes of this By-law, lots identified with the * symbol on this schedule shall be considered a corner lot.

THIS IS SCHEDULE "1" TO BY-LAW No.2023 -061
 PASSED ON THIS 29 DAY OF MAY, 2023



Steve Pellegrini
 STEVE PELLEGRINI, MAYOR
Denny Timm
 DENNY TIMM, CLERK
 SUBJECT LANDS