



Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

Discussion Paper #1: Guiding Principles and Parameters



Purpose of the Zoning Review

The Zoning Review will investigate how to consolidate the City's six parent by-laws into one by-law for the City. The Review will also look at ensuring the new consolidated by-law conforms with the City's Official Plan and its recent updates. Preparation of 8 discussion papers initiates the Review.

Discussion Paper 1

Discusses:

- Guiding principles for the Review
- Current zoning in Pickering
- Examples of best practices
- Key zoning issues
- Format of a new By-law
- Approaches to mapping & graphics for a new by-law

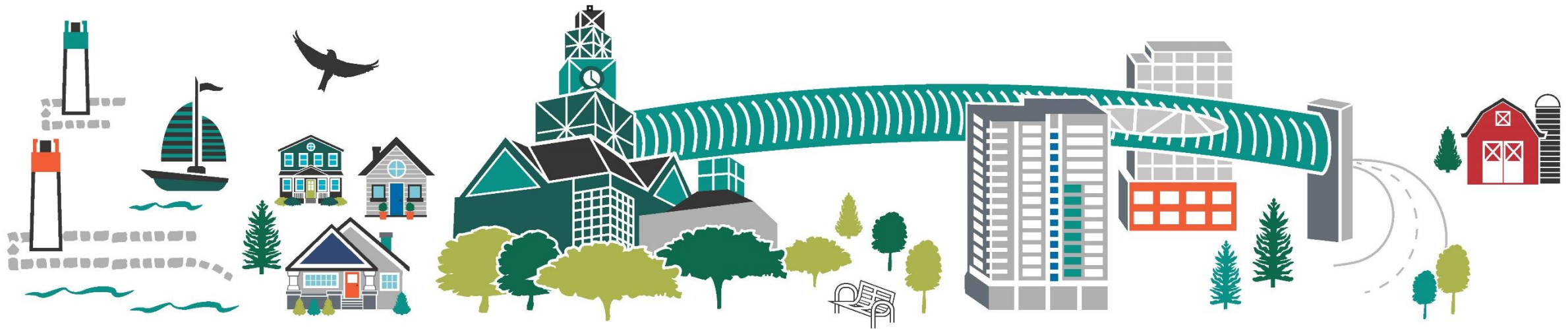
What is Zoning?

Zoning is an important planning tool used to guide the appropriate growth and development within a City. The Zoning By-law establishes permitted uses and performance standards such as building setbacks, and required parking rates.

Overview of Pickering's Zoning By-laws

The City is now regulated by 6 Parent Zoning By-laws:

1. Zoning By-law 2511
2. Zoning By-law 2520
3. Zoning By-law 3037
4. Zoning By-law 3036
5. Zoning By-law 7364/14
6. Zoning By-law 7553/17



Discussion Paper 1 identified the following guiding principles for the Review:

1. Consolidate the existing Zoning By-laws into one By-law.
2. Ensure the new zoning by-law conforms to the City's Official Plan and local studies.
3. Ensure the new zoning by-law conforms with Provincial and Regional Plans and Policies.
4. Create a new by-law that is accessible, easily understandable and clear in its style and structure.
5. Address emerging issues not addressed in the existing zoning by-laws.
6. Through innovative approaches create a modern and contemporary zoning by-law

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Please visit www.pickering.ca/zonereview to review Discussion Paper 1 for more information.