



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2024-028

A BY-LAW TO AMEND BY-LAW 2022-053, AS AMENDED

WHEREAS Zoning By-law Number 2022-053, being a By-law to regulate the use of land and the character, location, and use of buildings and structures throughout the countryside areas of the Township of King, was passed on the 26th day of September, 2022;

AND WHEREAS the Township deemed it was necessary to amend Zoning By-law 2022-053, as amended, following a review of the Zoning By-law to introduce updated provisions, correct identified errors in mapping and text, and clarify interpretative provisions;

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;

AND WHEREAS this By-law is in conformity with the Our King Official Plan of the Township of King;

AND WHEREAS the Council of the Corporation of the Township of King deems it to be desirable to further amend Zoning By-law 2022-053 and its associated Schedules;

NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS, THAT:**

1. Definitions 2, 32, 74, 97, 115, 118, 151, 167, and 187 of Part 2 be replaced with the following:
 - a. **2. Accessory:**
 - a) means, in relation to a *building or structure*, a detached *building or structure*, the use of which is naturally and normally incidental to, subordinate to or exclusively devoted to a *principal use or building* and located on the same *lot* therewith and includes a detached *private garage*, shed, or cabana.
 - b) means, in relation to a *use*, a *use* naturally and normally incidental to, subordinate to or exclusively devoted to a *principal use* and located on the same *lot* therewith.
 - b. **32. Basement, Walkout:** means that portion of a *building* which is partly underground, and which has an entrance and exit at *grade* level. This definition shall only apply in an area where natural terrain permits construction of a walkout *basement*.
 - c. **74. Driveway:** means a vehicular accessway providing access from a *street* to a *building or premises*, a *loading space*, a *parking area*, *carport* or a *private garage*.
 - d. **97. Floor Area:** means with reference to a *building*, the total habitable *floor area* within

a *building* which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any *private garage*, breezeway, *porch* or veranda, *balcony*, sun room, attic, *basement*, except where the natural terrain permits a *walkout basement*, 25% of the floor area of the *walkout basement* shall be considered as habitable floor area.

- e. **115. Height:** means the vertical distance measured from the *established grade* to:
- a) In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less, the highest point of the roof surface.
 - b) In the case of a pitched or sloped roof with a slope of more than 15 degrees, the mean *height* between the eaves and the highest ridge.
 - c) In the case of any *structure* with no roof, the highest point of the *structure*.

Building height shall be measured for the whole *building*.

- f. **118. Hotel:** means a *building* or part thereof used to accommodate a travelling public for gain or profit, by supplying them with sleeping accommodation (with or without meals) but without a stove, and which may include *retail uses*, a *restaurant*, meeting rooms, an exercise room and other amenities for use by guests and which are *accessory* to the hotel. The guest rooms of a hotel are accessed by common corridors, and direct access to the rooms is not provided from the outside.
- g. **151. Motel:** means a *building* or *buildings* or part thereof on the same site used to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodations, with or without meals. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors.
- h. **167. Park, Public:** means land *used* as a *park* which is operated by a *public authority*.
A public park shall not include a *golf course*.
- i. **187. Private garage:** means a *building* or part thereof *accessory* to a *residential use* and used for the temporary parking or storage of private passenger *motor vehicles* and wherein neither servicing nor repairing is carried on for remuneration. A *private garage* does not include a *carport*.

2. The following definitions for "Greenbelt Plan Area" and "Park" be added in alphabetical sequence to Part 2, and renumbering all subsequent definitions accordingly:

- a. **Greenbelt Plan Area:** means the area of land designated by the Greenbelt Act, as amended or its successor, being the Greenbelt Area, comprising the land lying within the *Greenbelt Plan Area* boundary, as indicated by Schedule 'E' of this By-law.
- b. **Park:** means land *used* and maintained for active or passive outdoor recreational

purposes, such as walking/hiking/cycling *trails*, picnic areas and sports fields, and which may include a refreshment stand. A *park* shall not include a *golf course*.”

3. The following amendments be made to Part 3:

a. Section 3.2.3 c) be replaced by the following:

“3.2.3 c) In any other *zone* not identified in (a) and (b) above, the maximum *height* of a *building* or *structure accessory* to a *residential, commercial* or *institutional use* shall be 7.0 m.”

b. Section 3.4 be amended to add the Greenbelt Natural Heritage (GNH), Oak Ridges Moraine Natural Core and Linkage (ORL) and Oak Ridges Moraine Countryside (ORC) *zones* in addition to the Agricultural (A) *zone*.

c. Section 3.14 g) be amended to add the Oak Ridges Moraine Natural Core and Linkage (ORL) and Oak Ridges Moraine Countryside (ORC) *zones* in addition to the Agricultural (A) and Greenbelt Natural Heritage (GNH) *zones*.

d. Section 3.14 l) be deleted.

e. Section 3.15 b) be replaced by the following:

“3.15 b) Notwithstanding sub-section a), a *building* or *structure* may be reconstructed, renovated, repaired, *enlarged*, expanded and *used* on a *lot* which does not have *lot frontage* on a *street*, subject to the following requirements:

i) The Owner enter into an *agreement* under the Municipal Act with the *Municipality*.

ii) The total *gross floor area* of the *building* or *structure* shall not exceed two times the *existing gross floor area*.

iii) *Accessory uses, buildings, and structures* shall be permitted, provided that all other provisions of this By-law are met.”

f. Section 3.36 be deleted in its entirety.

g. Section 3.39 m) be deleted.

h. Section 3.40 f) Subclause i) be amended by removing the Agricultural Related (AR) *zone* and adding the Oak Ridges Moraine Countryside (ORC) *zone*.

i. Section 3.44 be replaced with the following:

3.44 TRCA and LSRCA Regulated Areas (Schedule “A” Overlay)

Schedule “A” includes an approximation of the areas regulated by the Toronto and Region Conservation Authority (TRCA) and the Lake Simcoe Region Conservation Authority (LSRCA). These areas are subject to the applicable regulations under Section 28 of the Conservation Authorities Act, for any development activity, any

interference with wetlands, and alterations to shorelines and *watercourses*. In this regard, TRCA, or LSRCA, must be contacted prior to any such work taking place in the Regulated Area.

Development activity in the Conservation Authorities Act, is defined as: (a) the construction, reconstruction, *erection* or placing of a *building* or *structure* of any kind; (b) any change to a *building* or *structure* that would have the effect of altering the *use* or potential *use* of the *building* or *structure*, increasing the size of the *building* or *structure*, or increasing the number of *dwelling units* in the *building* or *structure*; (c) site grading; or (d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The Regulated Area may differ from the area delineated on Schedule "A", as it may be subject to changes resulting from new environmental information obtained by the TRCA or LSRCA over time. The final boundaries of the Regulated Area shall be determined by the TRCA or LSRCA, as applicable. Further, if there is a conflict between the areas shown in the regulation mapping (as shown in Schedule "A" Regulated Area delineation) and the description of regulated areas in the text of the Conservation Authorities Act and the regulations, the description of the areas in the Act and regulations prevails.

The following provisions shall apply to all lands within the Regulated Area (on Schedule "A" or to lands that meet the description of regulated areas in the Act and regulation administered by TRCA or LSRCA, as applicable):

- a) Development activity (as defined above) is subject to TRCA or LSRCA review, as appropriate, and may require a permit pursuant to the Conservation Authorities Act and applicable regulations, prior to any works taking place.
- b) The Regulated Area shown on Schedule "A" may be subject to change. The final boundaries of the Regulated Area shall be determined by TRCA or LSRCA, as appropriate.
- c) The following *uses* shall be prohibited in lands identified *as hazardous lands* or hazardous sites, as determined by the *Municipality* in consultation with TRCA or LSRCA, as appropriate:
 - i) *institutional uses* including hospitals, *long-term care homes*, *retirement homes*, *private home child cares*, *child care centres* and *public* or *private schools*;
 - ii) *additional residential units* and *accessory dwelling units*;
 - iii) *garden suites*;

- iv) essential emergency services including fire, police, ambulance stations and electrical substations; and
- v) *uses* associated with disposal, manufacture, treatment or storage of *hazardous substances*.

4. The following amendments be made to Part 4:

- a. Section 4.4.2 c) be replaced by the following:

“4.4.2 c) In any Hamlet Residential, Rural Residential or Rural Estate Residential *zone*, where there is no *attached private garage*, the width of a *driveway* on the *lot* shall not exceed the width of a detached *private garage, carport* or 6.0 m, whichever is greater.”

- b. Section 4.4.2 e) be deleted and replaced with the following:

“e) In all *zones*, where a circular, secondary or dual *driveway* is provided, the minimum distance between the *driveway* entrances/egresses shall be 30.0 m. For the purposes of interpreting this provision, the distance between proposed *driveway* entrances/egresses shall be measured along the applicable street line(s) between the *driveway* entrances/egresses.”

- c. Subsection 4.4.7 entitled “Parking Area Restrictions in the HE and RM Zones” be retitled “Parking Area Restrictions in the HE, RMG and RM Zones”.

- d. Row d) of Table 4-4 entitled “Agricultural Zones” be retitled “Other Zones”.

5. The following amendments be made to Table 7-2:

- a. That *Hotel* and *Motel* be added as *uses* to Table 7-2, subject to Special Provision (2);
- b. That *Hotel* and *Motel* be added as a permitted *uses* in the RC *zone*;
- c. That *Kennel* be added as a *use* to Table 7-2, subject to Special Provision (6); and
- d. That *Kennel* be added as a permitted *On-Farm Diversified Use* in the RMG *zone*.

6. Section 7.4 a) i) and ii) of Part 7 be replaced by the following:

“7.4 a) In the Rural Residential *zone*, any *accessory building* or *structure* used to house livestock shall be subject to the following additional requirements:

- i) The minimum distance between any portion of an *accessory building* or *structure* used to house livestock, except *chicken hens*, shall be 60.0 m or the minimum required by MDS, whichever is greater, from any *Residential zone* or any *dwelling unit* on an adjacent *lot*.
- ii) The minimum distance between any portion of an *accessory building* or *structure* used to house livestock, except *chicken hens*, shall be 30.0 m or the minimum required by MDS, whichever is greater, from any *street line*.”

7. Table 7-4 Special Provision (4) be replaced by the following:

“(4) This use shall only be permitted as an *accessory use* to a *winery, cidery, distillery and micro-brewery, on-farm shop or café* and *farm micro-brewery, cidery, or winery.*”

8. The following amendments be made to Table 7-4:

- a. That *Kenel* be added as a permitted *On-Farm Diversified Use* in Table 7-4 and be permitted in the A *zone*, subject to Special Provision (1);
- b. That *Home Industry* be added as a permitted *Specified Accessory Use* in Table 7-4 and be permitted in the A, AS and AR *zones*, subject to Special Provision (1);
- c. That Special Provision (5) be removed from *Commercial patio* in Table 7-5; and
- d. That where *Commercial patio* is permitted as a *Specified Accessory Use* in Table 7-4 the *use* be subject to Special Provisions (1) and (4).

9. Table 7-5 Special Provision (1) be replaced by the following:

“(1) The minimum *lot area* and *lot frontage* requirements shall not apply to the *use* of any *lot*, or the *alteration, erection* or *use* of any *building* or *structure* that is part of an *agricultural use.*”

10. Section 7.8 a) viii) of Part 7, which states the following: “for clarity, all other requirements of this By-law shall apply.” be renumbered as Subclause ix).

11. The following Special Provisions be added to Table 8-2:

(5) This *use* shall only be permitted as an *accessory use* to an *on-farm shop or café* and *farm micro-brewery, cidery, or winery.*

(6) 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”.

(7) This *use* is subject to a holding symbol (H) in accordance with the provisions of Section 3.4.

12. The following amendments be made to Table 8-2:

- a. That *Agricultural Cannabis Production Facility* and *Medical Cannabis Production Site* be added as *uses* to Table 8-2, subject to Special Provisions (2), (6) and (7);
- b. That *Agricultural Cannabis Production Facility* and *Medical Cannabis Production Site* be permitted *uses* in the ORL and ORC *zones* and subject to Special Provision (4), in addition to the Special Provisions set out in Section 12.a) of this By-law;
- c. That *Kenel* be added as an *On-Farm Diversified Use* in Table 8-2, subject to Special Provisions (2) and (4);
- d. That *Kenel* be a permitted *On-Farm Diversified Use* in the ORL *zone* and subject to

Special Provision (3), in addition to the Special Provisions set out in Section 12.c) of this By-law;

- e. That *Kennel* be added as a permitted *On-Farm Diversified Use* in the ORC zone;
- f. That *Commercial patio* be added as a Specified *Accessory Use* in Table 8-2, subject to Special Provisions (2), (4) and (5);
- g. That *Commercial patio* be added as a permitted Specified *Accessory Use* in the ORL zone and subject to Special Provisions (3), in addition to the Special Provisions set out in Section 12.f) of this By-law; and
- h. That *Commercial patio* be added as a Specified *Accessory Use* in the ORC zone.
- i. That *Group home* be added as a *use* to Table 8-2, subject to Special Provisions (1) and (2).
- j. That *Group home* be a permitted *use* in the ORF, ORL, ORC and ORX zones.

13. Table 9-2 Special Provision (7) be replaced by the following:

“(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*.

14. The following amendments be made to Table 9-2:

- a. That *Home Industry* and *Kennel* be added as *On-Farm Diversified Uses* in Table 9-2 and be permitted in the NVR and GNH zones, subject to Special Provision (2);
- b. That *Ancillary Retail* be added as a Specified *Accessory Use* in Table 9-2, and be permitted in the REC zone, subject to Special Provision (2);
- c. That *Retail* be deleted as a *use* in Table 9-2 and removed from the permitted *uses* in the REC zone;
- d. That *Bed and breakfast* be added as a permitted *use* Specified *Accessory Use* in the GNH zone, subject to Special Provision (2); and
- e. That *Commercial patio* be added as a Specified *Accessory Use* in the NVR zone, subject to Special Provision (2) and Special Provision (7).

15. Table 9-3 Special Provision (1) be replaced by the following:

“(1) The minimum *lot area* and *lot frontage* requirements shall not apply to the *use* of any *lot*, or the *alteration, erection* or *use* of any *building* or *structure* that is part of an *agricultural use*.”

16. The following amendments be made to Part 9:

- a. Section 9.6 entitled “Greenbelt Natural Heritage Zone Provisions” be retitled “Greenbelt Natural Heritage System Provisions”.
- b. Clause a) of Section 9.6 be replaced with the following:

“a) Within the *Greenbelt Plan Area*, as shown on Schedule E, 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 or in accordance with Section 24 (Transition) of the Greenbelt Act.

c. Clause e) of Section 9.6 be renumbered d) and replaced with the following:

“d) Nothing in this By-law shall apply to prevent development or *site alteration* within the areas shown as “Natural Heritage Features” or “Natural Heritage Features (120 m Buffer)”, as shown on Schedule ‘E’, provided the applicant demonstrates, to the extent possible, that the development or *site alteration* will not adversely affect the ecological integrity of the *Greenbelt Plan Area*.”

17. The following amendments be made to Table 10-1 that:

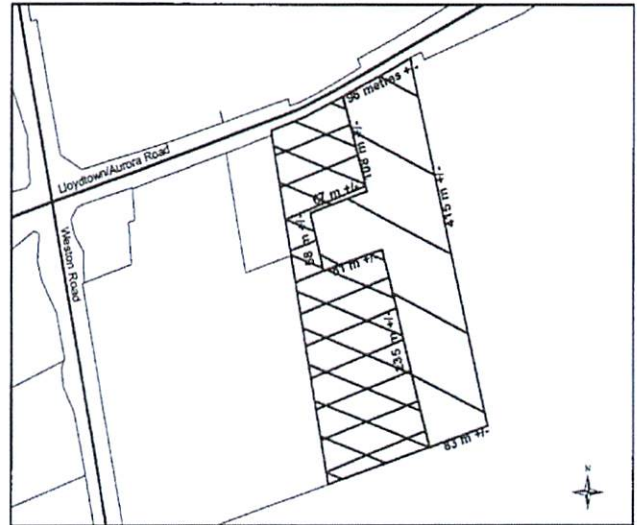
- a. The title block and Provision 1. of Exception 2 be amended to add the HR3 *zone*;
- b. The title block of Exception 4 be amended to add the ORF *zone*;
- c. The GNH *zone* be removed from the title block and Provision 1. of Exception 5 and replaced with the A *zone*;
- d. The title block and Provision 1. of Exception 17 be amended to add the ORC *zone*;
- e. The GNH *zone* be removed from the title block, Provision 1. and Provision 2. of Exception 24;
- f. The OS *zone* be added to the title block of Exception 24;
- g. The AS and OS *zones* be added to Provision 1. of Exception 24;
- h. The title block and Provision 1. of Exception 25 be amended to add the ORC *zone*;
- i. The ORL *zone* be removed from the title block and Provision 1. of Exception 30;
- j. The OS *zone* be added to the title block, Provision 1., and Provision 2. of Exception 62;
- k. The ORL and ORF *zones* be removed from the title block and Provision 1. of Exception 75;
- l. The ORL *zone* be added to the title block and Provision 1. of Exception 91;
- m. The ORL *zone* be removed from the title block and Provision 1. of Exception 104;
- n. Provision 1. of Exception 118 be amended to state that “For lands within the GNH *zone* all provisions of the RR *zone* shall apply, except that:”;
- o. The A *zone* be removed from the title block and Provision 4. of Exception 141;
- p. The By-law Number referred to under the column “By-law Number(s)” for Exception 161 be replaced with “1980-056”;



- q. The ORC and ORL *zones* be added to the title block and Provision 1. of Exception 170;
- r. The ORL *zone* be removed from the title block and Provision 1. of Exception 183;
- s. The EP *zone* be added to the title block of Exception 206;
- t. The EP *zone* be removed from the title block of Exception 210;
- u. The ORF *zone* be removed from the title block and the EP and HU *zones* be added to both the title block of Exception 220;
- v. The HU *zone* be added to Provision 1. of Exception 220;
- w. The OS *zone* be removed from the title block and Provision 1. of Exception 226 and replaced with the GNH *zone*;
- x. The ORL and ORF *zones* be added to the title block of Exception 229;
- y. The A and EP *zones* be removed from the title block of Exception 237 and replaced with the ORF and ORL *zones*;
- z. The EP *zone* be removed from Provision 1. of Exception 237;
- aa. The following amendments be made to Exception 238:
 - i. Remove the reference to HR and include the HR3 and EP *zones* in the title block;
 - ii. Amend Provision 1. to remove the reference to HR and add the HR3 *zone* and
 - iii. Amend Provision 2. to remove the reference to HR and add the HR3 and EP *zones*.
- and
- bb. The ORL *zone* be removed from the title block and Provision 1. of Exception 245.

18. That Exception 102 be added to Part 10 for the lands municipally known as 3653 and 3655 Lloydtown Aurora Road, as shown on Schedule A13:

102	ORC	2022-056	Figure
1.	On lands <i>zoned</i> ORC, all <i>lot</i> and <i>building</i> requirements of the RR <i>zone</i> shall apply, except that: <ul style="list-style-type: none"> a. For lands shown as Exception 10.93 on Figure 2022-056, the following provisions shall apply: <ul style="list-style-type: none"> i. The minimum <i>lot area</i> shall be 3.98 ha; ii. The minimum <i>lot frontage</i> shall be 96 m; and iii. The minimum <i>side yard</i> shall be 6.0 m. 		2. Figure 2022-056

- b. For lands shown as Exception 10.94 on Figure 2022-056, the following provisions shall apply:
- i. The minimum *lot area* shall be 3.98 ha; and
 - ii. The minimum *lot frontage* shall be 96 m.

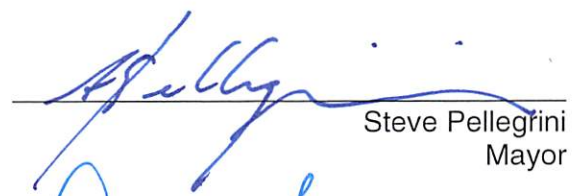


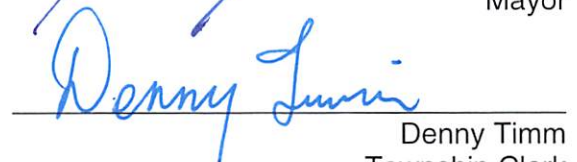
-  "RURAL GENERAL (RU1)" TO "RESIDENTIAL RURAL (RR) - EXCEPTION 10.93"
-  "RURAL GENERAL (RU1)" TO "RESIDENTIAL RURAL (RR) - EXCEPTION 10.94"

19. **THAT** Schedule A3 of By-law 2022-53, be replaced by the following, as shown on Schedule 1 to this By-law.
20. **THAT** Schedule A12 of By-law 2022-53, be replaced by the following, as shown on Schedule 2 to this By-law.
21. **THAT** Schedule A13 of By-law 2022-53, be replaced by the following, as shown on Schedule 3 to this By-law.
22. **THAT** Schedule A14 of By-law 2022-53, be replaced by the following Schedule A14, as shown on Schedule 4 to this By-law.
23. **THAT** Schedule A21 of By-law 2022-053, be replaced by the following Schedule A21, as shown on Schedule 5 to this By-law.
24. **THAT** Schedules E-1 through E-5, inclusive, be replaced by the following Schedules, as shown on Schedules 6-10, inclusive, of this By-law.

READ a FIRST and SECOND time this 27th day of May, 2024.

READ a THIRD time and **FINALLY PASSED** this 27th day of May, 2024.

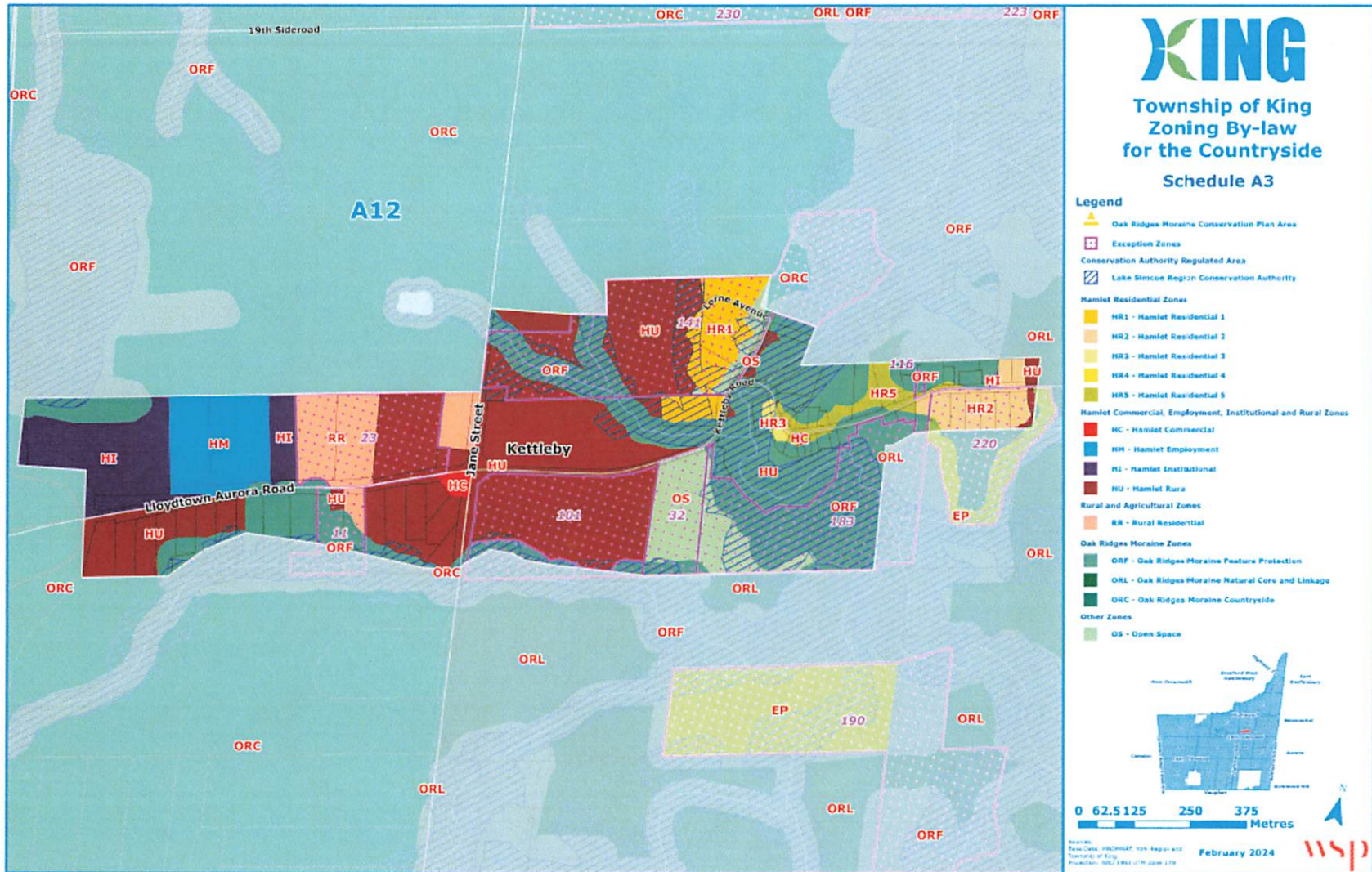

 Steve Pellegrini
 Mayor


 Denny Timm
 Township Clerk

*(Ref. Growth Management Services Dept.
Report No.: GMS-PL-2024-18, May 27, 2024)*

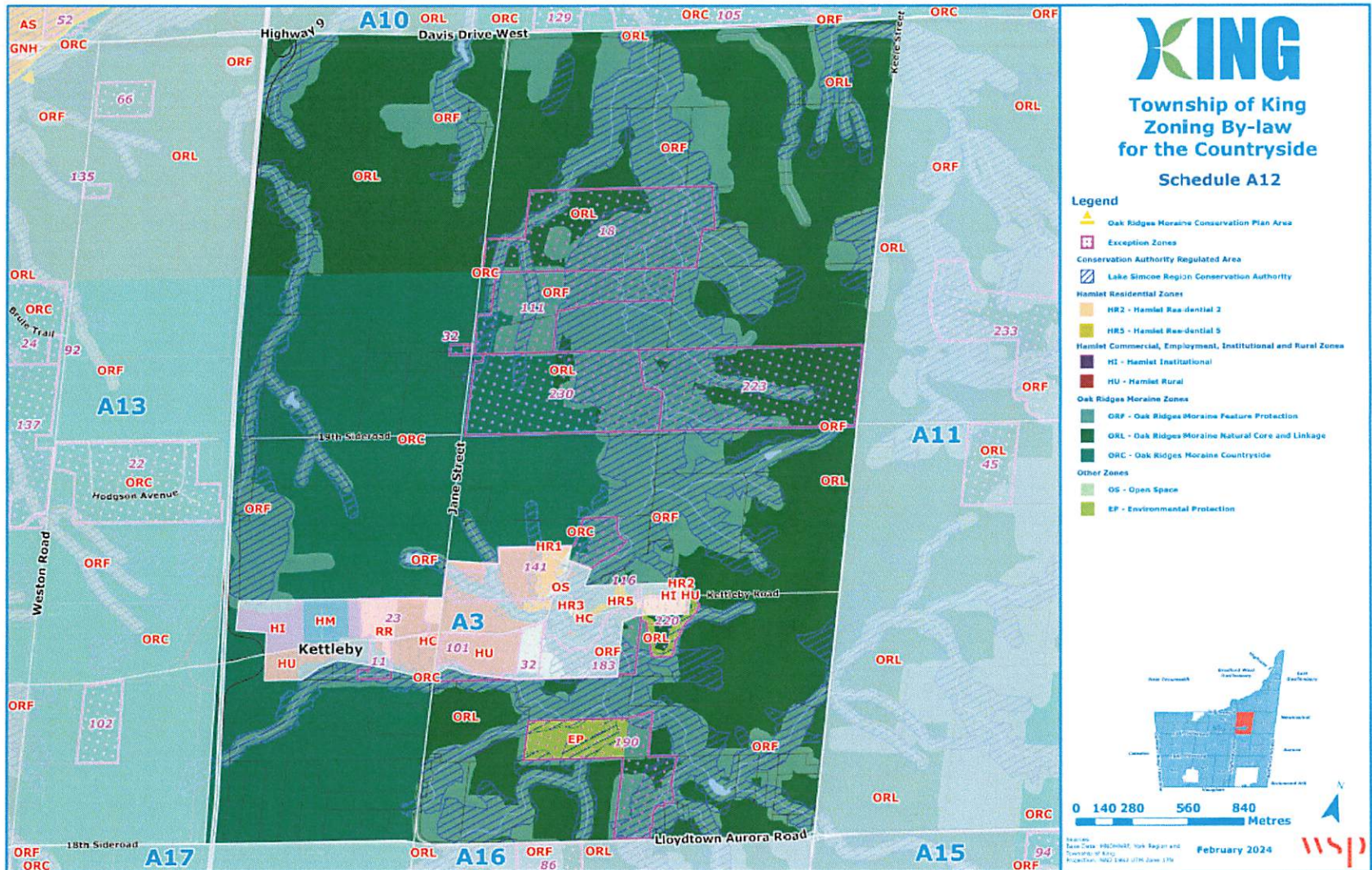
Schedule '1'

Schedule A3 of By-law 2022-053



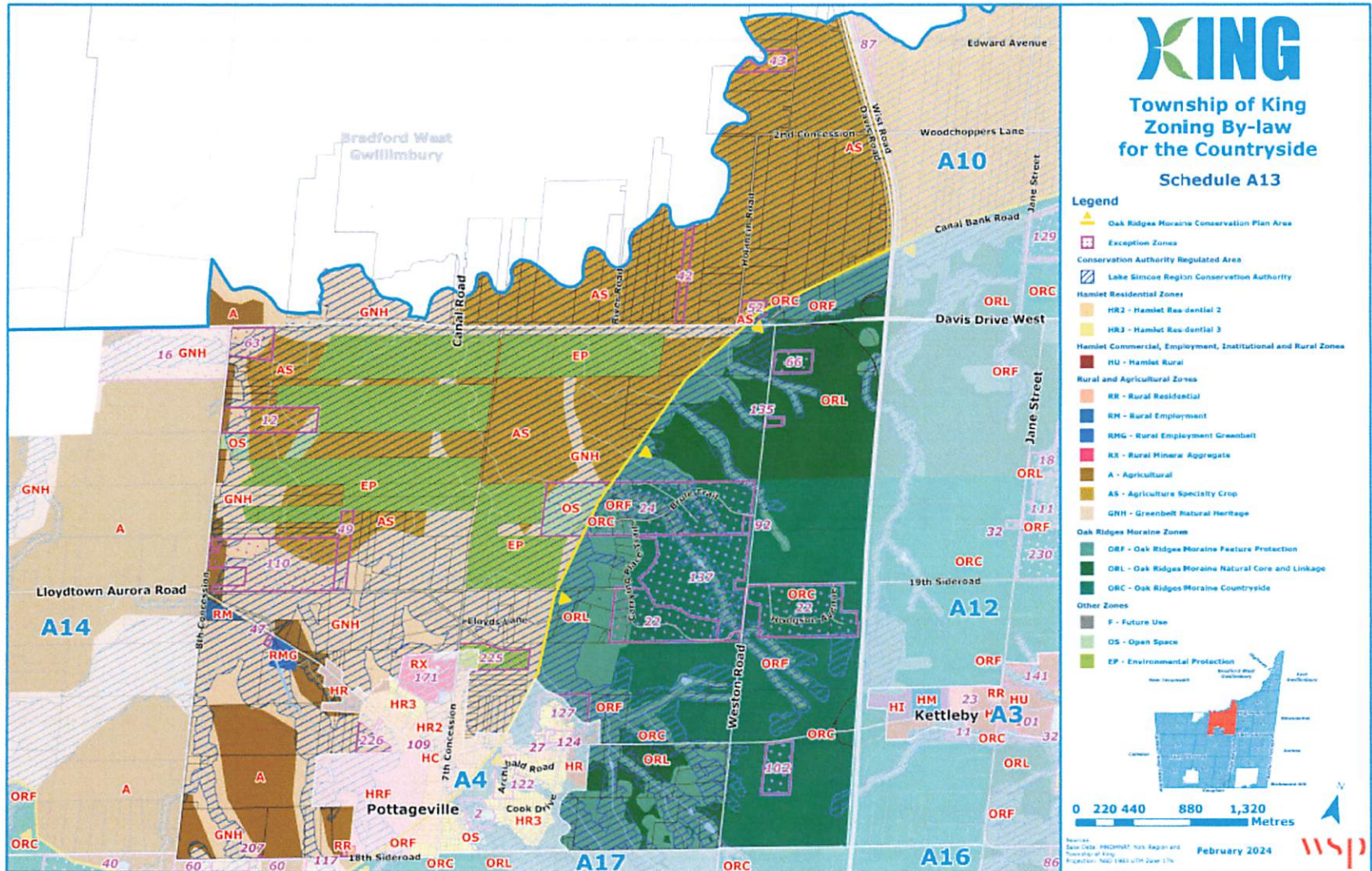
Schedule '2'

Schedule A12 to By-law 2022-053



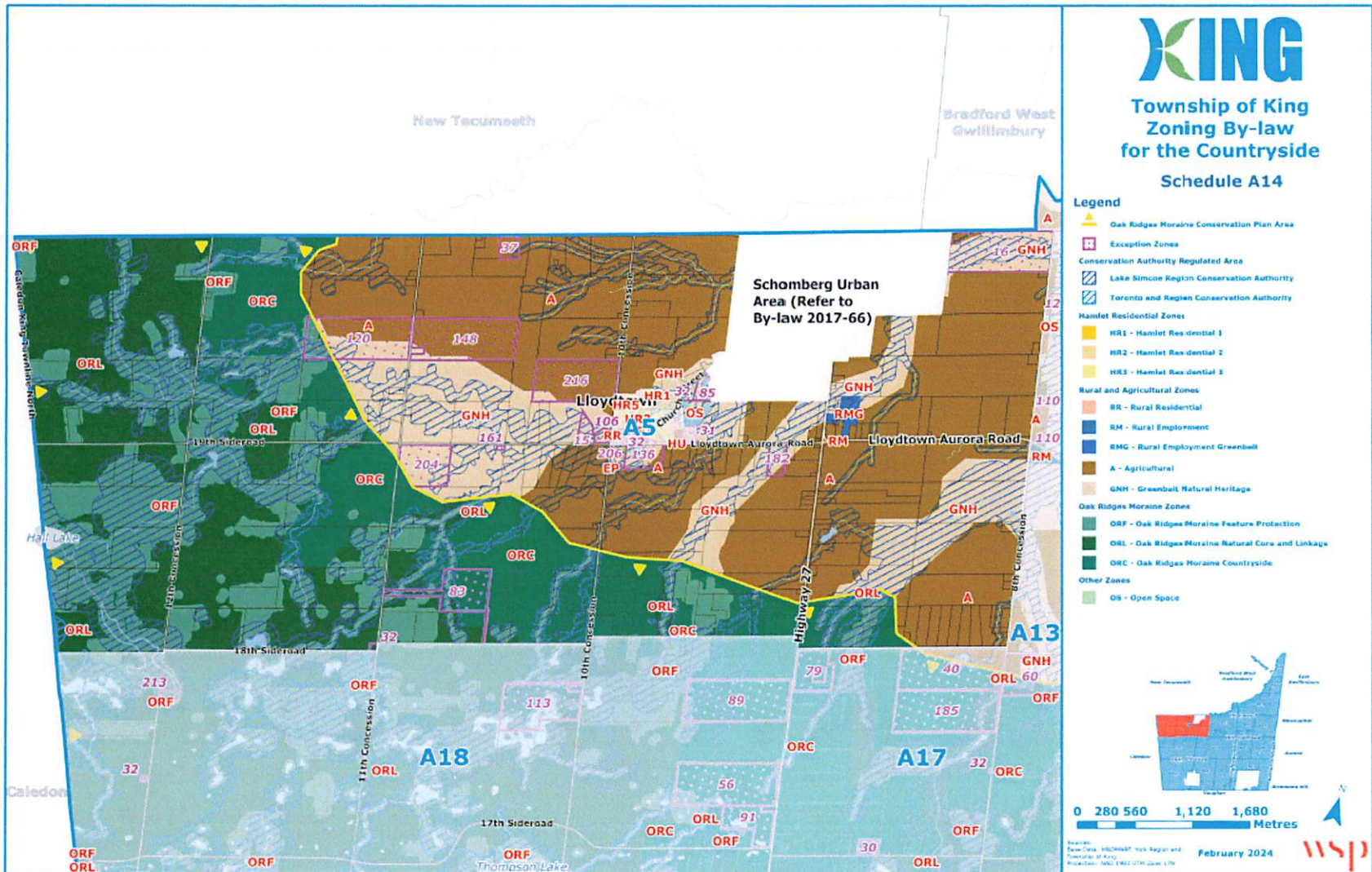
Schedule '3'

Schedule A13 to By-law 2022-053



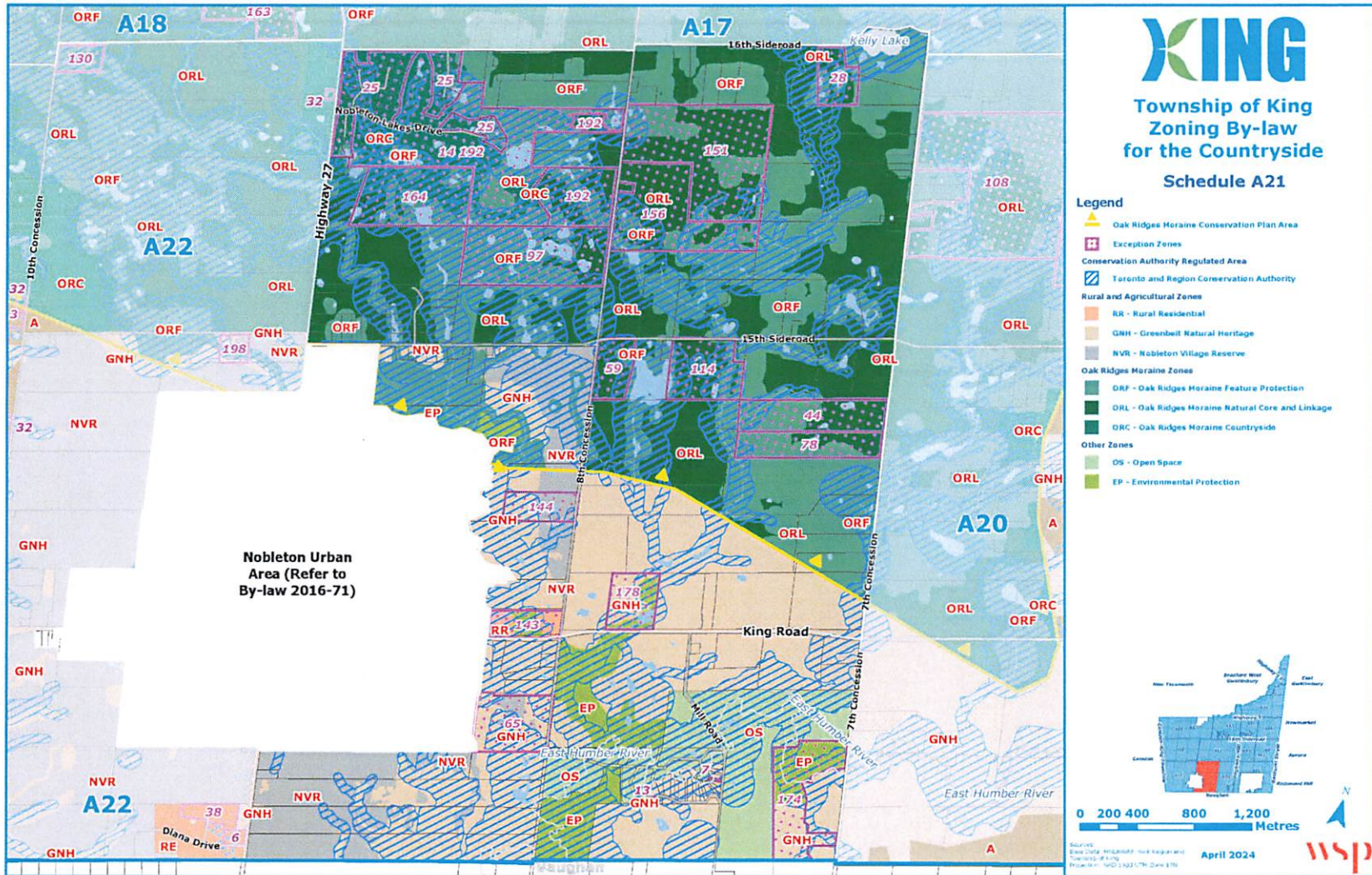
Schedule '4'

Schedule A14 to By-law 2022-053



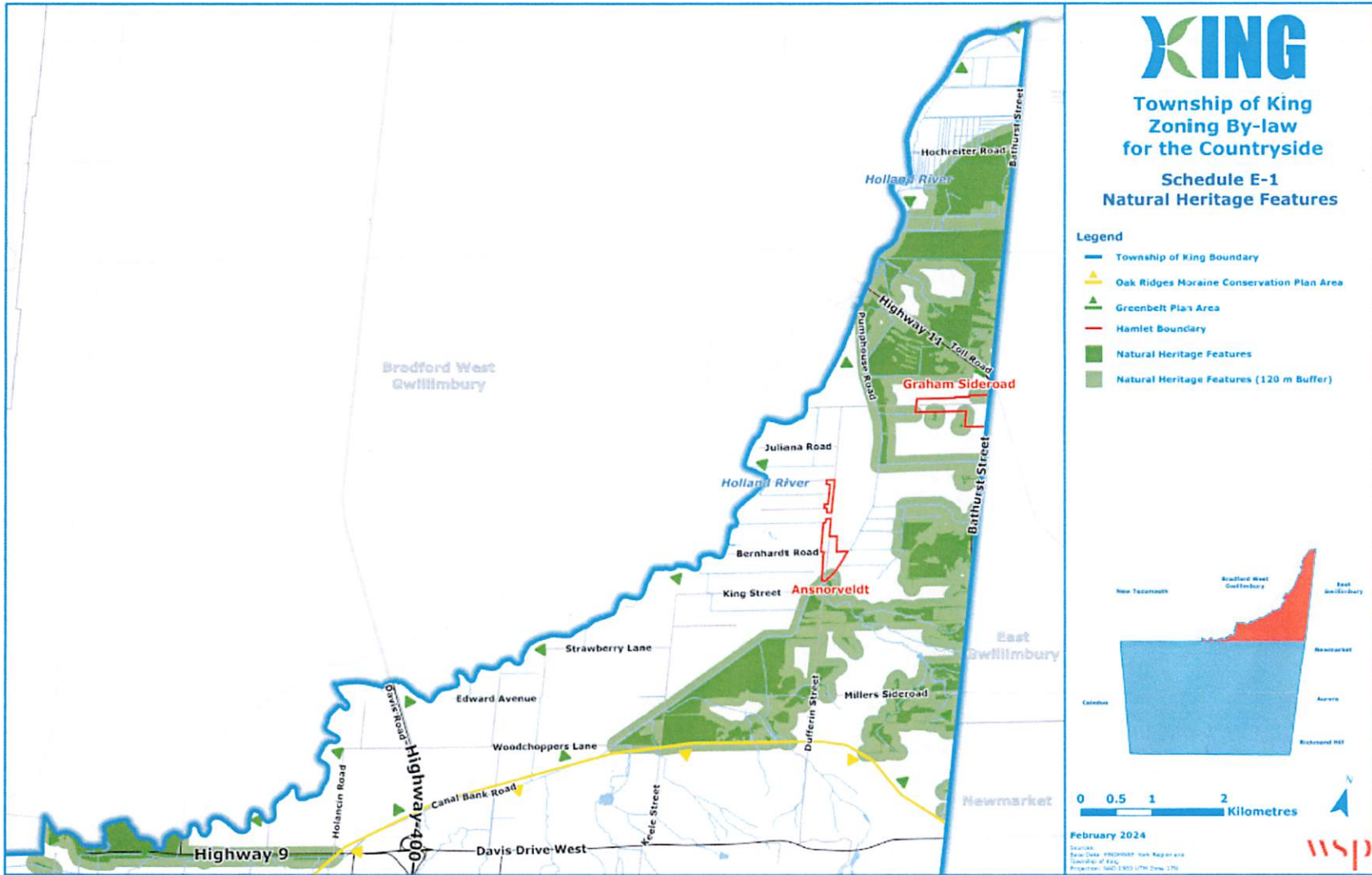
Schedule '5'

Schedule A21 to By-law 2022-053



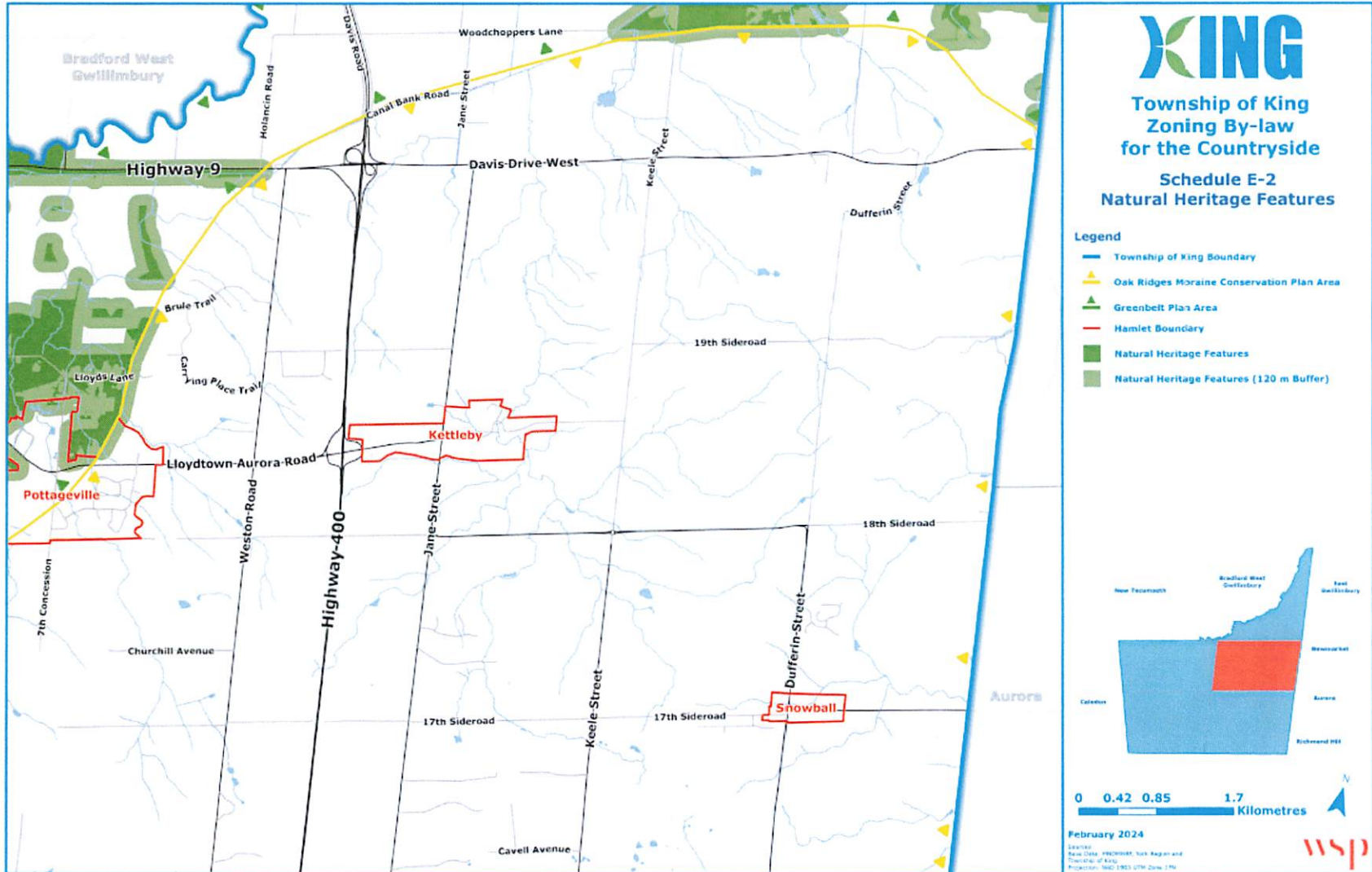
Schedule '6'

Schedule E-1 to By-law 2022-053



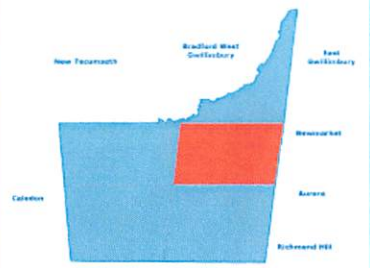
Schedule '7'

Schedule E-2 to By-law 2022-053



**Township of King
Zoning By-law
for the Countryside
Schedule E-2
Natural Heritage Features**

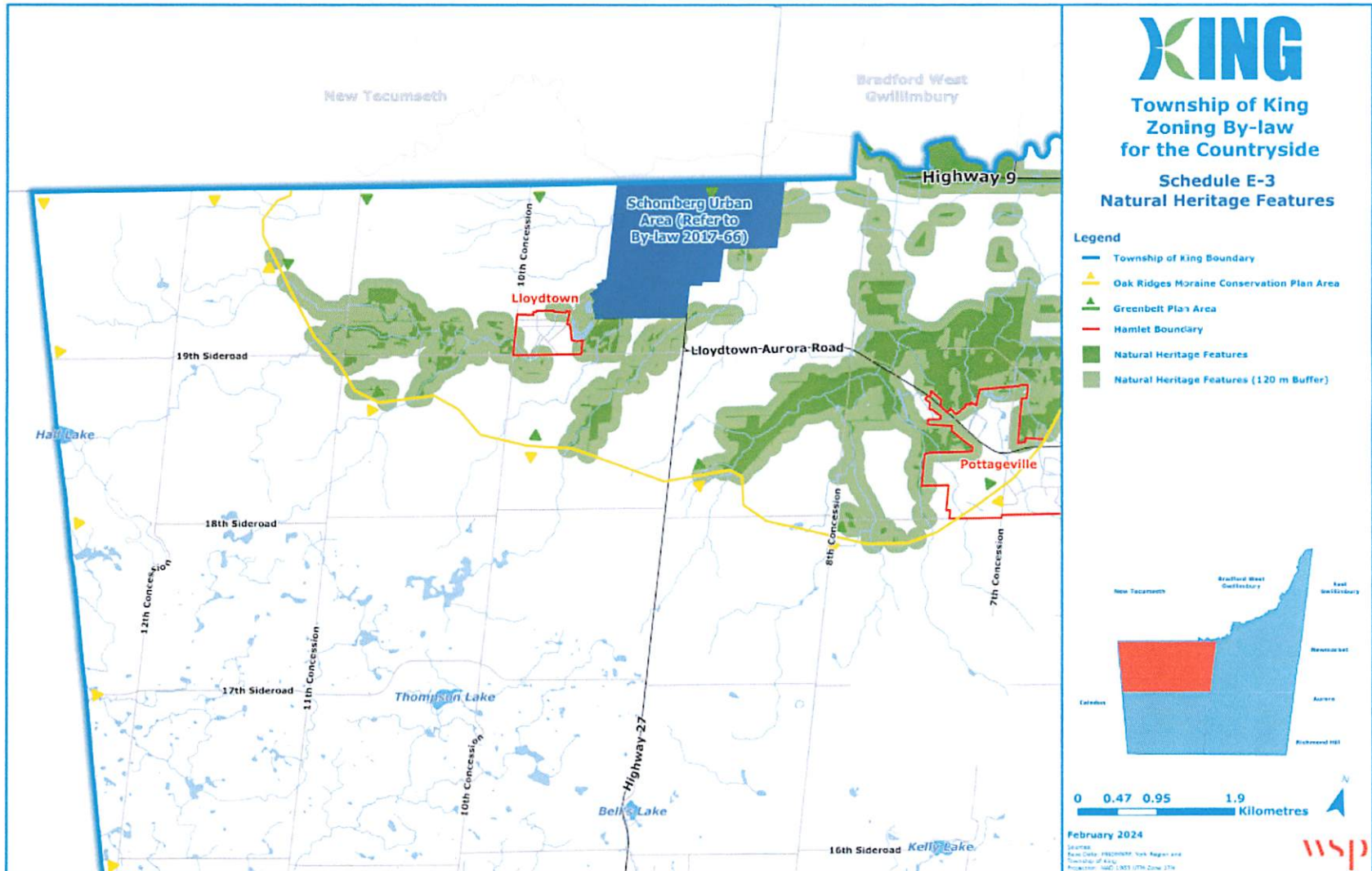
- Legend**
- Township of King Boundary
 - ▲ Oak Ridges Moraine Conservation Plan Area
 - ▲ Greenbelt Plan Area
 - Hamlet Boundary
 - Natural Heritage Features
 - Natural Heritage Features (120 m Buffer)



February 2024
 Sources: Esri, DeLorme, GeoEye, IGN, AerGRID, AIR, Swire, and
 Township of King
 Projection: NAD 83 UTM Zone 18N

Schedule '8'

Schedule E-3 to By-law 2022-053



Schedule '10'

Schedule E-5 to By-law 2022-053

