

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER 2020-039

By-law Number 2020-038 concerns a 1.02 hectare property located on the south east corner of King Road and Banner Lane, in the Village Core Area of King City and municipally known as 2075 King Road. The subject lands currently support a strip plaza that previously was the site of the municipal offices. The subject lands are currently zoned Core Area - King City (CAK-3(H)) under the Schomberg – King City Urban Areas By-law, being By-law 2017-66.

By-law 2020-039 amends the zoning to a Core Area – King City, Exception Section 7.5.2.9 – Holding (CAK-9(H)) zone which includes provisions for Height, Storeys, Floor Space Index and Density to facilitate an apartment dwelling condominium measuring 6 storeys (23 metres) and providing a total of 284 units with a floor space index of 2.5. Additional amendments are proposed to the definitions (Part 2), general provisions (Part 3) and parking provisions (Part 4) under the by-law to facilitate the proposed residential development. Furthermore, the by-law also proposes a Holding (H) zone provision to address the timing of development in respect to servicing allocation, site plan approval, Phase II Environmental Site Assessment, a Remedial Action Plan, water supply and sanitary servicing capacity.