

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2026-045

By-law Number 2026-045 concerns lands legally described as 13450 and 13500 Highway 27, Part of the East Half of Lot 9, Concession 9, Nobleton, Township of King.

Zoning By-law 2026-045 amends the Nobleton Urban Area By-law 2016-71, as amended by By-law 2021-036, to rezone the subject lands to new residential site-specific exception zones to facilitate the development of a residential subdivision. The By-law establishes site-specific development standards, including minimum lot area, minimum lot frontage, minimum required setbacks, maximum building height, maximum lot coverage, and the maximum permitted width of an attached private garage.

The Zoning By-law also introduces Holding (H) provisions to ensure that matters such as the allocation of municipal water and sanitary servicing are addressed to the satisfaction of the Township prior to development proceeding. A separate by-law will be required in the future to lift the “H” symbol once the conditions of the Holding zone have been satisfied. The Zoning By-law also includes provisions pursuant to Section 37 of the Planning Act, whereby the increased density permitted by the By-law is conditional upon the Owner(s) providing the facilities, services, and matters identified in the By-law. These requirements will be secured through an agreement or agreements under Section 37(3) of the Planning Act.