



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 9 | Other Zones

9.1 List of Other Zones

For convenience purposes, the Other zones, as defined in Table 5-1, are also shown in Table 9-1:

Table 9-1: Other Zones

Zone	Zone Symbol
Future Use	F
Nobleton Village Reserve	NVR
Open Space	OS
Major Recreational	REC
Environmental Protection	EP
Greenbelt Natural Heritage	GNH

9.2 Permitted Uses in the Other Zones

No person shall use any lot, building or structure for any purpose except for one or more of the uses as permitted in accordance with Table 9.2. Uses permitted in the Other zones are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for a permitted use in Table 9-2.

Where the symbol “E” is shown in Table 9.2, the use shall only be permitted on a lot in the corresponding zone if the use was legally existing and used on the lot on the effective date of this By-law.

Table 9-2: Permitted Uses in the Other Zones

Use	F	NVR	OS	REC	EP	GNH
<i>Agricultural cannabis production facility</i> (2)(5)(6)						• (8)
<i>Agricultural research and training facility</i>		•				•
<i>Agricultural use</i>	• (1)	•				•
<i>Campground</i>				•		
<i>Cemetery</i>			E			

Use	F	NVR	OS	REC	EP	GNH
Community garden (2)			•			
Conservation use	•		•	•	•	
Equestrian facility		•				•
Golf course				•		
Medical cannabis production site (2)(5)(6)						• (8)
Mushroom farm (2)		•				•
Private park			•	•		
Public park			•	•		
Recreational use			•	•		
Retail				• (4)		
Single detached dwelling	• (1)	• (9)	• (1)		• (1)(3)	• (9)
Ski facility				•		
Tourism information centre				•		
Trail	•		•	•	• (4)	
Unserviced park			•			
On-Farm Diversified Uses						
Agri-tourism use (2)		•				•
Agricultural animal clinic (2)		•				•
Bed and breakfast (2)		•				•
Equine event facility (2)		•				•
Farm micro-brewery, cidery, or winery (2)		•				•
Farm produce outlet (2)		•				•
Ground-mounted solar facility (2)		•				•
On-farm shop or café (2)		•				•
Studio (2)		•				•
Value-added agricultural use (2)		•				•

Use	F	NVR	OS	REC	EP	GNH
Specified Accessory Uses						
<i>Additional residential unit</i> (2)						•
<i>Accessory dwelling unit</i> (2)		•				
<i>Bed and breakfast</i> (2)	• (1)	•	• (1)			
<i>Commercial patio</i> (2)(7)						•
<i>Farm produce outlet</i>	• (1)	•				•
<i>Home industry</i> (2)		•				•
<i>Home occupation</i> (2)	• (1)	•	• (1)			•
<i>Private home child care</i> (2)	• (1)	•	• (1)			•

Special Provisions:

- (1) Only legally *existing uses* are permitted.
- (2) This *use* is subject to special provisions under Section 3 of this By-law.
- (3) Where a *building* or *structure* had previously been legally *erected* and/or land legally *used* at the date of the passing of this By-law, such *buildings* and lands may continue to be used for the same purposes but shall not be *enlarged*. Where these *zones* are regulated by a Conservation Authority, any proposed works may be subject to the applicable regulation as described under Section 3.44.
- (4) This *use* shall only be permitted as *accessory* to a *principal use*.
- (5) This *use* or activities associated with this *use* may be subject to restrictions under the provisions of Section 3.47 – Wellhead Protection Areas, where included on Schedule “B-1”.
- (6) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.4.
- (7) This *use* shall only be permitted as an accessory use to an on-farm shop or café and farm micro-brewery, cidery, or winery.

- (8) This *use* shall be prohibited as shown on Schedule D to this By-law.
- (9) In the Protected Countryside of the Greenbelt Plan Area, this *use* shall only be permitted on an *existing lot* of record, provided the *lot* was *zoned* for the *use* as of the date the Greenbelt Plan came into effect.

9.3 Lot and Building Requirements for the Other Zones

No person shall within any Other zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with Table 9-3:

Table 9-3: Lot and Building Requirements for the Other Zones

Requirement	F	NVR	OS	REC	EP	GNH
Minimum <i>Lot Area</i> (1)	10.0 ha	10.0 ha	As legally existing	10.0 ha	N/A	40.0 ha
Minimum <i>Lot Frontage</i> (m) (1)	180.0	180.0	As legally existing	30.0	N/A	180.0
Minimum <i>Front Yard</i> (m)	15.0	15.0	9.0	9.0	N/A	15.0
Minimum <i>Rear Yard</i> (m)	23.0	23.0	9.0	9.0	N/A	23.0
Minimum <i>Interior Side Yard</i> (m)	9.0	9.0	9.0	9.0	N/A	9.0
Minimum <i>Exterior Side Yard</i> (m)	15.0	15.0	9.0	9.0	N/A	9.0
Maximum <i>Lot Coverage</i>	20%	(2)	20%	20%	N/A	(2)
Maximum <i>Height</i> (m)	11.0	11.0	11.0	11.0	N/A	11.0

Special Provisions:

- (1) The minimum *lot area* and *lot frontage* requirements shall not apply to *use* any *lot*, *erect*, *alter* or *use* any *building* or *structure* as part of an *agricultural use*.
- (2) Maximum *lot coverage* shall be subject to Section 9.4 of this By-law.

9.4 Maximum Lot Coverage in the NVR and GNH Zones

- a) The maximum *lot coverage* in the Nobleton Village Reserve (NVR) and Greenbelt Natural Heritage (GNH) *zones* shall be:

- i) for *lots* with a *lot area* greater than 20.0 ha, the maximum *lot coverage* shall be 3%.
- ii) for *lots* with a *lot area* greater than 4.0 ha, but equal to or less than 20.0 ha, the maximum *lot coverage* shall be 5%.
- iii) for *lots* with a *lot area* greater than 1.0 ha, but equal to or less than 4.0, the maximum *lot coverage* shall be 10%.
- iv) for *lots* with a *lot area* equal to or less than 1.0 ha, the maximum *lot coverage* shall be 15%.

9.5 Undersized Lots in the Nobleton Village Reserve and Greenbelt Natural Heritage Zones

- a) Notwithstanding Table 9.3, the *use, erection, or expansion* of a *single detached dwelling* in the Nobleton Village Reserve (NVR) and Greenbelt Natural Heritage (GNH) *zone* shall be permitted on an *existing lot* with frontage on a *public street* where the *lot area* is greater than 1,900.0 m² but less than 10.0 ha, subject to the following requirements:
 - i) The minimum *lot frontage* shall be 30.0 m.
 - ii) The minimum *front yard* shall be 11.0 m.
 - iii) The minimum *rear yard* shall be 12.0 m.
 - iv) The minimum *interior side yard* shall be subject to the following:
 - a) 1.5 m for a *dwelling* with a *height* of 6.0 m or less;
 - b) 1.8 m for a *dwelling* with a *height* greater than 6.0 m but less than 9.5 m; or
 - c) 2.1 m for a *dwelling* with a *height* greater 9.5 m.
 - v) The maximum *lot coverage* shall be subject to Section 9.4 of this By-law.
 - vi) For clarity, all other requirements of this By-law shall apply.

9.6 Greenbelt Natural Heritage Zone Provisions

- a) Within the Greenbelt Natural Heritage (GNH) *zone*, nothing in this By-law applies to prevent the *use* of any land, *building* or *structure* prohibited by this By-law, if the land, *building* or *structure* was lawfully *used* for that purpose as of December 16, 2004 and continues to be *used* for that purpose and continues to be *used* for that purpose or in accordance with Section 24 (Transition) of the *Greenbelt Act*.

- b) For all *uses* except a *golf course*, the maximum area disturbed through development, grading or other construction activity on a *lot* or any portion of a *lot* located within the Greenbelt Natural Heritage (GNH) *zone* shall be 25% of the *net developable area*.
- c) For a *golf course*, the maximum area disturbed through development, grading or other construction activity of a *lot* or any portion on a *lot* located within the Greenbelt Natural Heritage (GNH) *zone* shall be 40% of the *net developable area*.
- e) No development or *site alteration* shall occur within areas shown as “Natural Heritage Features” or “Natural Heritage Features (120 m Buffer)”, as shown on Schedule E, unless it is in accordance with an approved *site plan* under Section 41 of the Planning Act.