



Township of King  
**Zoning By-law for the Countryside**

By-law No. 2022-053

**Final | September 2022**

Prepared by WSP for the Township of King

# Part 5 | Zone Classifications and Zone Maps

## 5.1 Establishment of Zones and Zone Symbols

- a) For the purpose of this By-law, the defined area is divided into *zones*, the boundaries of which are shown on the attached maps comprising Schedule “A”.
- b) The *zones* are established in Table 5.1.
- c) The *zones* may be referred to by their name or their corresponding symbol, as indicated in Table 5.1.
- d) Where this By-law refers to a *zone* by its name or its symbol, it shall be interpreted that the By-law is referring to the lands delineated on Schedule “A” by the corresponding symbol.
- e) For convenience in referencing the *zones* in this By-law, the *zones* are categorized as “Hamlet Residential zones”, “Hamlet Commercial and Employment zones”, “Rural and Agricultural zones”, “Oak Ridges Moraine zones” and “Other zones” as indicated in Table 5.1.
- f) For convenience purposes only, Table 5.1 describes the purpose of the *zone* in the third column. This column does not form a part of this By-law.

**Table 5-1: Establishment of Zones**

Zone		Zone Symbol	Description of the Zone
<b>a) Hamlet Residential Zones</b>			
i)	Hamlet Residential One	HR1	<i>Single detached dwellings on lots with a minimum lot frontage of 30.0 m.</i>
ii)	Hamlet Residential Two	HR2	<i>Single detached dwellings on lots with a minimum lot frontage of 24.0 m.</i>
iii)	Hamlet Residential Three	HR3	<i>Single detached dwellings on lots with a minimum lot frontage of 20.0 m.</i>
iv)	Hamlet Residential Four	HR4	<i>Single detached dwellings on lots with a minimum lot frontage of 15.0 m.</i>
v)	Hamlet Residential Five	HR5	<i>Single detached dwellings on lots with a minimum lot frontage of 14.0 m.</i>
<b>b) Hamlet Commercial, Employment, Rural, and Institutional Zones</b>			

Zone	Zone Symbol	Description of the Zone
i) Hamlet Commercial	HC	Permits commercial <i>uses</i> oriented towards the Hamlets.
ii) Hamlet Employment	HM	Permits agriculture-related <i>uses</i> and employment <i>uses</i> within the Hamlets.
iii) Hamlet Rural	HU	Permits agricultural and agriculture-related <i>uses</i> oriented towards the Hamlets.
iii) Hamlet Institutional	HI	Permits institutional <i>uses</i> oriented towards the Hamlets.
<b>c) Rural and Agricultural Zones</b>		
i) Rural Residential	RR	Permits <i>single detached dwellings</i> on <i>lots</i> with a minimum <i>lot frontage</i> of 120.0 m.
ii) Rural Estate Residential	RE	Permits <i>single detached dwellings</i> on <i>lots</i> with a minimum <i>lot frontage</i> of 60.0 m.
iii) Rural Commercial	RC	Permits existing commercial <i>uses</i> within the rural area.
iv) Rural Employment	RM	Permits agriculture-related <i>uses</i> and <i>existing</i> employment <i>uses</i> .
v) Rural Employment Greenbelt	RMG	Permits <i>legally existing uses</i> and a range of <i>agricultural uses</i> within the Greenbelt Plan Area.
v) Rural Mineral Aggregate	RX	Restricts mineral aggregate related <i>uses</i> .
vi) Agricultural	A	Permits a range of <i>agricultural uses</i> .
vii) Agricultural Specialty Crop	AS	Permits <i>agricultural uses</i> within the Holland Marsh.
ix) Agriculture Related	AR	Permits a range of agriculture-related <i>uses</i> .
<b>d) Oak Ridges Moraine Zones</b>		
i) Oak Ridges Moraine Feature Protection	ORF	Supports the conservation of natural heritage features on the Oak Ridges Moraine while permitting a limited

Zone	Zone Symbol	Description of the Zone
		range of agriculture and conservation related uses.
ii) Oak Ridges Moraine Natural Core and Linkage	ORL	Supports ecological linkages and wildlife movement on the Oak Ridges Moraine while permitting a limited range of agriculture and conservation related <i>uses</i> .
iii) Oak Ridges Moraine Countryside	ORC	Supports the ecological integrity of the Oak Ridges Moraine while permitting a limited range of agriculture and conservation related <i>uses</i> .
iv) Oak Ridges Moraine Aggregate	ORX	Restricts mineral aggregate operations within lands subject to the Oak Ridges Moraine Conservation Plan.
<b>e) Other Zones</b>		
i) Future Use	F	Permits <i>existing uses</i> and is intended to be rezoned in the future to accommodate future <i>uses</i> or development.
ii) Nobleton Village Reserve	NVR	Permits a range of <i>agricultural uses</i> within the Nobleton Village <i>settlement area</i> .
iii) Open Space	OS	Permits open space and park <i>uses</i>
iv) Major Recreational	REC	Permits larger-scale recreational <i>uses</i> .
v) Environmental Protection	EP	<i>Uses</i> are principally limited to conservation of natural heritage/hazard features.
vi) Greenbelt Natural Heritage	GNH	Permits <i>agricultural uses</i> within the Township's natural heritage system.

## 5.2 Zoning Map

The maps attached comprising Schedule "A " may be cited as the "Zoning Map" and is hereby declared to form part of this By-law.

### 5.3 Holding (H) Symbol

Where a *zone* is followed by a holding symbol (H), the following provisions shall apply:

- a) Only legally *existing uses, buildings and structures* shall be permitted until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the Planning Act, as amended. *Council* may amend this By-law to remove the Holding Symbol (H) to permit the development of lands subject to the Holding Symbol (H) in accordance with the provisions of this By-law and Section 36 of the Planning Act, as amended.
- b) *Council* may amend the By-law to remove the Holding Symbol (H) from all parts of the land or in stages.
- c) Where *Council* has passed a By-law under Section 36 of the Planning Act outlining site-specific conditions for removing the Holding Symbol (H), the removal of the Holding Symbol (H) shall be in accordance with the site-specific zoning by-law.
- d) Where there are no site-specific conditions for removing a “H” – Holding symbol passed by a By-law under Section 36 of the Planning Act, *Council* may amend this By-law to remove the Holding – “H” symbol at such time as the *Municipality* has confirmed that satisfactory arrangements have been made with respect to private water and sanitary servicing, and, as may be applicable, Site Plan Approval under Section 41 of the Planning Act has been obtained, together with a related Site Plan Development Agreement.

### 5.4 Zoning Map Interpretation

#### 5.4.1 Zone Symbols

The symbols used on Schedule “A” attached hereto, refer to the appropriate *zones* established in Section 5.1 of this By-law.

#### 5.4.2 Site Specific Exception Zones

Where a parcel(s) is shown within a dotted pink overlay with a pink number within its borders on Schedule “A”, the affected lands shall be subject to the special provisions of the corresponding site-specific exception *zone* under Section 10.

#### 5.4.3 Conservation Authority Regulation Limit Overlay on Schedule “A”

In addition to the base mapping information, such as road labels and parcel fabric, as well as the delineation and labelling of *zones*, Schedule “A” includes an approximation of the Toronto and Region Conservation Authority Regulation Limit and the Lake Simcoe Region Conservation Authority Regulation Limit. Where this overlay is shown, the general provisions of Section 3.44 shall apply.

#### 5.4.4 Zone Boundaries

The extent and boundaries of all *zones* are shown on Schedule “A” attached hereto, and all such *zones* are hereby defined as areas to which the provisions of this By-law shall respectively apply.

- a) Where a *zone* boundary is indicated as following a *street* or is indicated as following the centre line of a *street*, the boundary of the *zone* shall be the centre line of such *street*.
- b) Where a *zone* boundary is indicated as approximately following *lot lines* shown on a registered plan of subdivision or *lots* registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such *lot lines*.
- c) Where a *zone* boundary is indicated as passing through undeveloped land, the said *zone* boundary shall be scaled from the attached Schedules.
- d) Where a *zone* boundary is indicated as following a natural heritage feature, such as a woodlot, or wetland, such *zone* boundary shall be interpreted as following the boundary of the natural heritage feature.
- e) Where a *street*, electrical transmission line right-of-way or *watercourse* is included on Schedule “A”, they shall unless otherwise indicated be included in the *zone* of the adjoining property on either side thereof.
- f) Where a *street*, electrical transmission line right-of-way, or *watercourse* is included on Schedule “A” and serves as a boundary between two or more different *zones*, a line midway on such *street*, right-of-way or *watercourse* shall be considered the boundary between *zones* unless clearly indicated otherwise.
- g) In the event a dedicated *street* shown on any Schedule forming part of this By-law is closed, the property formerly in such *street* shall be included within the zone of the adjoining property on either side of such closed *street*. If a closed street is the boundary between two or more different *zones*, the new *zone* boundaries shall be the former centre line of the closed *street*.
- h) Where a *lot* falls into two or more *zones*, each portion of that *lot* shall be subject to the applicable permitted *uses* and standards for the applicable *zone* applying to that portion of the *lot*.
- i) Where a proposed or existing *building* or *structure* on a *lot* falls into two or more *zones*, the proposed or *existing building* shall be subject to the more restrictive *zone* standard of any *zone* in which the *building* or *structure* is located.