

The Corporation of the City of Pickering

By-law No. XXXX/25

Being a By-law to amend Seaton Zoning By-law 7364/14, as amended, to implement the Official Plan of the City of Pickering, Region of Durham, Part of Lot 22, Concession 4, City of Pickering (A 07/23)

Whereas the Council of the Corporation of the City of Pickering received an application to rezone portions of the subject lands being Part of Lot 22, Concession 4, in the City of Pickering to permit the revisions to a draft approved plan of subdivision;

And whereas an amendment to Zoning By-law 7364/14, as amended, is deemed necessary to permit the requested revisions;

Now therefore the Council of the Corporation of the City of Pickering hereby enacts as follows:

1. Schedule I

Schedule I to this By-law with notations and references shown thereon are hereby declared to be part of this By-law.

2. Area Restricted

The provisions of this By-law shall apply to those lands being Part of Lot 22, Concession 4, City of Pickering, and designated LD1-T, LD1-#, SWM, and OS on Schedule I to this By-law.

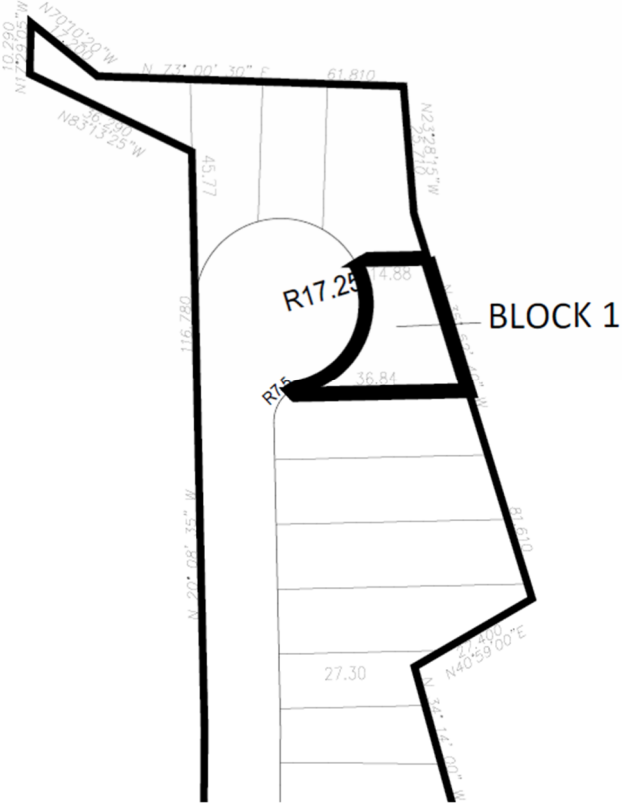
3. General Provisions

No building, structure, land or part thereof shall hereafter be used, occupied, erected, moved or structurally altered except in conformity with the provisions of this By-law.

4. Amendment

a) Insert a new row to Table 11 which establishes the Lot and Building and Structure exceptions that apply to the Residential Zones as follows:

Zone	#	Address	Description of Special Provisions
LD1	#	Part of Lot 22, Concession 4 SP- Blocks 2, 4, 6	For a <i>detached dwelling</i> with attached private garage accessed from a street abutting the rear lot line on a through lot: Maximum front yard: No requirement Section 2.25 shall not apply.

Zone	#	Address	Description of Special Provisions
			<p data-bbox="776 226 1419 296">For a <i>detached dwelling</i> with attached private garage</p> <p data-bbox="776 369 1403 438">For the lots identified as Block 1 and 2 in the Special Site Figure below:</p> <p data-bbox="776 457 1430 527">Minimum rear yard: 1.2 metres adjacent to the NHS</p> 

Zone	#	Address	Description of Special Provisions

5. By-law 7364/14

By-law 7364/14, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule I of this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 7364/14.

6. Effective Date

This By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this XX day of XXXX, 2025.

Kevin Ashe, Mayor

Susan Cassel, City Clerk