

**Comment Summary Matrix (May 2022 to Dec 2023) - Draft Consolidated Zoning By-law**

Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
1	26-May-22	Russell Wills	Email	1053 Brock Road	Inquiry on zoning of site	Resolved through email. Applicable zoning "MC-9" – Under Parent Zoning By-law 2511, as amended by By-law 4444/94.
2	30-Jun-22	MHBC on behalf of TransCanada PipeLines Ltd.	Letter	2 Pipelines - York Durham Line in the West to Lake Ridge Road to the East, between the 8th and 9th Concession Roads	<p>1. Mapping of TCPL Pipelines and Facilities</p> <p>We request that the Zoning By-law schedules show TCPL’s pipelines and facilities, where applicable, as UT (or as an appropriate ‘Infrastructure’ symbol). We can provide GIS shape files to the Township; however a data-sharing agreement will need to be entered into prior to releasing the files. Please let us know if you would be interested in this option.</p> <p>We recommend the following changes to the proposed draft Zoning By-law:</p> <p>1) Add, in Section 3.2 Defined Terms, the PPS 2020 definition of ‘Infrastructure’ as noted above;</p> <p>2) Create a new zone symbol for Infrastructure to distinguish these corridors and facilities from public utilities, such as water, wastewater and stormwater facilities;</p> <p>3) Delete the proposed title of Section 4.45 from ‘Utilities Permitted in All Zones,’ to ‘Utilities and Infrastructure’;</p> <p>4) Add the following new regulations to section 4.45 Utilities and Infrastructure, as renamed:</p> <p>4.45.3 In any zone where lands abut a pipeline right-of-way,</p> <p>a. permanent buildings and structures, as well as retaining walls, driveways, parking spaces and parking areas, shall be setback a minimum of 7 metres from the edge of the pipeline right-of-way; and,</p> <p>b. accessory structures, including pools, decks and sheds, shall be setback a minimum 3 metres setback from the edge of the pipeline right-of way.</p>	<p>We would like to review and obtain the data to assess the desirability of incorporating this information into the draft Consolidated Zoning By-law (CZBL).</p> <p>With respect to the requested revisions, we prefer not to incorporate the definition of infrastructure from the PPS, as the definition is written in the context of interpreting the policies of the PPS. We note the term public use is defined which incorporates various elements of the PPS infrastructure definition, including oil and gas pipelines. This type of infrastructure is permitted in all zones.</p> <p>We do not agree with creating a new infrastructure zone. The CZBL already contains a utility zone.</p> <p>We have since condensed this section in Section 4.30 Public Uses Permitted in All Zones.</p> <p>With respect to the requested setbacks, we would like to discuss the legislative basis of this further. It is noted in the letter that the basis may be the TCPL's guidelines; if this is the case we would like to understand the degree to which the TCPL applies flexibility to these setbacks or whether these setbacks are always implemented and required consistently.</p>
3	8-Jul-22	N/A	Interactive Mapping	3430 Seventh Concession Road	"The CZBL indicates this parcel of land as "A". However, there is an existing golf course on the subject lands and is presently zoned "A/GC" under amending By-law 5076/00, which permits the Golf course. The CZBL Agricultural zoning does not permit a golf course."	The mapping is updated to reflect A/GC and OS-HL zoning on the site as per site-specific exception By-laws 5706/00 and 5720/00.
4	11-Jul-22	N/A	Interactive Mapping	Park Crescent	"The zoning on this land should be updated to open space. It is in the hazard zone and owned by the TRCA or city"	We note that comments were submitted from TRCA regarding zoning for their land, and those comments have been addressed, resulting in some zone changes to reflect existing use and ownership by TRCA.
5	12-Jul-22	N/A	Interactive Mapping	1900 Bicroft Court	"what size of a garage could on build on this property?"	Please refer to Section 4.2 of the draft Consolidated Zoning By-law which regulates the size of accessory buildings and structures. There are different requirements depending on whether it is an attached or detached garage. Additionally, other requirements may apply. We recommend specifically discussing your project/property with the City to obtain site-specific
6	9-Aug-22	N/A	Interactive Mapping	2525 Rosebank Road	"Pickering Staff: I noticed something called “Areas of High Aquifer Vulnerability”. The areas identified don’t correspond to the Highly Vulnerable Aquifers (HVA) areas identified on Schedule IIID in the OP. I was wondering what these areas represent and how the mapping was determined."	The Areas of High Aquifer Vulnerability implement policies of the Oak Ridges Moraine Conservation Plan, rather than the Official Plan Highly Vulnerable Aquifers. The mapping was updated to reflect the mapping for these areas in the ORM only.

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7	12-Aug-22	N/A	Interactive Mapping	509 Park Crescent	"Incorrect Zoning - Should be rezoned to OSW/OS"	The legacy zoning for this property is R4. The site contains a natural feature (a cliff) which has eroded. The Toronto and Region Conservation Authority and the City of Pickering acquired the land. There is no risk of this property being built out. The City will consider rezoning this site to reflect the natural feature.
8	15-Aug-22	Ken and Lori Davis	Email	5375 Sideline 4	The City is currently reviewing policies and zoning provisions regarding Additional Dwelling Units ("ADUs", i.e., secondary dwellings) based on recent Provincial policy changes through the More Homes Built Faster Act (Bill 13). The provisions have been updated in the second draft ZoningBy-law.	The City recently reviewed policies and zoning provisions regarding Additional Dwelling Units ("ADUs", i.e., secondary dwellings) based on recent Provincial policy changes through the More Homes Built Faster Act (Bill 13). The provisions have been updated in the second draft Consolidated Zoning By-law.
9	4-Sep-22	N/A	Interactive Mapping	4910 Sideline 6	"4910 SIDELINE 6 RD Pickering, Ontario L1Y0A6"	No response required.
10	22-Sep-22	N/A	Interactive Mapping	1794 Bayly Street	"checking the zoning"	The proposed zone for this property is Employment General (E1), which permits a range of employment and commercial uses.
11	23-Sep-22	MGP on behalf of North-East Pickering Landowner's Group	Letter	Multiple Properties in North-East Pickering	Detailed Comment Letter providing comments related to: the Pickering Airport MZO; Residential Zone Structure; Request to have NEPLOG as separate chapter similar to Seaton; Zoning Standards in the Residential and Mixed Use Zones; and, Parking Requirements  See letter for further details	The following reply is in response to the written submission from Malone Given Parsons on behalf of the North-East Pickering Landowners Group (NEPLOG) on September 23, 2022, regarding the Consolidated Zoning By-law Review.  Section 1.0 Response The Comprehensive Zoning By-law is principally a consolidation exercise and efforts were taken to appropriately integrate MZOs into the second draft Consolidated Zoning By-law. Please note the current in-effect MZOs can be found by selecting Schedule 2 of the Layers List in the Interactive Map.  Section 2.0 Response The first draft of the Comprehensive Zoning By-law consolidates all existing Residential zones, many of which, such as the Residential-General zones, were not organized by density (despite numbering such as R1 to R6 which suggest otherwise). The first draft was preliminary. Now that the Exception Zones have been reviewed, further work was completed to reorganize and streamline the Residential zones in the second draft.  At the time that NEPLOG Secondary Plan process is complete and when there is an area specific zoning-by-law amendment, the City will consider how best to integrate this area-specific by-law into the Comprehensive Zoning By-law. It is not expected that the new Zoning By-law will include the zones which will be applied to these lands, as the zoning and standards should be informed by the Secondary Plan process.  Section 3.1 Response Further refinements to the permitted uses and amenity area requirements have been incorporated into the second draft.  Section 3.2 Response

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				N/A		<p>Response to Comment 11 Continued...</p> <p>The MU1 zone has been revised to address smaller-scale mixed use development, generally up to 5 storeys. It is intended that this zone could serve as a starting point for future development applications. As this project is primarily a consolidation exercise, it is anticipated that further effort will be conducted to modify/simplify or add new Mixed Use zones in a future zoning by-law.</p> <p>Section 3.3 Response                      Parking rates for areas outside of the City were informed by the benchmarking exercise discussed in Discussion Paper #7 as well as an evaluation of site-specific exceptions for medium-density housing forms in the City. As this project is primarily a consolidation exercise, significant refinements may be considered in a subsequent Zoning By-law review stage. Further, there are opportunities for reduced parking rates within the Kingston Road Corridor intensification area. This area is excluded from the Comprehensive Zoning By-law project and will be reviewed as part of a separate City initiated zoning by-law amendment.</p>
12	27-Sep-22	MHBC	Email	2055 Brock Road	<p>Two of the three zone types proposed for the subject lands are not reflective of the current and proposed land use applications before the City.</p> <p>The first zone proposed on the interactive map for the subject lands is the RM6 zone. We note that in the draft Zoning By-law, Section 6, Residential Zone Regulations, Table 6.12: Uses Permitted in the Residential Multiple Zones, the proposed RM6 zone only permits:</p> <ul style="list-style-type: none"> <li>•an apartment dwelling or</li> <li>•a retirement home,</li> </ul> <p>while the RM5 zone permits the following residential dwelling types:</p> <ul style="list-style-type: none"> <li>•Apartment;</li> <li>•Back-to-Back Townhouse;</li> <li>•Detached;</li> <li>•Semi-Detached; and</li> <li>•Street Townhouse.</li> </ul> <p>The appropriate zoning for 2055 Brock Road should be as RM5 at this time so as to reflect the currently proposed uses which include an apartment, back-to-back and street townhouse blocks.</p> <p>While the Open Space (OS) zone duly reflects those lands that will be conveyed to the Toronto Region Conservation Authority by the landowner, the proposed RM6 and Environmental Protection (EP) Zones proposed on the current developable land area, are not appropriate. The EP zone is shown as covering over 50% of the developable parcel and is not representative of TRCA’s regulated limits. The EP zone should be removed and replaced with the applicable RM5 zone. It is also unclear why the majority of TRCA regulated lands to the south abutting the subject lands are zoned OS, yet on the subject parcel, the lands are identified as an isolated EP area. And similarly, the abutting lands that buffer RS4 lands to the north along Saffron Drive are also zoned Open Space. Attached are two maps: 1) City’s</p>	<p>The Zoning By-law project is principally a consolidation exercise. The interactive mapping is consistent with Schedule 1 of By-law 7085/10. Note that the second draft Consolidated Zoning By-law now incorporates previously approved exception zones.</p> <p>As per Section 4.10 (CLOCA and TRCA Regulated Areas) of the draft By-law, regulated areas may differ from the areas delineated on the Zoning Schedule. The final boundaries of any regulated area shall be determined by the conservation authority, as appropriate through site-specific applications and studies.</p> <p>In addition, given that the proponent has an active development application, the proponent will need to meet all the requirements of that application and a new site-specific By-law may be implemented. Any discrepancies or re-zonings will be dealt with through the development applications process.</p>

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13	1-Oct-22	Michelle Bray - Staxton Glen Owners	N/A	3290 Greenburn Place	Residential Estate (RE zone) Applicant applied for minor variance on height of accessory structure (garage) - refused. Neighbours (ST Owners) concerned about the redesign to build as of right - submission to follow - central concern is that new garage will house vehicles for sale, along with noise from road testing and massing of the new garage. Question is whether or not Section 14.2.9 will apply in RE zones, and is it part of the General Provisions? Other references are Home Occupation and Parking in Driveway	Please note that Section 14.2.9 of the draft Consolidated Zoning By-law applies to the Seaton Urban Area only. The subject site (3290 Greenburn Pl) is not located in this area and subject to Site Specific By-law 3044/85 (Exception 312). Any Residential zone outside of the Seaton Urban Area will be subject to Section 5.12 of the second draft Consolidated Zoning By-law - Restrictions on the Parking and Storage of Vehicles which regulates the parking and storage of vehicles. We also note that in consideration of the comments, we have proposed modifications to accessory structure requirements in Exception 312 (see new Sections 15.312.2.b.xi.A and .B). A Vehicle Sales or Rental Establishment is not a permitted use in any parent residential zone, nor permitted as a Home Occupation (See Section 4.18 - Home Occupations). Section 5 of the Zoning By-law includes other requirements for garages and parking spaces which have been updated in the second draft Consolidated Zoning By-law.
14	1-Oct-22	N/A	Interactive Mapping	1230 Sandbar Road	"Should this be zoned in line with waterfront open space? Surely we aren't developing residential space along the waterfront."	The zoning shown in the first draft was the existing zoning from By-law 2511 and carried forward. In response to specific comments from TRCA on the first draft, some zoning updates in this area have been made in response to TRCA's separate comments.
15	13-Oct-22	Christina Boyce	Email	734A Krosno Boulevard	My home will fall under RM4 - not sure why as we are a freehold townhouse. Also seems like all the other RM zoning specify interior side yard setbacks, yet RM4 wording remains unchanged from current bylaw 2520. RM2 and RM5 for street townhomes have a 0.9m side setback for interior.	It is noted that this zone permits both a Street Townhouse (fronting on a public roadway, including freehold) and a Block Townhouse (fronting on a private roadway).  For the question of setbacks, the first draft of the Consolidated Zoning By-law (CZBL) focused on consolidating existing zones and their provisions. As the RM4 zone is based on the existing RM2 zone found in By-laws 2520 and 2511, its lot and building standards are older than some other RM zones, which are drawn from more recent exception by-laws.  This discrepancy in setbacks between the RM zones is noted and will be considered: further work has been completed to simplify the number of residential zones, so the second draft of the CZBL includes revisions to the zone categories. The overall intent will be to maintain
16	17-Oct-22	N/A	Interactive Mapping	2215 Brock Road	"This would be better utilized if zoned multi-use, community use (like for a library, or community centre), or low-rise commercial / mixed res. The adjacent neighbourhoods north of finch would utilize it. "	We note that this property is currently zoned Agriculture (A) and is the site of a former commercial greenhouse. The intent of the Consolidated Zoning By-law Review is to consolidate the existing zoning. This site is zoned "Urban Reserve" in the second draft Consolidated Zoning By-law, to indicate that the site may be developed in the future, subject to an application process.

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17	19-Oct-22	TRCA - Jeff Thompson	Letter	Trca Owned Land	See letter for detailed comments and mapping. Zoning issues with TRCA owned land; Agricultural Zones; and Rouge National Urban Park. Provides edits to definitions; general regulations and the EP and OS zone standards	<p>We would be pleased to obtain and review any updated regulation area mapping to assess its incorporation into the final zoning by-law.</p> <p>Although this Zoning By-law Review is principally a consolidation exercise, and site-specific zone changes are not being addressed typically, we have reviewed and agreed with incorporating the requested site-specific changes. The reason is that TRCA is requesting modifications to an EP zone over its landholdings, which would not require a site-specific evaluation to inform the modification. We note that the comment regarding the Rouge National park zoning is subject to further review.</p> <p>At this time it is preferred that the Clean Water Act requirements be left to processes outside of zoning but we welcome further discussion on the merits of incorporating them into zoning. Further review of the Highly Vulnerable Aquifer provisions will be considered in the third/final draft CZBL. We appreciate the suggestion to carry forward the definition of watercourse into the Seaton definitions. As the term is not used in the Seaton zone provisions, we do not feel it is necessary at this time. In large part the intent of this chapter is to consolidate the existing Seaton zoning regulations.</p> <p>We would prefer not to incorporate a setback from stable top of bank or shoreline hazard as it would be difficult for zoning administration to enforce this in many circumstances. Generally, any specifically hazardous lands identified through a development process would be incorporated into a protective zone such as EP.</p> <p>We have made the requested revision to the “checking the zoning” section as suggested. Regarding your comments on Section 4.1 – We have added the requested provision to accessory dwelling units.</p>

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				N/A		<p>Response to Comment 18 Continued...</p> <p>Regarding your comments on 4.8.1 (previously Section 4.9.1) – We have made this change.</p> <p>Regarding your comments on 4.12 (since deleted) – We are in agreement with the opinion of TRCA and support removing this setback - this general provision has been deleted. Generally, the feature plus its required buffer/setback should be incorporated into the EP zone mapping through development application processes.</p> <p>Regarding your comments on 4.17 (previously Section 4.18) – We have proposed a new provision which cross references with section 4.9.6. This focuses on day care uses. The medical use would not involve overnight care and would not be the same as the uses listed in Section 4.9.6.</p> <p>Regarding your comments on 4.23.5 (previously Section 4.24.5) – We agree there may be some benefit in defining these terms to assist in the interpretation of the provisions of 4.23.5. As the terms are not used in the Seaton zoning chapter, there is not a need to define them in the Seaton chapter.</p> <p>Regarding your comments on 11.2 (SWM) – We agree and note that only existing SWM facilities in the EP zoning are permitted. The City may have used the prior G zoning to permit SWM facilities, and since this G zone was replaced by the EP zone, there is a need to recognize these existing uses as they will continue to function as essential infrastructure. Moving forward, the City will utilize the specific SWM zone for new facilities.</p> <p>Regarding your comments on 11.2 (Park) – We agree with the intent of the comment and it is the City’s intent not to allow for major recreational facilities in the EP zoning. The allowance for buildings and structures would only be related to the established permitted uses listed in the table. As such only accessory structures associated with passive recreational uses would</p>
18	19-Oct-22	N/A	Interactive Mapping	570 Kingston Road	"Zoning map does not indicate which zoning establishment this address falls under."	<p>This property is located within the Kingston Road Corridor and Special Retailing Node Intensification Area, which is not subject to this proposed draft Consolidated Zoning By-Law, and thus it has not been assigned a proposed new parent zone. Policy and zoning updates for this area are being undertaken through a separate process which will be incorporated into the CZBL at a future date.</p> <p>Currently, the property is subject to a site-specific exception zone, LCA-7, which was established through municipal by-laws 2599/87,4121/92, and 4080/92.</p>

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19	31-Oct-22	Melymuk Consulting Limited	Letter	Durham Live	<p>See letter for detailed comments regarding the proposed zoning on the Durham Live lands. The draft Consolidated By-law proposed to zone the Durham Live lands as C1 (General Commercial) and UR (Urban Reserve) which does not reflect the site-specific exceptions and MZO that exists on the site. The following is a summary of requests for changes:</p> <ul style="list-style-type: none"> <li>- Area 1 (Pickering Casino Resort Lands): Objects to the proposed C1 zoning. Requests a C1 Exception; Objects to UR zone for the westerly lands of Area 1, requests for these lands to be added to the C1 Exception; No comments on the UR zone in northeastern corner</li> <li>- Area 2 (MZO Lands): Exclude these from the draft Consolidated Zoning By-law</li> <li>- Area 3 (Lands West of Squires Beach Road): Create a UR Exception zone</li> </ul>	<p>The Durham Live Lands are subject to Parent Zoning By-law 2511, as amended by By-law 7661-18, By-law 7735-20, Application P/CA 46/19 and Application P/CA 49/19. A portion of the lands are also subject to MZO O.Reg 607/20, as amended by O.Reg 515/21.</p> <p>The Consolidated Zoning By-law Review is a consolidation of the six Parent By-laws, including site-specific exceptions and site specific By-laws, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated. This will maintain aspects of previous prevailing zoning by-laws..</p> <p>Existing site permissions for the Durham Live Lands will be maintained through the existing exceptions and MZO. There is no need to create a new C1 or UR exception zone to reflect these existing permissions.</p> <p>The MZO is reflected in the informational Schedule 2 of the draft Consolidated Zoning By-law. As noted in the Preamble of the draft By-law, in the event of a conflict between this draft Zoning By-law and an MZO, the MZO prevails.</p> <p>The City is reviewing the requests for the rezoning of Area 1 and provide a response at the time of the third draft.</p>
20	31-Oct-22	N/A	Interactive Mapping	1862 Liverpool Road	"What is the current zoning for this site? Has there been any studies for the future use of the properties abutting this site? What is the City's vision for this site?"	<p>Any information on future plans for those properties, including any development applications or site-specific studies, can be obtained from the City's Development Planning department. We note that zoning in the second draft Consolidated Zoning By-law is updated to the Urban Reserve zone, to reflect the possibility that future development may occur, subject to an application.</p>
21	17-Nov-22	Thomas Melymuk, Melymuk Consulting Limited	Letter	2215 Brock Road	<p>See letter for detailed comments relating to the first draft of the Consolidated By-law not reflecting current OP policies as it relates to 2215 Brock Road which is partly designated "Community Node" and "Natural Area". The site is zoned A - Agricultural in the draft By-law.</p> <p>The consultant requests that the Second Draft of the City's Consolidated Zoning By-law (and all subsequent drafts) zone the developable portion of the property at 2215 Brock Road as "CN" (Community Node) with an exception to allow residential uses such as townhouses and apartments with heights up to 62 metres.</p>	<p>Currently, 2215 Brock Road is zoned "A" under Zoning By-law 3036. From our understanding, you are seeking to rezone your property to be consistent with the designations that exist on the site (Community Node and Natural Area). Note that in the second draft Consolidated Zoning By-law, the property is proposed to be modified to a UR zone classification to better reflect the intent of the Official Plan.</p> <p>It should be noted that the Consolidated Zoning By-law Project is a consolidation of our various By-laws into one City-wide By-law. Therefore, most zoning has not changed, and simply has been consolidated. Some other elements of the project include updating outdated terminology and providing a more accessible Zoning By-law.</p> <p>Requests for pre-zoning are not being contemplated within this process as this project focuses on consolidation.</p>
22	23-Nov-22	N/A	Interactive Mapping	1675 Montgomery Park Road	"could you please advise for this property if we should follow the requirements of the parent by-law 2511, or the current draft by-law?"	<p>Until the new Consolidated Zoning By-law (CZBL) is enacted by Council, the requirements of the parent By-Laws apply to any change you may wish to make to your property. However, as the CZBL is principally a consolidation exercise, the intent is mainly to carry forward existing zoning standards into one document.</p>
23	8-Dec-22	N/A	Interactive Mapping	490 Kingston Road	"zoning info for 478-490 kingston road does not appear on the map"	<p>This site is located within the Kingston Road Corridor. This area is excluded from the Consolidated Zoning By-law project and will be reviewed as part of a separate City initiated zoning by-law amendment. For more information about this project, please visit:</p> <p><a href="https://www.pickering.ca/en/city-hall/kingston-road-corridor-intensification.aspx">https://www.pickering.ca/en/city-hall/kingston-road-corridor-intensification.aspx</a></p>

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24	9-Dec-22	Christopher Laface - Business Owner	N/A	940 Brock Road	In your zoning GIS map it is classified as E3 (Employment Commercial). In other resources (MPAC) I see it is MC-18. My goal is to open an indoor Cricket facility (sportsplex). Would this use be permitted at this location?	Confirmed that a Cricket Facility is permitted as a "Commercial-Recreational Establishment" under By-law 6255/04.
25	13-Dec-22	McDermott & Associates Limited J.D McDermott	Letter	1289 Wharf Street	See letter for detailed comments. The proposed ZBL will not permit restaurant use as principal permitted use. Request for subject lands to be placed within a site specific Open Space Waterfront Zone.	This property will be rezoned OSW which recognizes (permits) the restaurant.
26	6-Jan-23	N/A	Interactive Mapping	1230 Sandbar Road	"I understand this is a consolidation, however, it appears that the Sandbar remains residential zoning, when in fact the lands are not to be used as residential. A rezoning may be required."	There is no record of Sandbar Rd being zoned OS, zoned R4 under 2511. City confirmed this property is under TRCA ownership and therefore rezoned as EP.
27	19-Jan-23	Teresa Holden - Staxton Glen Owner's Inc.	Letter	N/A	Detailed Comment Letter providing comments related to: Accessory Structures; Permitted Uses and Antenna Towers as it relates to By-law 2044/85 and the Staxton Glen community.	We note that By-law 3044/85 has been incorporated as Exception 312, under Section 15.312. In consideration of the comments, we have proposed modifications to accessory structure requirements (see new Sections 15.312.2.b.xi.A and .B).
28	19-Jan-23	N/A	Interactive Mapping	Park Crescent	"This land is owned by the TRCA and should be part of the open space system"	The TRCA has provided details comments regarding zoning for their lands, and this is being reviewed and discussed with TRCA to inform the next draft Consolidated Zoning By-law.
29	19-Jan-23	N/A	Interactive Mapping	520 Marksbury Crescent	"This property should be zoned as open space as should properties to the east and west which are owned by the TRCA and cannot be built on due to ongoing erosion due to the shoreline hazard. The waterfront trail goes through this lot. "	The TRCA has provided details comments regarding zoning for their lands, and this is being reviewed and discussed with TRCA to inform the next draft Consolidated Zoning By-law.
30	20-Jan-23	N/A	Interactive Mapping	2550 Brock Road	"The proposed Zoning is reflected as 'A', whereas a site specific zoning by-law was passed in 2022 (7696/22) to permit the redevelopment of the lands. The draft By-law would appear to be reverting back to the former zoning applicable to the lands, which should not occur."	The intent is to carry forward existing exceptions which have now been included in the second draft Consolidated Zoning By-law.
31	23-Jan-23	N/A	Interactive Mapping	1920 Bayly Street	"Discrepancy between the listed exception and actual By-law"	This site is zoned M-IC(DN) as per site-specific exception By-law 5829/01, amending Zoning By-law 2511. This is reflected on the interactive zoning by-law mapping.
32	24-Jan-23	N/A	Interactive Mapping	2460 Brock Road	"So one issue I see happening here is that its not really being built as "mixed use". A real mixed use area has a mix of apartments, shops, and spaces for people to sit or hang out. This is just a strip mall full of parking and some offices. I feel like if you don't bring in extra legislation or design requirements about what "mixed use" actually is, and if you don't address surface parking, you're going to end up w/ some very ugly and inaccessible areas. Toss the parking underground, make a square, make it easy to access by foot or bike (its for the ppl that live close by right?). This isn't working. Also why is there a drive through here??"	This site is subject to site-specific exception By-law 7642-18 as a result of a previous zoning by-law amendment application. This exception permits both commercial and residential uses, including a drive-through facility.  The draft Consolidated Zoning By-law provides the City with modernized standards to regulate above and below-grade parking structures, and a new Mixed Use Zone Chapter to use as a basis when reviewing mixed-use development applications. At this time, the intent is to maintain existing zoning requirements for lands with an exception zone and to require the owner to submit a rezoning application for any proposed changes.
33	26-Jan-23	Barbara Osborne	Open House	1650 Mcbrady Crescent	1. Request to re-evaluate uses permitted in LN and other mixed use uses or commercial zones adjacent to residential zones (i.e. night clubs and loud restaurants in strip plaza behind houses) - Ward 3; Other comments - increases in water infrastructure capacity is not keeping pace with rate of condo development (low water pressure); Increased bike safety connecting Brak Rd to Kingston Rd; Concerned about small businesses as intensification happens; <b>include in future City-wide studies</b>	It is noted that the City will need to review the policies of the Official Plan for commercial areas in order to fulsomely respond to this comment. As such, this comment is flagged for consideration in future studies. The concerns about nightclubs are noted. Nightclubs can be impactful in terms of noise and there is a compatibility issue with respect to nearby residential uses. We have reviewed and updated the night club provisions.
34	26-Jan-23	Susana Anguis	Open House	Bay Ridges Area	Neighbour does not appear to be at home but there are constantly different cars and people area. If rooming houses or short term rentals open in Pickering there should be regulation.	The City has proposed further refinements to the rooming house requirements and we have introduced new short term rental provisions.
35	26-Jan-23	Green for Life	Open House; Email submission (letter)	1034, 1048, 1060 And 1070 Toy Avenuenue	Primarily, GFL properties on Joy Ave and those adjacent properties. Sandra Luna-Martinez (Miller Thomson LLP) to submit on behalf of GFL. Direct Line: +1 416.595.8565 Email: sluna-martinez@millerthomson.com; David Tang, dtang@millerthomson.com	Exceptions for 1034, 1048, 1060, and 1070 Toy Ave have been carried forward as-is.



**Comment Summary Matrix (May 2022 to Dec 2023) - Draft Consolidated Zoning By-law**

Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
36	26-Jan-23	Nadine Lessio	Email	N/A	1. How is the City of Pickering altering restrictive residential zones such as RS1 to address intergenerational living needs of families? Parking needs, for example. 2. Does the city have any plans to further design or designate how parcels in MU1 are used? How can the City enforce the vision of the Official Plan? 3. How can the City provide existing residents with a more diverse offering in local nodes? 4. In the future, will the City consider zoning industrial as more mixed use?	<p>1. The CZBL is a consolidation effort to bring existing By-laws into one By-law. The City is currently undergoing an Additional Dwelling Unit (ADU) study which will produce provisions for incorporation into the new CZBL in the third draft. Parking needs for ADUs are considered. Additional driveway widening provisions will be included in Draft #2.</p> <p>2. Official Plan policies are primarily enforced through the provisions of the Zoning By-law. One of the tasks of the new CZBL project is to ensure that all zoning provisions reflect Official Plan policies.</p> <p>3. A diverse offering of neighbourhood-appropriate services (including retail uses such as food stores or restaurants and community uses such as libraries or day cares) are permitted in the Local Node (LN) zone. There may be other avenues for the City to support or encourage a broad mix of uses in Local Nodes, but zoning can only permit the uses, not facilitate the diversity of mix.</p> <p>4. The CZBL includes three employment zones with a variety of uses, including a range of industrial uses. The overall vision and land use strategy for employment areas is set out in the Official Plan. Changes such as the suggestion of approaching employment areas as more mixed use in nature may be dealt with at the time of the next Official Plan Review. That process will provide several opportunities for public participation.</p>
37	2-Feb-23	N/A	Interactive Mapping	345 Kingston Road	"there's no zoning"	<p>This site is located within the Kingston Road Corridor. This area is excluded from the Consolidated Zoning By-law project and will be reviewed as part of a separate City initiated zoning by-law amendment. For more information about this project, please visit:</p> <p><a href="https://www.pickering.ca/en/city-hall/kingston-road-corridor-intensification.aspx">https://www.pickering.ca/en/city-hall/kingston-road-corridor-intensification.aspx</a></p>
38	6-Feb-23	Jim Doyle	Email	5229 Old Brock Road	I am the owner of the 4.637 acre property at 5229 Old Brock Road, Claremont, Role #030002124000000. The front of my property is Zoned ORM-R5 and the back approx. 3 acres is Zoned ORM-A. The adjacent Ward Farm, on my south side, has recently been approved for housing development by the OLT Plan Approval 18T-90016 (R0). I would like to request that the zoning on my back property be changed to ORM-R6 consistent with the farm.	<p>Currently, 5229 Brock Road is zoned "ORM-A" "ORM-R5" &amp; "ORM-EP" Under Zoning By-law 3037, as amended by By-law 6640/06. A residential dwelling is a permitted use.</p> <p>From our understanding, you are seeking to rezone your property to be consistent with the recently OLT approved development adjacent to your lot.</p> <p>It should be noted that the Consolidated Zoning By-law Project is a consolidation of our various By-laws into one City-wide By-law. Therefore, most zoning has not changed, and simply has been consolidated. Some other elements of the project include updating outdated terminology and providing a more accessible Zoning By-law.</p> <p>In your case, the Consolidated Zoning By-law Review project does not have the capacity to rezone lands. The process for rezoning includes an application, specific supporting studies, and a public meeting. And, in the case of the adjacent neighbor, further resolution via the OLT. Furthermore, the lands south of your lot were formerly zoned for Agricultural uses (ORM-A). The applicant went through a formal process to rezone the lands including supporting studies and public consultation.</p>

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Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
39	7-Feb-23	N/A	Interactive Mapping	1547 Hummingbird Court	"I would like to inquire a building permit and need to know the zoning by law for my property 1553 Hummingbird crt,Pickering l1v7h8"	<p>The site is currently zoned "RM1-5" under site-specific By-laws 5107/97 and 5636/00. The draft Consolidated Zoning By-law proposes to zone the site RM1, however, any site-specific exceptions would continue to apply. Exceptions are being incorporated into the second Draft Zoning By-law.</p> <p>A consolidation of the site-specific exceptions will be posted to the project website in the near future. Please keep any eye out on the website linked below; alternatively you can email any future comments to <a href="mailto:zonereview@pickering.ca">zonereview@pickering.ca</a></p> <p><a href="https://letstalkpickering.ca/zonereview">https://letstalkpickering.ca/zonereview</a></p>
40	14-Feb-23	Odessa Grignon	Open House; Email submission	N/A	<p>Restrictions of vehicles in a residential zone- Related to size of vehicle- " For those vehicles parked on any lot, the maximum permissible height is 2.6 m and the maximum permissible length is 6.7"</p> <p>Can there be consideration for driveway size relative to vehicle size? To provide you with some context, I live in zone R4 and my driveway can accommodate 8-10 cars and my home is 5600 square feet in size so one vehicle that measures 1.5 car lengths should be considered as permissible.</p>	Oversized vehicles are regulated under Section 5.12 (Parking and Storage of Vehicles) of the second draft Consolidated Zoning By-law. Please refer to this section of the By-law which will regulate vehicles in residential zones.
41	15-Feb-23	Odessa Grignon	Email	N/A	<p>The public has commented the following:</p> <p>"Will there be an Enforcement representative present at the meeting? I have some questions about the enforcement process"</p> <p>"I have just recently been made aware of this By-law review despite the process getting started in 2020. I was particularly interested in the Draft # 2 document that reviewed minor variances and would be interested to know how many of the requests for minor variances were complaint driven. I am concerned about the complaint process and weaponization of by-law infraction reporting. In addition, the process of the City Development department reviewing the minor variance request, agreeing that it meets the minor variance criteria, then having the Committee of Adjustments go against the City's recommendations is also concerning. "</p> <p>"Can there be consideration for driveway size relative to vehicle size? To provide you with some context, I live in zone R4 and my driveway can accommodate 8-10 cars and my home is 5600 square feet in size so one vehicle that measures 1.5 car lengths should be considered as permissible."</p> <p>See email for detailed comments.</p>	<p>1. The by-law enforcement process is not within the scope of this project. Questions about enforcement may be directed to the City's By-law Enforcement Section, at 905.683.7575.</p> <p>2. This concern is noted, however the minor variance process is not within the scope of this project. Questions about the minor variance process, including the role of staff and the role of the Committee of Adjustment, may be directed to Deborah Wylie, Manager, Zoning &amp; Administration.</p> <p>3. Oversized vehicles are regulated under Section 5.12 (Restrictions on the Parking and Storage of Vehicles) of the second draft Consolidated Zoning By-law. Please refer to this section of the By-law which will regulate vehicles in residential zones.</p>
42	21-Feb-23	N/A	Interactive Mapping	Street Martins Drive	"interested"	No response required.

**Comment Summary Matrix (May 2022 to Dec 2023) - Draft Consolidated Zoning By-law**

Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
43	24-Feb-23	GFL Environmental Services Inc.	Letter	1034, 1048, 1060 And 1070 Toy Avenuenue	GFL's is dissatisfied by how the site was split into different zones. GFL's view is that entire Site should be zoned E1 in recognition of the existing Waste Transfer Station operations. Furthermore, the Waste Transfer Station use should be explicitly permitted on these lands given the long-standing use; GFL's intention is to continue that use in this location and the continued need for its services in Pickering and Durham Region.	In order to reflect the existing Waster Transfer Station in an industrial area and avoid legal non-conformity, exceptions for 1034, 1048, 1060, and 1070 Toy Ave have been carried forward as-is.  A consolidation of the site-specific exceptions will be posted to the project website for review.
44	1-Mar-23	N/A	Interactive Mapping	1070 Toy Avenue	"Existing Zone Code is MC-6"	In order to reflect the existing Waster Transfer Station in an industrial area and avoid legal non-conformity, exceptions for 1034, 1048, 1060, and 1070 Toy Ave have been carried forward as-is.  A consolidation of the site-specific exceptions will be posted to the project website for review.
45	2-Mar-23	N/A	Interactive Mapping	2001 Clements Road	"This lot should be included as EP Zone as this is environmentally sensitive land use."	This site is zoned M2S and M1 under Zoning By-law 2511. The City has informed the owner of our intention to rezone a portion of the M1 zone to reflect its natural heritage features.
46	10-Mar-23	John Hickman	Email	5269 Brock Road	For a better overall understanding, for all properties in existence before the Consolidated Zoning By-Law is completed and enacted, will those properties be required to meet all Consolidated Zoning By-Law requirements or will the Clergy Principle apply to those properties? Please advise.  Based on the first sentence of the Preamble, for better understanding, I need the following:  1. To better understand 1.b) on page i, please provide a copy of the current wording of Section 34 of the current Ontario Planning Act;  2. To better understand 2.b) on page ii, and as the case where a person searching the City of Pickering website does not have the exact, specific wording for information which they are searching and the search results then typically run into the thousands, please provide .pdf files of each and every Schedule applicable to this first draft of the Consolidated Zoning By-Law;  3. To better understand 2.e) on page ii, please explain sentence three (3) beginning "Some uses ..." or please provide any text which is missing; 4. With respect to 3., which contains considerable good detail regarding Zoning and Applicable Provisions for a Property, it does not contain the detail a property owner would need in order to have a zoning designation, that was not applicable to the owner's property or was not permitted for the owner's property under the requirements of the Zone, corrected. Please provide that detail to me and include all that detail with the final version of the Consolidated Zoning By-Law under the Section containing Zoning Classifications;  5. With respect to 3.f) on page v, hopefully Section 1 includes the wordings, I included with my comments in my submission from November 22, 2020, which are exactly those contained in an email from a City of Pickering manager involved, in part, with by-law	The City has responded directly via email.

**Comment Summary Matrix (May 2022 to Dec 2023) - Draft Consolidated Zoning By-law**

Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
47	10-Mar-23	MHBC	Email	2055 Brock Road	<p>Kohn Architects have provided the image below to visually explain the issue of this draft regulation:</p> <p>7. Special Provisions (“RMI-7” Zone)                      (1)(b) A private garage shall have a minimum width of 3.0 metres and a minimum depth of 6.0 metres provided, however, the width may include one interior step and the depth may include two interior steps.</p> <p>If the grading were to change, then the vertical count of stairs would need to be increased to permit, for example, 3 stairs.                      The regulation works for flat grade scenarios, but not necessarily for sloping rows of townhouses.                      Let me know if this is clear, as one needs to visualize the concept.</p> <p>Kohn has noted the following:                      “based on current grading none of the stairs encroach into the required parking space after the garages were increased to provide additional storage space. However if there’s a grading change in the future it would be great if this provision didn’t exist or was clearer at least.”</p>	<p>The subject site is zoned "RH/MU-3" and "OS-HL" under exception By-law 7085-10. There is no provision within this exception for By-law 3036, which it amends, which regulates the interior space of the garage.</p> <p>As part of the draft of the Consolidated Zoning By-law we have amended Section 5.6 (Size of Parking Spaces and Aisles) which regulates the size of parking spaces within private garages to remove discussion regarding the number of steps and instead regulate by a maximum encroachment permitted for steps. Note that this section was also revised in conjunction with a review of driveway/garage requirements in the City.</p>
48	14-Mar-23	N/A	Interactive Mapping	375 Kingston Road	<p>"My general comment is that with in and around 100 buildings nearing different stages of approval in the City of Pickering already, there should be some thought on where applications are approved for height, trying to keep it near the Go Station and/or Kingston Road/Liverpool area, and maybe near Brock Road and Pickering Parkway since there aren't as many low-rise residential uses in the immediate area. What doesn't make sense to me is to award considerable height in areas like Altona and Kingston Road, or specifically what is known as the Bruno's plaza at Rougemount and Kingston Road. Yes, it may be considered the gateway to Pickering, but I believe keeping the current landscape in tact in the most western part of the City, close to the creek, is important, and I would focus on development in and around the Pickering Town Centre and Brock/401 corridors, where we have the Go Station and other transit more readily available. Just my two cents....."</p>	<p>This site is located within the Kingston Road Corridor. This area is excluded from the Consolidated Zoning By-law project and will be reviewed as part of a separate City initiated zoning by-law amendment. For more information about this project, please visit:</p> <p><a href="https://www.pickering.ca/en/city-hall/kingston-road-corridor-intensification.aspx">https://www.pickering.ca/en/city-hall/kingston-road-corridor-intensification.aspx</a></p>
49	14-Mar-23	CapREIT	Email	N/A	Request for the City Centre Zoning By-law, more specifically the various Schedules that regulate FSI, building heights, etc.	Schedules have been emailed as requested.
50	14-Mar-23	SmartCentres - Paul Bustard; Matthew Kruger	Email	N/A	Property located inside Kingston Road Corridor and Specialty Retail Area Study - how will exceptions be addressed within this area while the CZBL leaves space for a new KRCSR by-law?	For the Kingston Road Corridor and Specialty Retail Area Study (KRCSR) Area, until the new study area By-law is adopted and in force, City of Pickering parent zoning by-laws will apply. For developments in this area will go through the application process as usual. The study is complete but currently before the OLT. Existing exceptions are being carried forward (maintained) and will be reviewed as the KRCSR By-law is developed.
51	14-Mar-23	SmartCentres - Paul Bustard; Matthew Kruger	Email	1899 Brock Road	"Morning Deborah – our team is currently reviewing the on-going CZBL for Pickering. On the project review website it is noted that exceptions and on-going applications would be blank, but I am still unclear as to how these would be incorporated in the final CZBL. Can you clarify?"	For the Kingston Road Corridor and Specialty Retail Area Study (KRCSR) Area, until the new study area By-law is adopted and in force, City of Pickering parent zoning by-laws will apply. For developments in this area will go through the application process as usual. The study is complete but currently before the OLT. Existing exceptions are being kept and will be reviewed as the KRCSR By-law is developed.
52	20-Mar-23	N/A	Interactive Mapping	1734 Bayly Street	"this zoning only applies to the lands with the municipal address 1750 Bayly Street. The correct amending By-law is 4989/97 and is zoned CA(A)-1 not CA(F)-1."	By-law 4989/97 was repealed by By-law 5971/02, which has been carried forward, and applies the CA(F)-1 zone to 1734 and 1742 Bayly. This is reflected on the interactive mapped.

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Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
53	21-Mar-23	McDermott & Associates Limited J.D McDermott	Letter	Lots 6 And 7. Registered Plan 424, 1930 Durham Road No.5, Part Lot 16, Concession 9, City Of Pickering	Detailed Comment Letter requesting that the site-specific provisions implemented by way of By-law No. 6640/06 be brought forward under the proposed comprehensive zoning by-law.	The Consolidated Zoning By-law Project is a consolidation of the various By-laws, including site-specific exceptions, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated. This will maintain aspects of previous prevailing zoning by-laws. The exception zones have been incorporated into the second draft Consolidated Zoning By-law.
54	24-Mar-23	Richard Vink	Email	N/A	<p>The issue is with lane based product and the maximum front yard and minimum rear yard requirements.</p> <p>In regards to the Zone provision charts -Section 4, Table 4;</p> <p>The chart is somewhat confusing, as it notes the, Minimum Rear Yard as 'NR' ( no requirement). However, section 2.18, in regards to ' Standard for Attached Private Garages on Lots Accessed by Lanes' also applies and sets a minimum and maximum setback to the rear lot line. This confusion on this has lead to a number of home builders to seek minor variances in regards to the maximum building setback to the rear yard lot line. Adding a note to the chart, to refer to section 2.18, would be helpful to avoid this confusion.</p> <p>The other concern in regards to applying both a maximum front yard setback and also a maximum rear yard setback to a dwelling. These maximum setbacks dictate the building depth, which directly affects the square footage of the dwellings and garage depths. The townhouse blocks on a plan of subdivision are often not the same depth and may vary from block to block, resulting in the dwellings being custom designed to suit the various block depths.</p> <p>I have attached an example where the Block 248 has a standard lot depth, while Block 247 beside it increases in depth due to the road curvature at the front. To meet the maximum setbacks the dwelling units on these lots also need to get increasingly larger as well. The increase in the dwelling length results in unit square footages that are too excessive for this product type, which decreases the affordability of these townhomes.If the maximum rear yard setback was removed in its entirety it would be the ideal solution to resolve the concern, or alternatively increase the 7.5m maximum rear yard setback for longer depth lots to avoid the excessive increase in the building length.</p>	Thank you for noting this potential conflict between the general provisions in 14.2.18 regarding attached private garages on lanes and the lot and building requirements in Section 14.4. As part of the development of the draft of the Consolidated Zoning By-law the changes were considered. The requirement for the maximum rear yard setback has been removed to create more flexibility. We have not added the requested notation, as it may take away from the general intent that all provisions of the By-law will always apply and there are various aspects of Section 14.2 which will be applicable in most circumstances.
55	30-Mar-23	N/A	Interactive Mapping	1605 Deerbrook Drive	"Hi This is Architect Ehsan Jahani from ASE+J INC ARCHITECT Please let me know if any property survey is available for this property and advise regarding the zoning by-law requirement for a second dwelling unit in the basement Regards Subjected property 1605 Deerbrook Dr, Pickering, ON, L1V 5B8, CAN"	The City is currently reviewing policies and zoning provisions regarding Additional Dwelling Units (which would include a basement dwelling unit in a single-detached dwelling) based on recent Provincial policy changes through the More Homes Built Faster Act (Bill 23). This has been incorporated into the draft Consolidated Zoning By-law.
56	30-Mar-23	Weston Consulting on behalf of CentreCourt	Email	1335 Kingston Road	A site specific exception was approved for the City Centre.	<p>Noting that this is the Pickering City Centre site, for which an exception by-law was enacted by Council on January 23, 2023 for the easterly portion of the site.</p> <p>The site-specific exception and related changes to the Schedules of By-law 7553/17 is integrated into the second Draft Consolidated Zoning By-law.</p>

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Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
57	30-Mar-23	Sabrina Sgotto - Weston Consulting	Letter	1355 Kingston Road	The following key comment was provided:  "Under the draft Comprehensive By-law, the subject lands are zoned City Centre One Mixed Use 1 (CC1) however the site specific exceptions (A 15/21) have not been included in the text. We recognize that Section 15 of the draft Comprehensive By-law "Exception Zones" is currently a placeholder, but we respectfully request that the approved site specific zoning exceptions for the subject lands be included in the Comprehensive By-law to ensure that the future development remains compliant when the Comprehensive By-law comes into full force and effect."	Please be advised that the second Draft Consolidated Zoning By-law has been updated to incorporate the exceptions from the City Centre Zoning By-law including amendments. The intent is to fulsomely consolidate the City Centre Zoning By-law so that it may be repealed.
58	31-Mar-23	Gord McPherson	Email	N/A	Comment about 30m setback for wetlands and the potential for irreversible loss of wetland function within the city. Reference made to the Provincially Significant Wetland set back of 120 m with a request that a standard 120 m setback be adopted by the City of Pickering for all wetlands in the CZBL review.	These setback provisions come from amendments to the City's existing Zoning By-laws to protect various natural heritage features the Oak Ridges Moraine Conservation Plan area. The AOI (or the Minimum Area of Influence, as described in Policies 16.42 and 16.51 of the City's Official Plan), should not be confused with setbacks.  The change by the Province implies that the Minimum Area of Influence for wetlands in urban areas would now change from 120m to 30m, so for study purposes, the scope of the area to be studied, in terms of potential impacts, has shrunk significantly from 120M to 30m. However, that does not automatically translate into a reduced setback, but it may, pending the EIS.  The Official Plan contains policies regarding distances from natural heritage features which trigger additional required studies and/or protections, the outcomes of which are implemented through the development application process.  As the Zoning By-law Review project is mainly a consolidation exercise, these requirements have not been updated. The City will undertake a review of these provisions and the associated policies in the future.
59	31-Mar-23	Weston Consulting on behalf of PIRET Holdings Inc.	Email	1875 Clements Road	Detailed Comment Letter providing comments related to: 1) E1 - Employment General Zone no longer allow outdoor storage as a principal use, compared to M2S zone of By-law 2511. It is the intention of the property owner to develop the property for open storage use. 2) Transition Provisions: in reference to staff report PLN-09-23, the submission notes that there will be an extended period of time between the pre-submission stage and the time an application is formally submitted. Request for removal of "deemed complete" in section 1.9.2 transition provisions. Request also to add a provision to allow for the filing of an application for a minor variance from the prevailing zoning by-law.	Within the draft E1 zone, outdoor storage will be permitted through the use of a Contractor's Yard or accessory Outdoor Storage. Outdoor storage as the principal permitted use is not contemplated in any new zones in the second Draft Consolidated Zoning By-law.  It should be noted that the Consolidated Zoning By-law Project is a consolidation of the various By-laws, including site-specific exceptions, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated. This will maintain aspects of previous prevailing zoning by-laws and any minor variances could continue to vary provisions of the site-specific regulations.  In addition, transition provisions proposed are valid for 5 years from the effective date of this By-law which in our opinion is sufficient time to accommodate any extended period of time between the pre-submission stage and when an application is deemed complete by the City. Minor variances will be allowed by the City following the passing of the new Zoning By-law.

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Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
60	24-Apr-23	N/A	Interactive Mapping	Whitevale Road	Quarry land appears to be missing the high vulnerability aquifer layer as illustrated in OP Schedules. Please check.	The Highly Vulnerable Aquifer areas have been updated in the second draft Consolidated Zoning By-law to incorporate only those areas which are subject to the Oak Ridges Moraine Conservation Plan. The mapping of these areas and the associated provisions are required to implement the Oak Ridges Moraine Conservation Plan. However, it is also noted that other source water policies from the City's Official Plan will apply and be considered through development review processes.
61	28-Apr-23	Aaron Clodd	Email	N/A	"Would you mind letting me know the status of new zoning by-law? Your website states that you expect final adoption in Spring 2023. Are you on track for that? When do you anticipate final approval?"	June 2023 staff provided a Status Update to Council. The next draft of the CZBL will be released in early 2024. Site specific exceptions have been reviewed individually and the majority will be carried forward in the next draft CZBL.
62	29-Apr-23	N/A	Interactive Mapping	711 Krosno Boulevard	please confirm zoning and is the new proposed zoning changes affecting my property thanks Nick Givalas email ngivalas@sympatico.ca I had changes done in 2002 for the restaurant and severance at the time	This property is zoned C2 in the draft Consolidated Zoning By-law, and permits a range of uses related to automobile service stations, including a restaurant.
63	1-May-23	N/A	Interactive Mapping	615 Liverpool Road	Both sides of Liverpool, south of Wharf are Live-work freehold townhouses. Please view on google maps. It needs to be maintained as a mixed use area.	This property and adjacent properties on Liverpool Road are subject to site-specific exceptions which permit a mix of uses. These exceptions are now included in the Second draft of the Consolidated Zoning By-law.
64	6-May-23	N/A	Interactive Mapping	640 Liverpool Road	your building housing why?, this is the perfect spot for small park maybe even outdoor food truck court. built out this area as a destination.	Thank you for your comment. The Consolidated Zoning By-law Project is a consolidation of the various By-laws, including site-specific exceptions, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated.  This property is zoned Open Space Waterfront in the draft Consolidated Zoning By-law, which does not permit residential uses. Any change in these permitted uses will be subject to a zoning by-law amendment application.
65	8-May-23	Teresa Holden	Email	N/A	I just left a voice message for you about a potential alternate date for the open house for north Pickering residents. May 16th is the date of Game 7 for the Leafs in the playoffs should the series go that far. I know all members of my household are keeping their fingers crossed!! It would be a shame if turnout at the Open House was compromised because of this. Thus, it would be greatly appreciated if you had an alternate date for the open house should it become necessary.  On a related note, when I registered for the May 16th event, I received the pop up notification below. Please note the date is incorrectly showing as February 15.  One further question, when Draft #2 is released it will contain revised & updated Exceptions, correct?  Thank you for your on-going comprehensive and consultative work on the CZBL!	At this point, hardcopy advertising has gone out with the May 16 day and both Ward Councillors are scheduled. .  To answer your exceptions question, we aim to post an exceptions table on Let's Talk Pickering so you will receive another email when it's posted. This will allow the public to review the exceptions prior to their addition to the third draft. Regarding applications that are before a committee or approval by Council, those are separate processes and they will be added to the CZBL after approval. Currently, we are discussing how to monitor them in the interim.

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Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
66	18-May-23	Aaron Clodd	Email	1645 Pickering Pkwy	<p>Would you mind clarifying your response? Here is some additional context to help. Our client owns the retirement home at 1645 Pickering Pkwy which is really struggling. The owner wasn't aware that there was a city initiated comprehensive zoning amendment process happening. I have reviewed the proposed zoning with them, and although the proposed zoning is permitting upwards of 19 stories, they have an issue with the proposed 40% coverage. Due to the linear nature of the site and its small size, it will be difficult for the owners to take advantage of the proposed 19 storey building height. When redevelopment happens in the future, they will need to have regard for the townhomes to the south and single detached homes to the west. The City will want any future building to be brought closer to the street with a tower component stepping back from a 4-6 storey podium. It is poor design to have a large 19 storey slab building and would be avoided. It makes more sense to have a larger floor plate podium with a point tower (for a 19 storey building), or a larger floor plate mid rise all of which would require an increase in building coverage on the site.</p> <p>All that said, is the Town open to increasing the proposed building coverage of the site in the zoning by-law prior to it being finalized by Council? If so we can provide a formal request for your records. Please advise at your earliest convenience.</p>	<p>Your client's site has an exception which will be carried over into the new CZBL. The objective of the consolidation exercise is to maintain permissions. In some cases say in commercial areas, uses have been expanded and in other cases such as vehicle repair uses in the employment areas, legal non-conforming uses have been created, however you are asking about form on a site with a pre-existing exception.</p> <p>You're welcome to make a submission (by July 28, 2023) for us to review the consistency between current provisions against the new CZBL. However, if your client wants to expand beyond that, it would still require a minor variance or zoning by-law amendment.</p>
67	24-May-23	N/A	Interactive Mapping	1246 Gloucester Sq	This is currently zoned S3, NOT SD	Thank you for noting this. The correct zoning has been applied through the carrying forward of exception by-law 2864/88.
68	8-Jun-23	N/A	Interactive Mapping	485 Whitevale Road	This is currently zoned HMC8, this should become a CH zone	This property is subject to exception by-law 2677/88, which applies the HMC8 zone, and will be carried forward in the draft of the Consolidated Zoning By-law.
69	8-Jun-23	N/A	Interactive Mapping	2130 Dixie Road	Zoning should be residential as all other areas surrounding the property are residential, This could make for a great place to add much-needed housing in the Liverpool area.	The Consolidated Zoning By-law Project is a consolidation of the various By-laws, including site-specific exceptions, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated.
70	8-Jun-23	N/A	Interactive Mapping	2097 Liverpool Road	This should be higher density residential.	The Consolidated Zoning By-law Project is a consolidation of the various By-laws, including site-specific exceptions, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated.
71	8-Jun-23	N/A	Interactive Mapping	911 Begley Street	This is currently Zoned PU - Public Utility. Why change it to RM?	Thank you for noting this. The correct zoning has been applied through the carrying forward of by-law 1299/81.
72	11-Jun-23	N/A	Interactive Mapping	1910 Altona Road	should be zoned residential, increase housing in this area	The Consolidated Zoning By-law Project is a consolidation of the various By-laws, including site-specific exceptions, into one City-wide By-law. Therefore, most site-specific zoning will not change, and simply be consolidated.
73	13-Jun-23	N/A	Interactive Mapping	1415 Major Oaks Road	These lots should be zoned S1 and not S2, refer to By-law 4183/93 schedule.	Thank you for noting this. The correct zoning has been applied through the carrying forward of by-law 4183/93
74	18-Jul-23	N/A	Interactive Mapping	1716 Central Street	looking for the zoning for this property	This property is subject to exception by-law 6640/06, which implemented provisions for lands within the Oak Ridges Moraine Conservation Plan Area.
75	20-Jul-23	N/A	Interactive Mapping	1016 Toy Avenue	E2	No response required.
76	24-Aug-23	N/A	Interactive Mapping	825 Jomar Avenue	Please confirm the zone and advise the following: (1) Permitted use with conditions (2) The maximum building height	This property was zoned R3 in the first draft of the Consolidated Zoning By-law, which permits a single-detached dwelling, a rooming home, and a home occupation, at a maximum building height of 9 metres.
77	25-Aug-23	N/A	Interactive Mapping	825 Jomar Avenue	Residential	This property was zoned R3 in the first draft of the Consolidated Zoning By-law, which permits a single-detached dwelling, a rooming home, and a home occupation, at a maximum building height of 9 metres.
78	17-Sep-23	N/A	Interactive Mapping	501 Marksbury Road	This property is owned by the TRCA, within a hazard zone and should be designated parkland	The City is undergoing a review of TRCA-owned lands through the preparation of the next draft of the Consolidated Zoning By-law.



Comment Summary Matrix (May 2022 to Dec 2023) - Draft Consolidated Zoning By-law						
Comment No.	Date Comment Received	Contact Name	Contact Method	Site Address	Comment	Response
79	28-Nov-23	N/A	Interactive Mapping	1855 Ninth Concession Road	Oddly shaped sliver overlapping.	Thank you for noting this. Overlaps and other legacy instances of data inaccuracies are being cleaned up as part of the preparation of the next draft of the Consolidated Zoning By-law.
80	4-Dec-23	N/A	Interactive Mapping	4935 Sideline 12 12	4935 Sideline 12 Road, Pickering.	No response required.
81	12-Dec-23	N/A	Interactive Mapping	425 Whitevale Road	The Community Hamlet zone is not listed in the draft comprehensive by-law document. What is permitted in this zone?	This property is subject to an exception by-law as amended, which has been carried forward in the second draft of the Consolidated Zoning By-law. The exception zone applicable to the property is HMC9, which permits the following uses: <ul style="list-style-type: none"> <li>•bed &amp; breakfast establishment;</li> <li>•day spa;</li> <li>•dwelling unit;</li> <li>•professional office;</li> <li>•restaurant – type A</li> <li>•retail store; and</li> <li>•small implement repair shop.</li> </ul>