THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2024-038

A BY-LAW TO AMEND ZONING BY-LAW NUMBER 2017-66, AS AMENDED

WHEREAS Zoning By-law Number 2017-66, 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 26th day of June, 2017;

AND WHEREAS it is deemed necessary to further amend By-law Number 2017-66, as amended, where such amendment conforms to the Official Plan of the Township of King;

AND WHEREAS authority is granted pursuant to Section 34 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 Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** the lands subject to this By-law consist of Part 32, Registered Plan 416, in the Township of King, municipally known as 208 Martin Street, as more particularly shown on Schedules "1" and "2", attached hereto and that Schedules "1" and "2", attached hereto, form part of this By-law.

2. **THAT** Schedule "A3" of Zoning By-law 2017-66, as amended, is hereby further amended by:
   a. Changing the zone symbol from "Residential – Single Detached (R1)" to "Residential - Single Detached – Holding Exception 6.5.1.42 (R1-42 (H))" and "Environmental Protection (EP)" within the lands shown on Schedules "1" and "2", attached hereto.

3. **THAT** the table in Section 6.5 Residential Zone Exception of By-law 2017-66, as amended, be further amended by adding the following subsection:

6.5.1.42	R1-42	2024-038	King City
All provisions of the R1 zone shall apply, except that: (i) The minimum lot area shall be 1,933 square metres; (ii) The minimum lot frontage shall be 13.6 metres.			

4. **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.

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 4.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 4.ii. above shall continue to apply to the lands upon which the Holding Symbol shall remain in place.

5. **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 within the time prescribed under Section 34(19) of the Planning Act.

READ a **FIRST** and **SECOND** time this 13th day of May 2024.

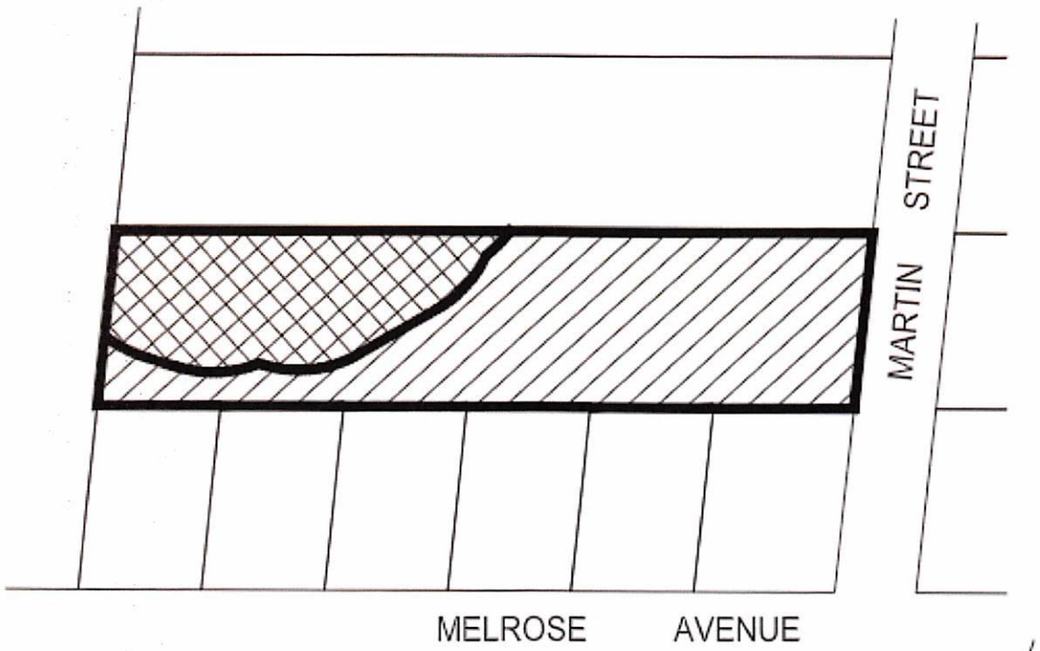
READ a **THIRD** time and **FINALLY PASSED** this 13th day of May 2024.

Steve Pellegrini
Mayor

Denny Timm
Township Clerk

(Growth Management Services Dept. – Planning Division,
Report Number GMS-PL-2024-15, May 13/24)

PLAN SHOWING
208 Martin Street
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OR YORK



Residential Single Detached (R1)
To Residential Single Detached Holding Exception (R1-42(H))

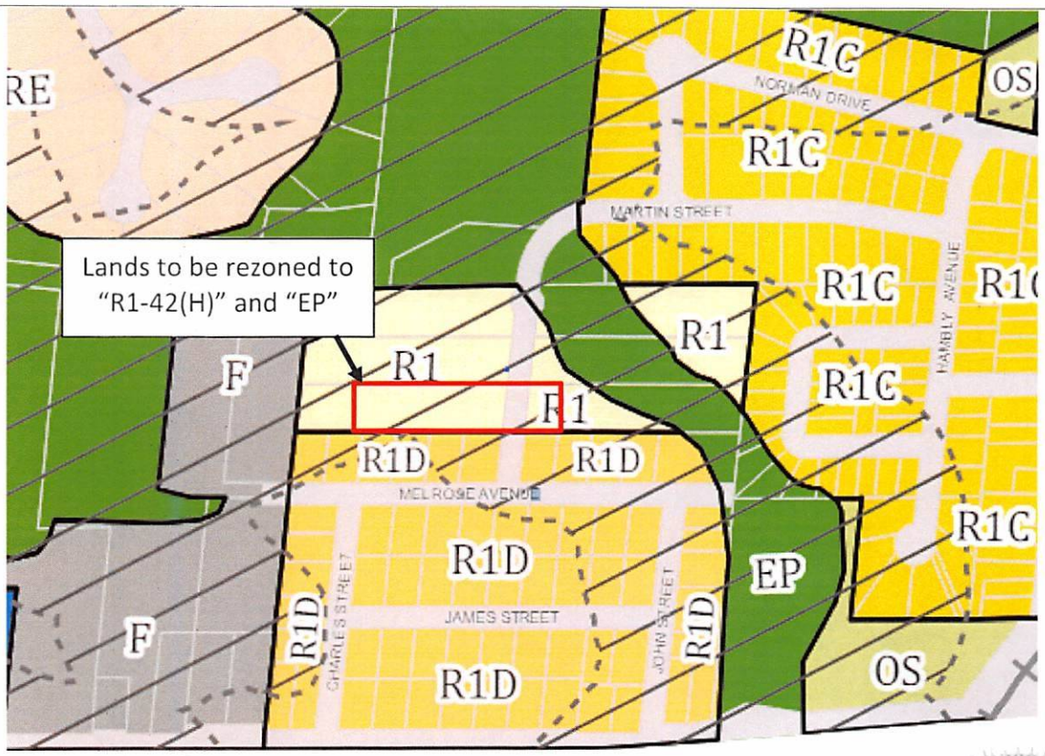
Residential Single Detached (R1)
To Environmental Protection (EP)

THIS IS SCHEDULE "1" TO BY-LAW No. 2024-038
PASSED ON THIS 13TH DAY OF MAY 2024

STEVE PELLEGRINI, MAYOR

DENNY TIMM, CLERK

SUBJECT LANDS



THIS IS SCHEDULE "2" TO BY-LAW No. 2024-038
PASSED ON THIS 13TH DAY OF MAY, 2024

STEVE PELLEGRINI, MAYOR

DENNY TIMM, CLERK