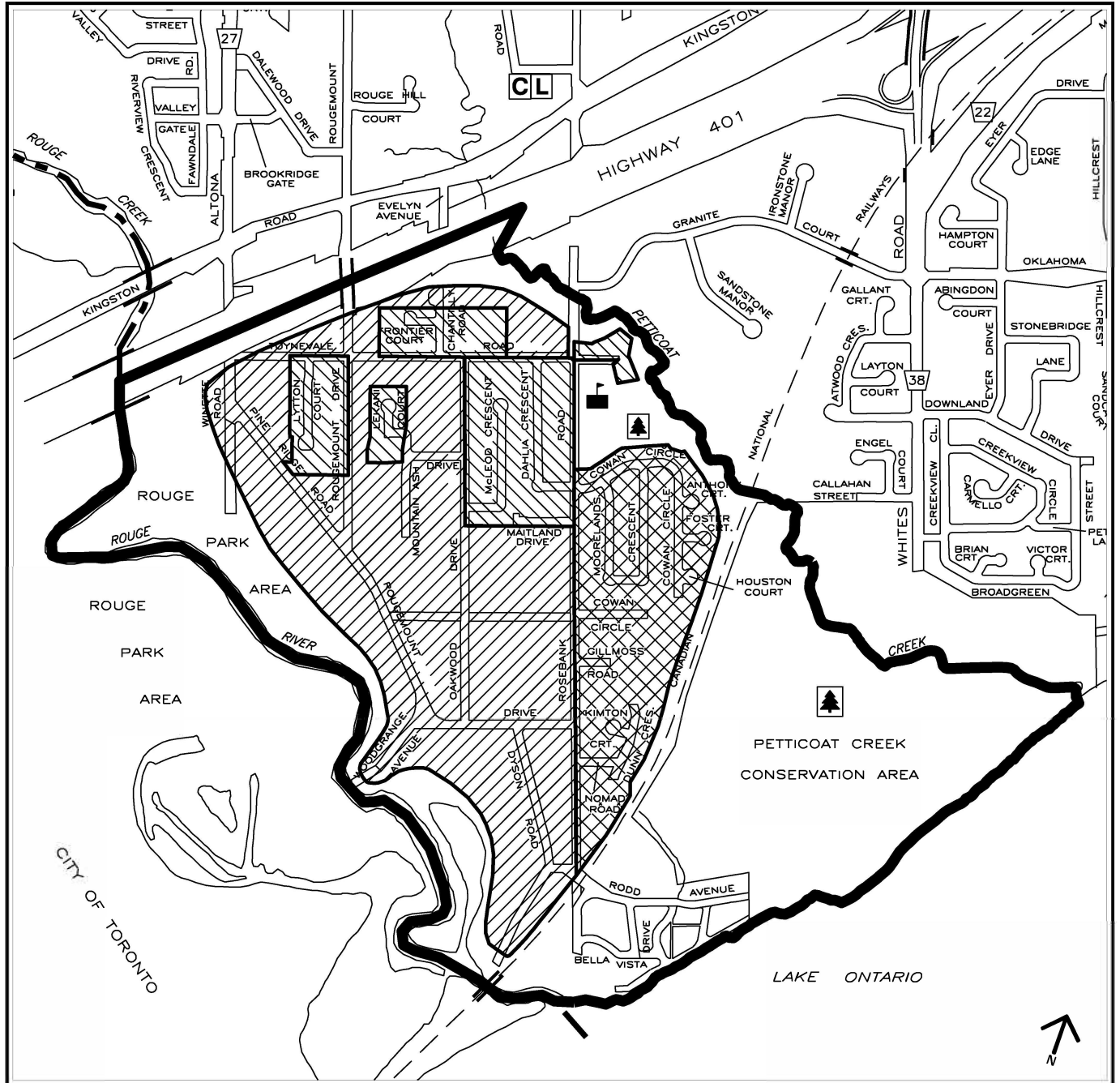


City of
PICKERING

Rosebank Neighbourhood

Section A1
Rosebank Neighbourhood
DEVELOPMENT GUIDELINES



LEGEND

DESIGN PRECINCT No. 1

DESIGN PRECINCT No. 2

DESIGN PRECINCT No. 3

Rosebank Neighbourhood Development Guidelines

The following Rosebank Neighbourhood Development Guidelines were adopted by Pickering Council on January 22, 1996, and amended four times: No.1 on February 4, 1985; No. 2 on October 15, 1991; No. 3 on April 1, 1992; and No. 4 on October 20, 1992; No. 5/6 on June 14, 2010, No. 7 on May 14, 2018; and No. 8 on November 23, 2020.

Section A1.1

As indicated on the map, the Neighbourhood comprises three design precincts. The following provides detailed guidelines for each of these precincts.

A1.1.1 Design Precinct No. 1

Within Precinct No. 1, residential development shall be limited to the provision of single detached dwellings only. All new lots created in this precinct shall have minimum lot frontages of approximately 15 metres and minimum lot depths ranging between approximately 33 metres and 60 metres, unless the character of the area is such that a smaller lot frontage or smaller lot depth is desirable.

A1.1.2 Design Precinct No. 2

Within Precinct No. 2, residential development shall be limited to the provision of single detached dwellings only. All new lots created in this precinct shall have minimum lot frontages of approximately 15 metres and minimum lot depths ranging between approximately 30 metres and 36 metres.

A1.1.3 Design Precinct No. 3

Within Precinct No. 3, residential development shall be limited to the provisions of single detached and semi-detached dwellings. All new lots created in this precinct for semi-detached dwellings shall have minimum lot frontages of approximately 10.5 metres and minimum lot depths of approximately 30 metres. New lots for single detached dwellings shall have the same minimum lot dimensions as new lots in Precinct No. 2.

Despite the minimum frontage requirements for single detached dwellings within Design Precinct No. 3, new lots for single detached dwellings within the subdivision connecting Cowan Circle and Gillmoss Road (subdivision file SP-2008-02) are permitted a minimum frontage of 11.0 metres.

Despite the minimum frontage requirements for new lots for single detached dwellings within Design Precinct No. 3, new lots for single detached dwellings within subdivision file SP-2016-04 are permitted a minimum frontage of 10.5 metres and a minimum lot depth of 27 metres.

Despite the minimum frontage requirements for new lots for single detached dwellings within Design Precinct No. 3, new lots for single detached dwellings within subdivision file SP-2019-02 are permitted a minimum frontage of 12.2 metres.