

**EXPLANATORY NOTE**  
**TO ACCOMPANY BY-LAW NUMBER #2025-005**

By-law 2025-005 is a By-law to amend Zoning By-law 2017-66, being, a By-law for the King City and Schomberg Urban Areas, as amended. Specifically, the proposed amendment concerns lands as identified on Schedule 'A6' of By-law 2017-66, as amended.

The proposed Zoning By-law Amendment pertains to lands comprising a single parcel of approximately 0.073 hectares (0.18 acres) in area with 20.09 metres of lot frontage along Doctors Lane. The subject lands are located south of King Road and east of Keele Street in the Village of King City and are municipally known as 20 Doctors Lane.

The amendments proposed include those related to an increase in maximum permitted building height, reduction to minimum required yards, and other site-specific zone provisions to facilitate a three-storey addition to the existing building, including the addition of four (4) two-bedroom residential rental units (Floors 3-4) and clinic uses on the basement, first and second floor levels. The total proposed gross floor area of the building is 1,405.0 m<sup>2</sup> which includes an expansion of the ground floor area and footprint of the building. The building addition is proposed with a height of 16.0 metres and floor space index of 1.90.