

The Corporation of the City of Pickering

By-law No. XXXX/24

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 Lots 21 and 22, Concession 5, City of Pickering.

Whereas the Council of the Corporation of the City of Pickering received an application to redevelop the subject lands being Part of Lots 21 and 22, Concession 5, in the City of Pickering to permit the development of single detached and townhouse dwellings;

And whereas an amendment to By-law 7364/14, as amended is deemed necessary to permit such uses;

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 Lots 21 and 22, Concession 4, and Part of Lots 21-23, Concession 5, City of Pickering, and designated *MD-DS-#, LD2-##, LD2-M-###, LD1-T-####, LD1-#####, SWM, CU, OS* and *NHS* 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
MD-DS	#	Part of Lots 21 and 22, Concession 5	For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the

			<p>reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p>
LD2	##	Part of Lots 21 and 22, Concession 5	<p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p> <p>For a <i>detached dwelling</i> with attached private garage accessed from a street abutting the rear lot line on a through lot:</p> <p>Maximum front yard: No requirement</p> <p>Section 2.25 shall not apply.</p>
LD2-M	###	Part of Lots 21 and 22, Concession 5	<p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p>

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LD1-T	####	Part of Lots 21 and 22, Concession 5	<p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p>
LD1	#####	Part of Lots 21 and 22, Concession 5	<p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting public street, the reserve shall be deemed to constitute part of the lot for the purposes of calculating required setbacks only. Reserves used for such purposes must remain clear and unencumbered.</p> <p>For the purpose of this by-law, where the lot line of a lot abuts a reserve of 0.3 metres or less that has been established by the City to restrict or control access to an abutting street, the lot is considered to have frontage on a public street.</p>

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, 2024.

Kevin Ashe, Mayor

Susan Cassel, City Clerk