

# PLANNING JUSTIFICATION BRIEF

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PART 4, 40R-29767  
CITY OF PICKERING

January, 2022



DESIGN  
PLAN  
SERVICES

TOWN  
PLANNING  
CONSULTANTS

# **DESIGN PLAN SERVICES INC.**

DPS JOB NUMBER : 1963

## **APPLICATIONS FOR:**

ZONING BY-LAW AMENDMENT  
DRAFT PLAN OF SUBDIVISION

## **DESIGN PLAN SERVICES INC.**

TOWN PLANNING CONSULTANTS

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An aerial photograph of a residential area. In the foreground, there is a road with several houses on either side. The houses have various roof colors, including brown, grey, and blue. The surrounding area is filled with green trees and grass. In the background, there is a large, open field, possibly a farm or a park, with a road running through it. The overall scene is a mix of developed and natural areas.

# INTRODUCTION

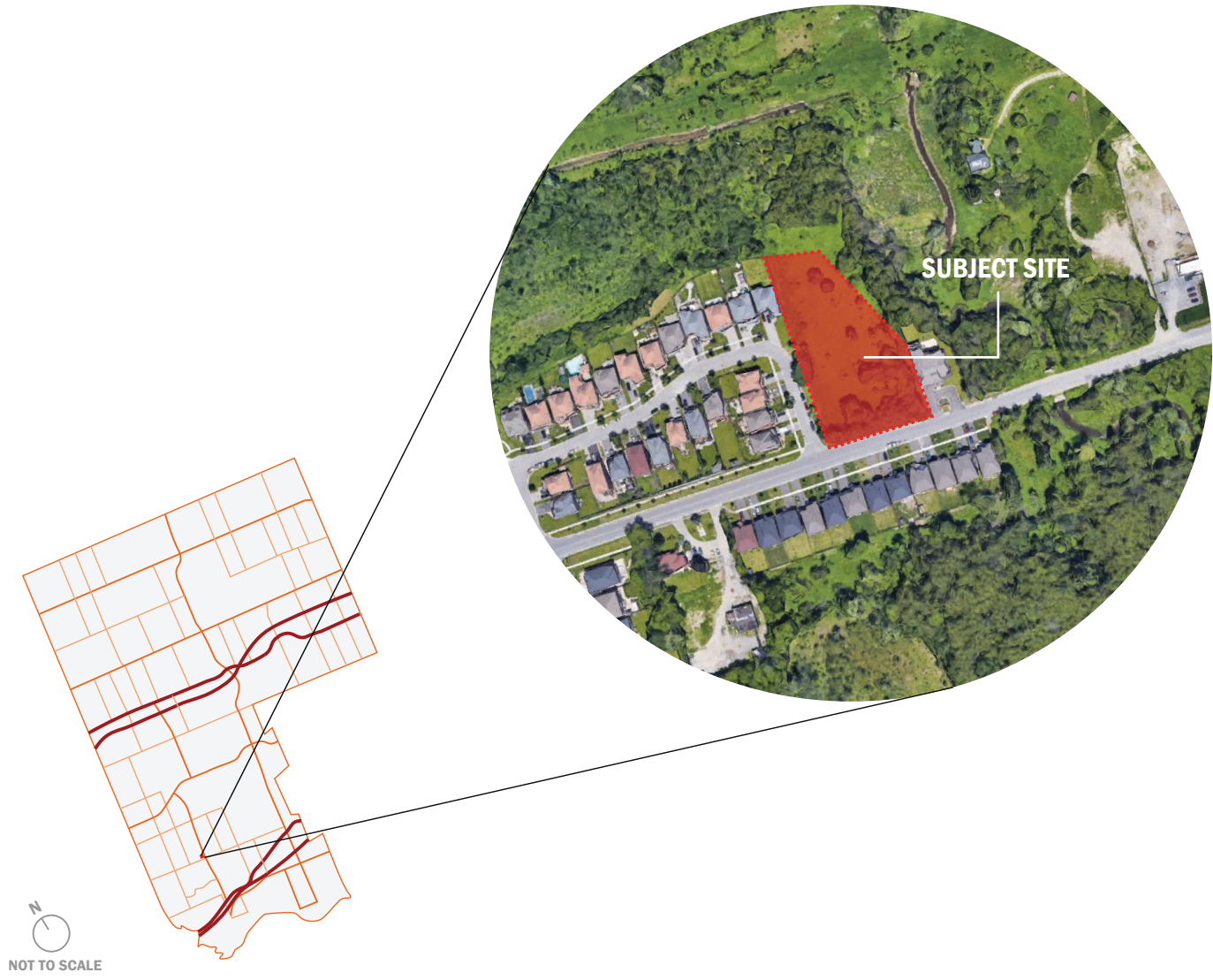
**1.0**

## **Introduction**

This Planning Justification brief has been prepared in support of applications for zoning by-law amendment, draft plan of subdivision, to permit the construction of eight single detached residential dwellings in the City of Pickering, Regional Municipality of Durham. The subject land is located on the west side of the City of Pickering. The legal description of the subject site is Part 4, 40R-29767, Pickering. The site is located on the north side of Finch Avenue between Altona Road and Woodview Avenue (see Schedule A). The site is currently a vacant property with no building or structures abutting an already existing residential neighbourhood.

This proposal includes eight single detached residential dwellings, with six fronting onto existing Nature Haven Crescent, and two fronting onto Finch Avenue. The built form of this proposal is designed to blend harmoniously with the existing housing stock in the area (including newer developments north of Finch Avenue to the east and west). This development proposal is consistent with the Provincial Policy Statement and conforms to all provincial plans including the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan. The zoning by-law amendment is being submitted to ensure that the proposed units are zoned appropriately, and the residential land use proposed is permitted. The existing zoning on the site is 'A' (Agricultural), but the Region of Durham designates the subject site as "Living Areas" and the City's Official Plan designates the subject site for low-density residential uses in an 'urban residential area'. Rezoning the site will bring its zoning permissions in line with the uses contemplated for the site by the region and municipalities Official Plan.

This proposal will provide residential infill development in an area identified by Pickering's Official Plan as desirable for housing. This development represents a more efficient use of the subject site than its current disposition, and implements the policies, goals, and objectives of the relevant provincial, municipal and regional planning documents.



▼ Figure 1 - Contextual Diagram of Subject Site

Source: DPS

An aerial photograph of a residential area. In the upper left, there is a large, brown, rectangular field, possibly a construction site or a large lot. A road runs horizontally across the middle of the image. Below the road, there is a cluster of houses with various roof colors (brown, grey, blue). To the right of the houses, there is a large, green, wooded area. The overall scene is a mix of developed and natural land.

# **GENERAL CONTEXT & BACKGROUND INFORMATION**

**2.0**



## General Context & Background Information

The subject site is located on the west side of the City of Pickering with the legal description of Part 4, 40R-29767, in the City of Pickering, within the Region of Durham. More specifically it is located on the North side of Finch Avenue between Altona Road and Woodview Avenue. The subject site is configured in an irregular shape and has a 60.81m frontage onto Finch Avenue and has a depth of 110.87m at its longest point.

A pre-consultation meeting was held on December 14th, 2017 with municipal staff and other relevant parties to assess the requirements for a zoning by-law amendment, and draft plan of subdivision (See Schedule B for general description of subject site). Municipal staff have confirmed on December 2nd, 2019 that the pre-consultation requirements from this meeting will still satisfy a complete submission. The subject site was purchased by the current owner from Infrastructure Ontario and is currently a vacant parcel of land. The Regional and Municipal Official Plans designate the land for residential uses, which will be achieved through this rezoning application.



▼ Figure 2 - Aerial View of Subject Site

Source: Google Maps & DPS

An aerial photograph of a residential area. In the upper left, there is a large, brown, rectangular field. A road runs horizontally across the middle of the image. Below the road, there is a cluster of houses with various roof colors (brown, grey, blue). To the right of the houses, there is a large, green, wooded area. The overall scene is a mix of developed and natural land.

# DESCRIPTION OF PROPOSAL

**3.0**

# Description of Proposal

The proposed development will ultimately result in the construction of eight single detached dwellings, with two fronting onto Finch Avenue, and six fronting onto Nature Haven Crescent. The proposal also includes an extension to the road right-of-way of the existing Nature Haven Crescent along the Eastern portion. This will ensure that the ultimate driveways from each of the proposed lots will be adequate for vehicle traffic and satisfy municipal requirements. The proposed lot areas within this proposal range from 467.3sq m to 813.2sq m and the frontages of the proposed lot ranging from 13.9m to 16.4m (See Schedule G).



▼ Figure 3 - Concept Plan

Source: Jardin Design Group Inc.

An aerial photograph of a residential neighborhood, showing a road, houses, and a large wooded area. The image is darkened to serve as a background for text.

# **PROVINCIAL POLICY DOCUMENTS**

**4.0**

# Provincial Policy Documents

## 4.1 Provincial Policy Statement (2020)

- a. The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014. It was approved by the Lieutenant Governor in Council, Order in Council No.229/2020.
- b. The Provincial Policy Statement sets out high-level policy goals for land-use planning in Ontario. Generally speaking, it promotes efficient development and uses of land, long-term economic prosperity, careful use and management of natural resources and public health and safety.
- c. Part V Section 1.1 deals with managing and directing land use to achieve efficient development and land use patterns. Given the residential character around the site, and the development designation within municipal documents, it is reasonable to say that the proposal is consistent and compatible with the abutting land uses. More specifically the proposal adds to the already existing healthy, livable and safe community and meets the following policies:
  - i. *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
  - ii. *Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;*
  - iii. *Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
  - iv. *Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
  - v. *Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing cost*
  - vi. *Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*
- d. The subject site is located within the settlement area also known as the City of Pickering, and the following policies under Section 1.1.3 are met by the proposed development:

- vii. *Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development.*
  - viii. *Policy 1.1.3.2 speaks to land use patterns within settlement areas and shall be based on densities and a mix of land uses which:*
    - a. *Efficiently use land and resources;*
    - b. *Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available;*
    - c. *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
    - e. *Support active transportation;*
    - f. *Are transit-supportive, where transit is planned, exists or may be developed.*
  - ix. *Policy 1.1.3.3 states that “planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”*
  - x. *Policy 1.1.3.4 states that “appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”*
  - xi. *Policy 1.1.3.5 states that “planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions”.*
- e. Section 1.4 addresses PPS’ policies regarding housing, and the following policies are relevant to the subject proposal:
- i. *Policy 1.4.1 states that “it is the PPS’ goal to provide an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area”.*
  - ii. *Policy 1.4.3 points out that appropriate range and mix of housing options and densities shall be provided by the followings:*
    - b. *permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.*
- c. *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
  - d. *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
  - e. *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*
- f. Section 1.6 addresses the PPS' policies on infrastructure and public services. Section 1.6.3 prioritizes the use of existing infrastructure and public service facilities wherever possible. As this site has full municipal servicing (roads, water, wastewater, and stormwater management facilities), it meets the preferred standard set out in this section.

Overall, the proposal to amend the zoning by-law to permit the subject site to be developed for 8 Single Detached dwellings is consistent with the policies mentioned within the Provincial Policy Statement 2020. The proposed plan takes advantage of currently underutilized land within The City of Pickering. The built form proposed for the site is compatible with the existing housing stock in the area and contemplates the provision of additional living opportunities. Furthermore, the proposal provides desirable, and anticipated residential housing to the community, adding a greater amount of housing stock within the municipality. The proposed development is consistent with and will implement the policies of the Provincial Policy Statement, 2020.

#### **4.2 Growth Plan for the Greater Golden Horseshoe (2020)**

- a. The Growth Plan for the Greater Golden Horseshoe, 2020 has been prepared and approved under the Places to Grow Act, 2005. The first version was issued in 2006, and it has recently been updated with the new version and came into effect on August 28, 2020. It is a frame work for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2051.

- b. The subject site is located within the Delineated Built-Up Area as determined by The Growth Plan 2020.
- c. The guiding principles of the growth plan include supporting the achievement of complete communities; prioritizing intensification and higher densities; providing flexibility to capitalize on new economic and employment opportunities as they emerged; supporting a range and mix of housing options; Improving the integration of land use planning with planning and investment in infrastructure and public service facilities; providing and investment in infrastructure and public service facilities; providing for different approaches to manage growth that recognize the diversity of communities in the GGH; protect and enhance natural heritage, hydrologic, and landform systems, features and functions; Support and enhance the long-term viability and productivity of agriculture; conserve and promote cultural heritage resources to support the social, economic and cultural well-being of all communities and integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure to successfully achieve this vision.
- d. Policy 2.2.2 of the Growth Plan addresses developments with ‘Delineated Built-Up Areas’, and includes the following policies:
  - 1. *By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is a minimum of 50 percent of all residential development occurring annually will be within the delineated built-up area.*
  - 2. *All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*
    - b. *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
    - c. *encourage intensification generally throughout the delineated built-up area;*
    - d. *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
    - e. *be implemented through official plan policies and designations, updated zoning and other supporting documents.*
- e. Policy 2.2.6 of the Growth Plan addresses ‘housing’, and includes the following policies:
  - 1. a) *Supporting housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities.*



2. *Municipalities will support the achievement of complete communities by:*
  - a. *planning to accommodate forecasted growth to the horizon of this Plan;*
  - b. *planning to achieve the minimum intensification and density targets in this Plan;*
  - c. *considering the range and mix of housing options and densities of the existing housing stock; and*
  - d. *planning to diversify their overall housing stock across the municipality*

The subject site is located within the 'Delineated Built-Up Areas' and the proposal is to develop a currently vacant lot which is designated for development in City of Pickering's Official Plan. Intensification of underutilized lands within the Delineated Built-Up Areas is encouraged by the Growth Plan. The subject site is located and the proposed development is an appropriate type and scale of development that can provide residential land use on Finch Avenue, a Major Arterial Road as well as Nature Haven Crescent, where residential dwellings already exist. The proposed development is an appropriate type and scale of development that can provide residential land use in an area that has been designated for residential intensification. Furthermore, this proposal is in keeping with the density requirements set out within the Growth Plan for the Greater Golden Horseshoe. We have reviewed all policies of the Growth Plan for the Greater Golden Horseshoe and are of the opinion that this specific proposal conforms to the goals and objectives of the Plan.

An aerial photograph of a residential neighborhood, showing a road, houses, and trees. The image is darkened to serve as a background for the text.

# **REGIONAL & MUNICIPAL POLICY & REGULATORY DOCUMENTS**

**5.0**

# Regional and Municipal Policy and Regulatory Documents

## 5.1 Region of Durham Official Plan

The subject site is designated as “Living Area” within the Region of Durham Official Plan (See Schedule C). The policies related to these designations leave detailed design and implementation considerations to the official plan of the local municipality. However, they do provide some high-level general direction within Section 8 relating to the “Urban System” as noted below:

- Living Areas
  - Policy 8.1.15 - “To establish suitable areas for the provision of a full range of housing which will be developed in a cost-effective and efficient manner.”
  - Policy 8.1.16 - “To create and maintain an attractive living environment that is safe, energy efficient and in harmony with nature.”
- General Policies:
  - Policy 8.2.1(b) - “A mixture of uses in appropriate locations, with particular consideration given to Centres and Corridors”
  - Policy 8.2.1 (c) - “intensification, with particular regard to Policies 4.3.2, 7.3.9 and 8B.2.4(d);”
  - Policy 8.2.1(d) - “good urban design principals;”
  - Policy 8.2.1(e) - “increased public transit usage;”
  - Policy 8.2.1(f) - “linkages for pedestrians and cyclists which link communities internally and externally and to the public transit system;”
- Sub-Section 8B - Living Areas
  - Policy 8B.1.1 - “Living Areas shall be comprised of communities with boundaries which shall be defined within area municipal official plans. Each community shall be developed to incorporate the widest possible variety of housing types, sizes and tenure to provide living accommodations that address various social-economic factors.

- Policy 8B.1.2 - “Living Areas shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas, particularly along arterial roads.”
- Policy 8B.1.4 - “Regional Council shall support the review of development proposals currently in the approvals process, to encourage higher densities where appropriate and promote area municipal official plans to maximize permissible densities for vacant lands, within their Urban Area boundaries at the time of approval of this Plan.”
- Policy 8B.2.3 In the consideration of development applications in Living Areas, regard shall be had for the following:
  - a. the intent of this Plan to achieve a compact urban form, including intensive residential, office, retail and service and mixed uses along arterial roads and in conjunction with present and potential transit facilities;

The subject site is designated as a ‘Living Area’ within the area defined as ‘Urban System’ by the Region of Durham Official Plan. This development proposal seeks to add 8 units of housing in the form of single detached dwellings to the City of Pickering’s overall built form. The proposal conforms to the regional policies listed as it takes advantage of an underdeveloped portion of land adjacent to a built-up area on Nature Haven Crescent located on the North side of Finch Avenue. The availability of full municipal servicing from abutting built-up areas, will further solidify the appropriateness for residential development on this property. The site’s proximity to the Altona Forest and other natural heritage features will provide a pleasant environment conducive to outdoor activities for prospective residents. The proposed development meets the requirements for residential infill development, and is consistent with the policies of the Region of Durham Official Plan.

## 5.2 City of Pickering Official Plan

The subject site is identified as a ‘Low Density Area’ within an ‘Urban Residential Area’ (See Schedule D). The policy within for City of Pickering Official Plan are noted below:

- 3.9 City Council:
  - a. shall recognize as Urban Residential Areas on Schedule I, those areas in the City intended primarily for housing and related uses and activities, including group homes and home occupations;
  - b. shall recognize as Urban Residential Areas on Schedule I, those areas in the City intended primarily for housing and related uses and activities, including group homes and home occupations;

- c. in establishing performance standards, restrictions and provisions for Urban Residential Areas, shall have particular regard to the following:
    - i. protecting and enhancing the character of established neighbourhoods, considering such matters as building height, yard setback, lot coverage, access to sunlight, parking provisions and traffic implications;
    - ii. restricting net residential densities to less than the maximums set out in Table 9 in response to provisions specified in a Part 3 Neighbourhood Plan (Chapter 12), or where neighbourhood character and/or environmental constraints warrant; and
    - iii. restricting the size, height and/or floorspace of non-residential developments in response to provisions specified in a Part 3 Neighbourhood Plan (Chapter 12), to prevent excessive commercial development, or where neighbourhood character and/or environmental constraints warrant;
  - d. despite Section 3.9(b) and Table 9, may limit residential densities below the minimums set out in the Table, if it can be demonstrated to the City's satisfaction that the design, site layout, blocking, and/or phasing of the project can be intensified over time to achieve at least the minimum levels of intensity set out in the Table; and
- Maximum and Minimum Net Residential Density (Low Density Area)
    - 0-30 Units per Hectare

The proposed net residential density is 16 units per hectare for this proposal. The proposed development follows the policies and objectives for development of the land for residential dwellings while achieving the targeted net residential density number of 0-30 units per net hectare. The development has been designed to make sure that it will respect the built form of the established neighbourhoods nearby and contribute positively to Pickering's urban environment. This proposal will take underutilized land in an area where residential development already exists and provide infill housing with nearby access to notable natural heritage features and community amenities. Given the proposed development similarity in terms of built form with the surrounding area, the new dwellings associated with the proposal will be appropriate for their location and serve to implement the policies established by the City of Pickering.

### **5.3 Existing Zoning By-Law Designation and Zoning By-Law Amendment**

The subject site is currently zoned Agricultural “A” under the City’s Zoning By-law 3036 (see Schedule E) which does not permit the land to be used for a residential development of this nature. A zoning by-law amendment (to SX-X) will be required to permit the use of the site for a residential development. This zoning by-law amendment will bring this site’s zoning into conformity with the City of Pickering’s Official Plan, where the lands are currently designated for a low density urban residential area and will implement the S1-14 zone which is the zoning for the dwellings that exist on Nature Haven Crescent.

The purpose of a zoning by-law amendment application is to specifically permit the development proposal (See Schedule F for zoning by-law amendment).

An aerial photograph of a residential area. In the foreground, there is a road with several houses on either side. The houses have various roof colors, including brown, grey, and blue. The surrounding area is filled with green trees and grass. In the background, there is a large, open field, possibly a farm or a park, with a road running through it. The overall scene is a mix of developed and natural areas.

# **SUPPORTING DOCUMENTS**

**6.0**

## **Supporting Documents**

The following documents have been submitted in support of the proposed development for 8 Single Detached Dwellings.

### **A) Traffic Opinion Letter (November 2019 prepared by CGC Transportation Consulting)**

The report concludes that the traffic generated from the proposed development is minor and will not cause significant impact to the surrounding road network and that there are adequate site distances in both eastbound and westbound approaches along Finch Avenue.

### **B) Stage 1 & 2 Archaeological Assessment (June 2020 prepared by ASI Heritage)**

The report concludes that no further archaeological assessment of the property be required.

### **C) Phase One Environmental Site Assessment (January 2020 prepared by Soil Engineers Ltd.)**

The report concludes that the Phase One ESA did not reveal any items of environmental concern attendant to the subject site and a Phase Two ESA is not warranted at the subject site.

### **D) Geotechnical Investigation (February 2020 prepared by Soil Engineers Ltd.)**

The report concludes that there are no site specific issues pertaining to this proposal. Please see the report within the submission package for more details.

### **E) Hydrogeological Assessment (February 2021 prepared by Soil Engineers Ltd.)**

The report concludes that there are no site specific issues pertaining to this proposal. Please see the report within the submission package for more details.

### **F) Noise Feasibility Study (February 2021 prepared by HGC Engineering)**

The report concludes that there are no site specific issues that affect the feasibility of this proposal but some measures must be put into place prior to permits being issued. Please see the report within the submission package for more details.



**G) Functional Servicing Report (December 2021 prepared by Valdor Engineering Inc.)**

The report concludes that the proposed residential infill development can be adequately serviced with full municipal services in accordance with the standards for the City of Pickering, Region of Durham and the Toronto & Region Conservation Authority.

**H) Water Balance Study (May 2021 prepared by Soil Engineers Ltd.)**

The report concludes that there are no site specific issues pertaining to this proposal. Please see the report within the submission package for more details.

**I) Construction Mitigation & Communication Plan (June 2021 prepared by 59 Project Management)**

The construction Management plan concludes that the construction can be completed in a clean and professional manner.

**J) Arborist Report & Addendum Report (July 2021 & January 2022 prepared by Beacon Environmental)**

The report concludes that all trees on the subject site be removed for the proposed development.

**K) Environmental Impact Study (December 2021 prepared by Beacon Environmental)**

The report concludes that the proposed development is in conformity with the applicable natural heritage policies as set out by the Province, Region, and municipality. Mitigation measures have been recommended to address any potential negative impacts on the natural features.

An aerial photograph of a residential area. In the foreground, there is a road with several houses on either side. The houses have various roof colors, including brown, grey, and blue. The surrounding area is filled with green trees and grass. In the background, there is a large, open field, possibly a farm or a park, with a road running through it. The overall scene is a mix of residential development and natural landscape.

# **SUMMARY & CONCLUSIONS**

**7.0**

## Summary and Conclusions

The proposal is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe. The proposed development also implements the policies of the Region of Durham Official Plan and the City of Pickering Official Plan, therefore, no Regional or City Official Plan Amendment is required. Based on the forgoing analysis of the proposed development and all relevant legislation, policies, and guidelines, it is our opinion that the proposed development should be approved by the approval authority. This proposal implements a number of the City's goals and objectives, and will have minimal impact on the surrounding land uses. It is our professional opinion that this development represents an appropriate and desirable use of the subject site in an area that has been identified as a target for intensification.



*I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.*

Date: January 25<sup>TH</sup>, 2022

A handwritten signature in black ink, appearing to read 'T.J. Cieciora', written over a horizontal line.

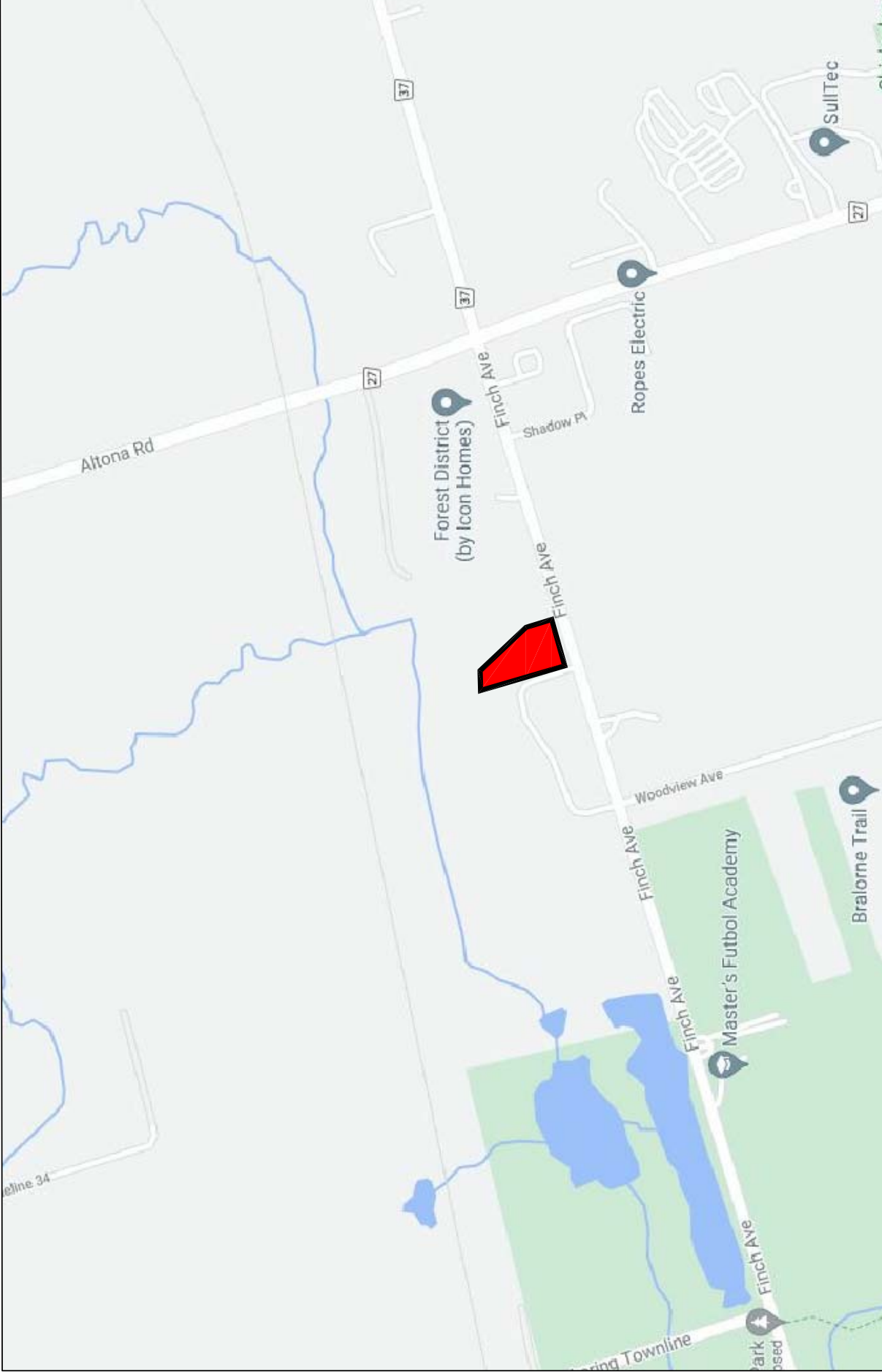
T.J. Cieciora, MSc MCIP RPP

*Planner and Principal*

An aerial photograph of a residential area. In the upper left, there is a large, brown, rectangular field. A road runs horizontally across the middle of the image. Below the road, there is a residential development with several houses and a winding road. The area is surrounded by dense green trees and vegetation. The overall scene is a mix of natural and developed land.

# SCHEDULES

8.0



Subject Property



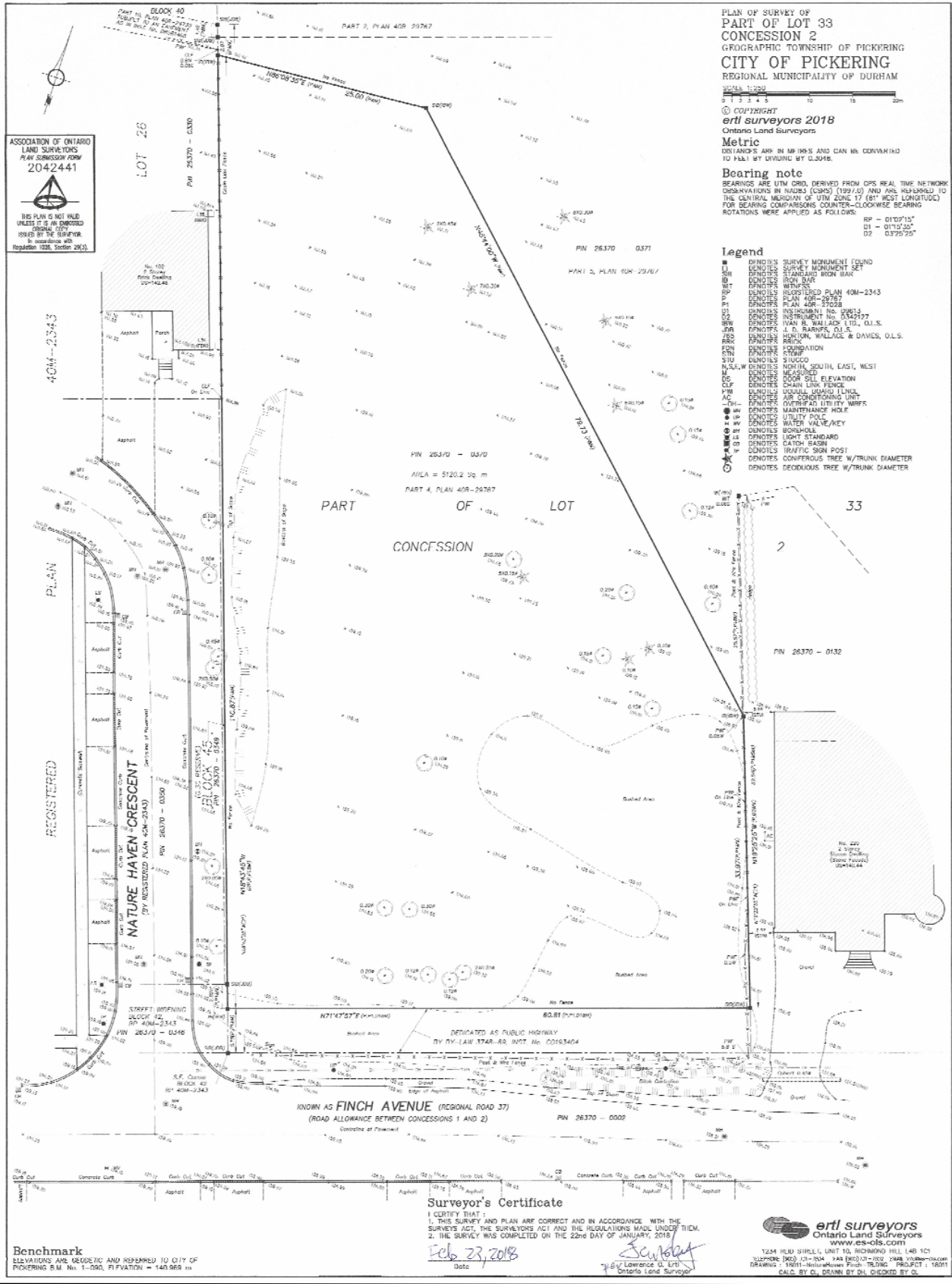
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www.designplan.ca

Scale	NTS	Date	07/29/2021	Drawing Number	1963-SC1	Rev.	Drawn	Design
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# Schedule A Context Map

Part 4, 40R-29767, City of Pickering



PLAN OF SURVEY OF  
 PART OF LOT 33  
 CONCESSION 2  
 GEOGRAPHIC TOWNSHIP OF PICKERING  
 CITY OF PICKERING  
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:250  
 0 1 2 3 4 5 10 15 20m

© COPYRIGHT  
 ertl surveyors 2018  
 Ontario Land Surveyors

Metric  
 DISTANCES ARE IN METERS AND CAN BE CONVERTED  
 TO FEET BY DIVIDING BY 0.3048.

Bearing note  
 BEARINGS ARE UTM GRID, DERIVED FROM GPS REAL TIME NETWORK  
 OBSERVATIONS IN NA83 (GRS) (1997.0) AND ARE REFERRED TO  
 THE CENTRAL MERIDIAN OF UTM ZONE 17 (EAST LONGITUDE)  
 FOR BEARING COMPARISONS COUNTER-CLOCKWISE BEARING  
 ROTATIONS WERE APPLIED AS FOLLOWS:  
 RP = 01°07'15"  
 D1 = 01°12'35"  
 D2 = 03°07'25"

- Legend**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - ▬ DENOTES STANDARD IRON BAR
  - ▬ DENOTES IRON BAR
  - DENOTES METERS
  - RP DENOTES REGISTERED PLAN 40M-2343
  - P DENOTES PLAN 40R-29767
  - P1 DENOTES PLAN 40R-29767
  - D1 DENOTES INSTRUMENT No. 0342197
  - D2 DENOTES PLAN R. WALLACE LTD., O.L.S.
  - JWB DENOTES J. D. BARNES, O.L.S.
  - AW DENOTES HAYTON, WALLACE & DAVIES, O.L.S.
  - BRICK DENOTES BRICK
  - CONCRETE DENOTES CONCRETE
  - STUCCO DENOTES STUCCO
  - METAL SOUTH EAST, WEST DENOTES METAL SOUTH EAST, WEST
  - METAL ELEVATION DENOTES METAL ELEVATION
  - METAL SILL DENOTES METAL SILL
  - CLIP DENOTES CHAIN LINK FENCE
  - LINK DENOTES DOUBLE LEADED LINK
  - UNIT DENOTES AIR CONDITIONING UNIT
  - WIRE DENOTES OVERHEAD UTILITY WIRE
  - HOLE DENOTES MAINTENANCE HOLE
  - POLE DENOTES UTILITY POLE
  - VALVE/KEY DENOTES WATER VALVE/KEY
  - BENCH MARK DENOTES BENCH MARK
  - STANDARD DENOTES LIGHT STANDARD
  - CATCH BASIN DENOTES CATCH BASIN
  - TRAFFIC SIGN POST DENOTES TRAFFIC SIGN POST
  - CONIFEROUS TREE W/TRUNK DIAMETER DENOTES CONIFEROUS TREE W/TRUNK DIAMETER
  - DECIDUOUS TREE W/TRUNK DIAMETER DENOTES DECIDUOUS TREE W/TRUNK DIAMETER

**Surveyor's Certificate**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
 SURVEYS ACT, THE SURVEYS REGULATION AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF JANUARY, 2018.  
 Feb 23, 2018  
 Lawrence O. Erti  
 Ontario Land Surveyor

**ertl surveyors**  
 Ontario Land Surveyors  
 WWW.ERTL-SURV.COM  
 1254 HILD SHIRE L, UNIT 10, RICHMOND HILL, L4B 1C1  
 SURVEYOR (905) 701-7004 FAX (905) 701-7002 2968 DUNDAS -DUNDAS  
 DRAWING 1:1001-1001-0000-0000-0000-0000-0000-0000-0000-0000-0000-0000  
 CALC. BY CL, DRAWN BY DL, CHECKED BY CL

**Schedule B  
 Survey**  
 Part 4, Plan 40R-29767 - City of Pickering

<b>DESIGN PLAN SERVICES INC.</b>		<b>DPS</b>	
Town Planning Consultants			
900 The East Mall, Suite 300 Etobicoke, Ontario M9B 6K2 Telephone (416) 626-5445 www.designplans.ca			
NTS	07/29/2021	1963-SC2	JD
Scale	Date	Drawing Number	Rev. Drawn Design



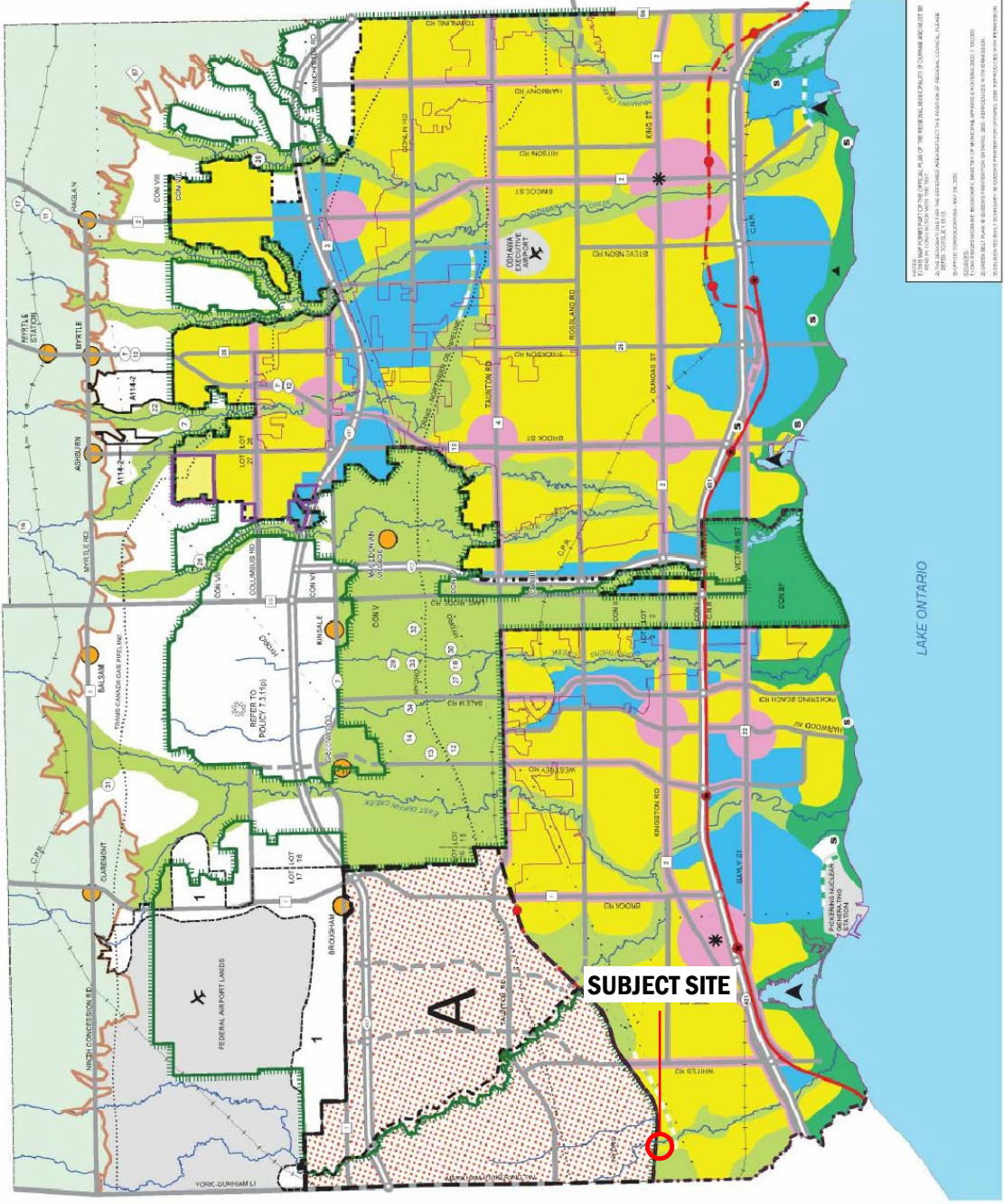
**OFFICIAL PLAN OF THE  
REGIONAL MUNICIPALITY  
OF DURHAM**



**SCHEDULE 'A' - MAP 'A4'  
REGIONAL STRUCTURE**

**LEGEND**

- URBAN SYSTEM**
- URBAN AREA BOUNDARY
  - REGIONAL CENTRE
  - URBAN GROWTH CENTRE
  - REGIONAL CORRIDOR
  - LIVING AREAS
  - EMPLOYMENT AREAS
  - AREAS DEVELOPABLE ON FULL-PARTIAL MUNICIPAL SERVICES
  - AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
  - AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
  - MUNICIPAL SERVICE
  - BUILT BOUNDARY
- RURAL SYSTEM**
- PRIME AGRICULTURAL AREAS
  - HAULET
  - RURAL BUREAU/POST AREA (SEE TABLE FOR DESCRIPTION)
  - SHORELINE RESIDENTIAL
  - REGIONAL NODE (SEE SECTION 8C FOR DESCRIPTION)
  - AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)
- GREENLANDS SYSTEM**
- MAJOR OPEN SPACE AREAS
  - WATERFRONT AREAS
  - WATERFRONT BOUNDARY
  - DMY BODIES INCRUISE
  - TOURIST ACTIVITY/RECREATIONAL NODE
  - OPEN SPACE LINKAGE
  - GREENBELT BOUNDARY
  - WATERFRONT PLACE
  - WATERFRONT LINKS
- TRANSPORTATION SYSTEM**
- SEE SCHEDULE C FOR DESIGNATIONS  
THE FOLLOWING IS SHOWN SELECTIVE Y FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.
- EXISTING
  - ARTERIAL ROAD
  - FREEWAY
  - INTERCHANGE
  - GO RAIL
  - GO STATION
  - ELUDE
- SPECIAL AREAS**
- SPECIAL STUDY AREA
  - DETERMINED BY MINISTER OF MUNICIPAL AFFAIRS
  - REFER TO POLICY 7.3.1(1)
  - SPECIAL POLICY AREA
  - APPEALED TO O.M.B.
  - LANDS APPEALED TO OMBL
  - REFER TO POLICY 14.1.3.7



**Schedule C  
Durham Official Plan - Schedule 'A' - Map 'A4' Regional Structure  
Part 4, 40R-29767, City of Pickering**

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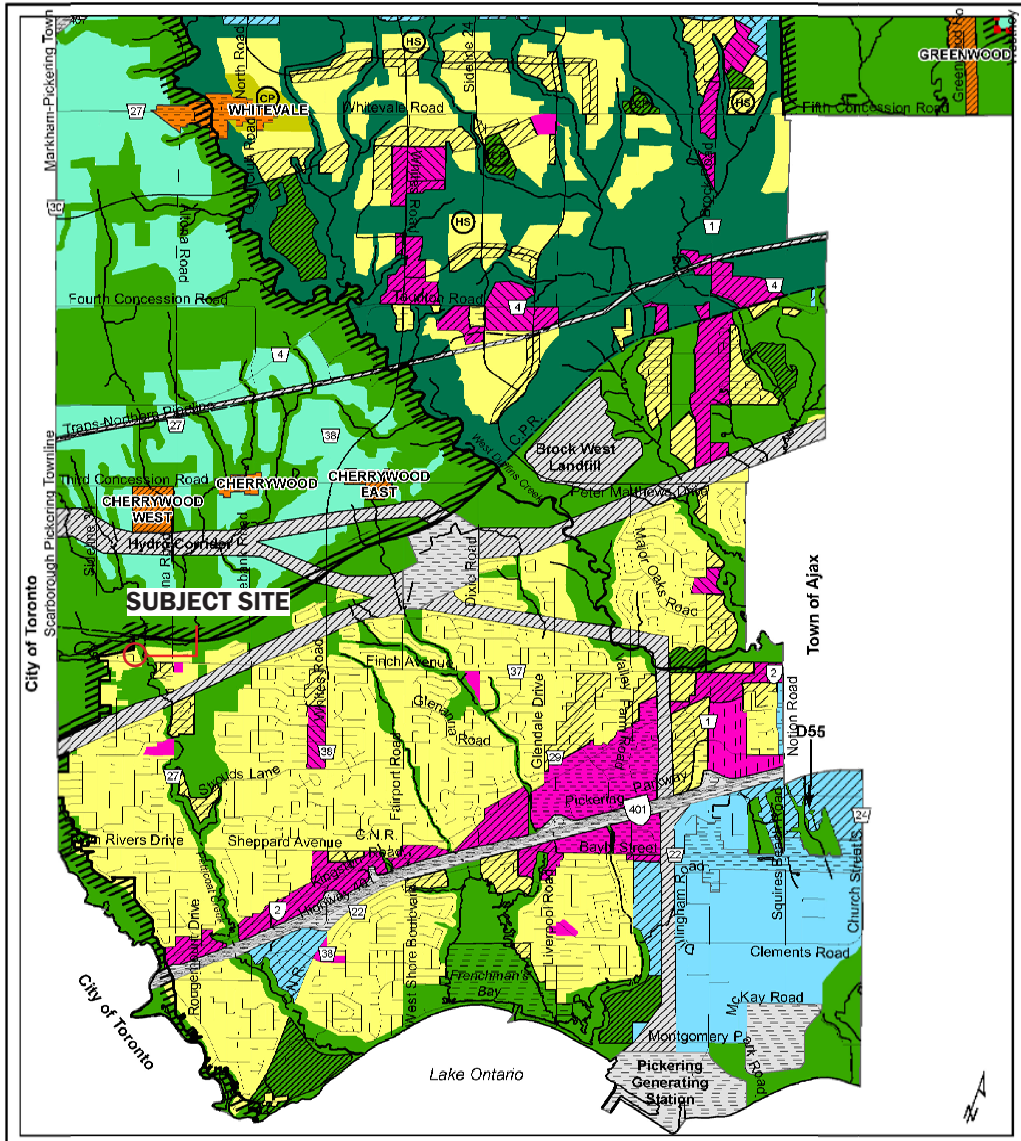
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NTS Scale

07/29/2021 Date

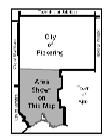
1963-SC3 Drawing Number

JD Design



Schedule I to the  
**Pickering Official Plan**

Edition 8



Sheet 1 of 3

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**Open Space System**

- Seaton Natural Heritage System
- Natural Areas
- Active Recreational Areas
- Marina Areas
- Hamlet Heritage Open Space
- Rural Settlements**
- Rural Clusters
- Rural Hamlets

**Land Use Structure**

- Urban Residential Areas**
- Low Density Areas
- Medium Density Areas
- High Density Areas
- Mixed Use Areas**
- Local Nodes
- Community Nodes
- Mixed Corridors
- Specialty Retailing Node
- City Centre
- Employment Areas**
- General Employment
- Prestige Employment
- Mixed Employment

**Freeways and Major Utilities**

- Controlled Access Areas
- Potential Multi Use Areas

**Seaton Symbols**

- District Park
- Community Park
- High School

**Other Designations**

- Prime Agricultural Areas
- Deferrals
- Greenbelt Boundary

**Schedule D**  
**Pickering Official Plan - Land Use Structure**  
Part 4, Plan 40R-29767, City of Pickering

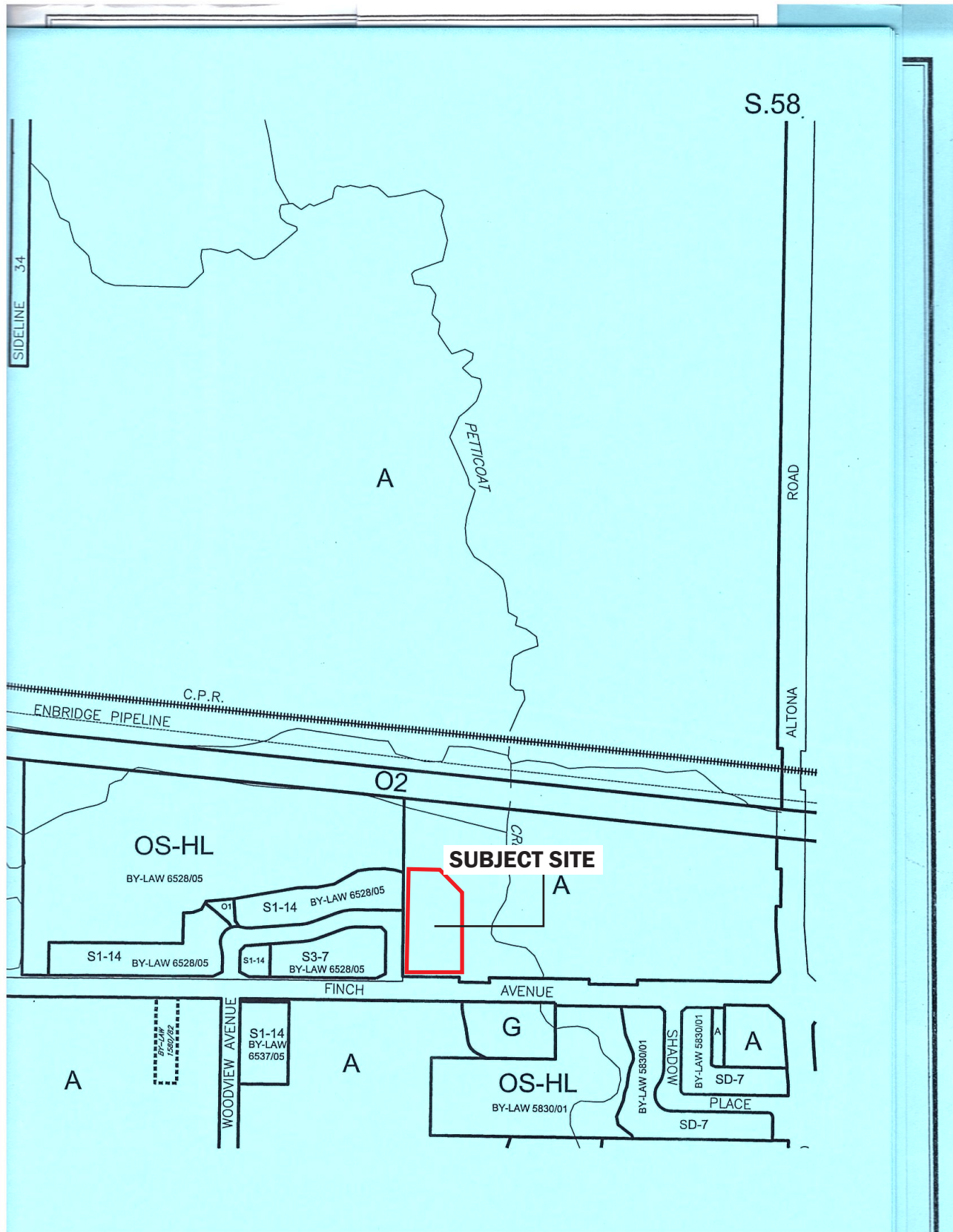
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NTS Scale	07/29/2021 Date	1963-SC4 Drawing Number	Rev.	JD Drawn	JD Design
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Schedule E  
 City of Pickering - Zoning By-law 3036  
 Part 4, 40R-29767, City of Pickering

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NTS scale	07/30/2021 Date	1963-SC5 Drawing No	Drawn	RW Design
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# SCHEDULE F ZONING BY-LAW AMENDMENT

## THE CORPORATION OF THE TOWN OF PICKERING

### BY-LAW NUMBER \_\_\_\_\_

Being a By-law to amend Restricted Area (Zoning) By-law 3036, as amended, to implement the Official Plan of the City of Pickering, in the Region of Durham in Part of Lot 33 Concession 2, in the City of Pickering

**WHEREAS** the Council of the Corporation of the City of Pickering deems it desirable to permit the development of multiple dwellings on the subject lands, specifically being Part of Lot 33 Concession 2, in the City of Pickering

**AND WHEREAS** an amendment to By-law 3036, as amended, is therefore deemed necessary;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF PICKERING HEREBY ENACTS AS FOLLOWS:**

#### 1. SCHEDULE I

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

#### 2. AREA RESTRICTED

The provisions of this By-law shall apply to those lands in Part of Lot 33 Concession 2, City of Pickering, and designated "SX-X" on Schedule I attached hereto.

#### 3. GENERAL PROVISIONS

No building, 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. DEFINITIONS

In this By-law,

- (1) (a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- (b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- (c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory thereto;
- (d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate, and detached from other main buildings or structures;
- (2) (a) "Gross Floor Area-Residential" shall mean the aggregate of the floor area of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;

- (b) “Floor Area- Residential” shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- (3) (a) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision
  - (b) “Lot Coverage” shall mean the percentage of lot area covered by all buildings on the lot;
  - (c) “Lot Frontage” shall mean the width of a lot between the lines measured along a line parallel to and 7.5m distant from the front lot line;
- (4) “Private Garage” shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles in which structure no business or service is conducted for profit or otherwise;
- (5) (a) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered, and unoccupied above the ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
  - (b) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on a lot;
  - (c) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
  - (d) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is not rear lot line, the junction of the side lot lines, and the nearest wall of the nearest building or structure on the lot;
  - (e) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
  - (f) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard, and from the side lot line to the nearest wall of the nearest building or structure on the lot;
  - (g) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;

- (h) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- (i) “Flankage Side Yard Width” shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting a reserve on the opposite side of which is a street, and the nearest wall of the nearest main building or structure on the lot;
- (j) “Interior Side Yard” shall mean a side yard other than a flankage side yard.

**5. PROVISIONS**

(1) (a) Uses Permitted (“SX-X” Zone)

No person shall within the lands designated "SX-X" on Schedule I attached here to use any lot or erect, alter or use any building or structure for any purpose except the following:

- (a) detached dwelling residential use

(b) Zone Requirements ("SX-X" Zone)

No person shall within the lands designated "SX-X" on Schedule I attached hereto use any lot or erect, alter or use any building except in accordance with the following provisions:

- (i) LOT AREA (minimum): 460 Square Metres
- (ii) LOT FRONTAGE (minimum): 15 Metres
- (iii) FRONT YARD DEPTH (minimum): 4.5 Metres
- (iv) INTERIOR SIDE YARD WIDTH (minimum): 1.2 Metres
- (v) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 Metres
- (vi) REAR YARD DEPTH (minimum): 7.5 Metres
- (vii) LOT COVERAGE (maximum): 38 percent for all buildings and structures on a lot;
- (viii) BUILDING HEIGHT (maximum): 9.0 Metres
- (ix) DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- (x) PARKING REQUIRMENTS:
  - a. Minimum one private garage per lot attached to the main building;

- b. Any vehicular entrance which shall be located a minimum of 6 metres from the front lot line, and 6 metres from and side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street; and,
- c. Maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, except where a covered and unenclosed porch or veranda extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit.

(xi) **SPECIAL REGULATION:**

- a. Notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part of excess 6.0 metres in width.
- b. Notwithstanding clause 5.7(b) of By-law 3036, as amended, unenclosed covered or uncovered porches with or without cold cellars may encroach a minimum of 1.5 metres into a required front or flankage side yard.

**6. BY-LAW 3036**

By-law 3036, as amended, 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 attached hereto.

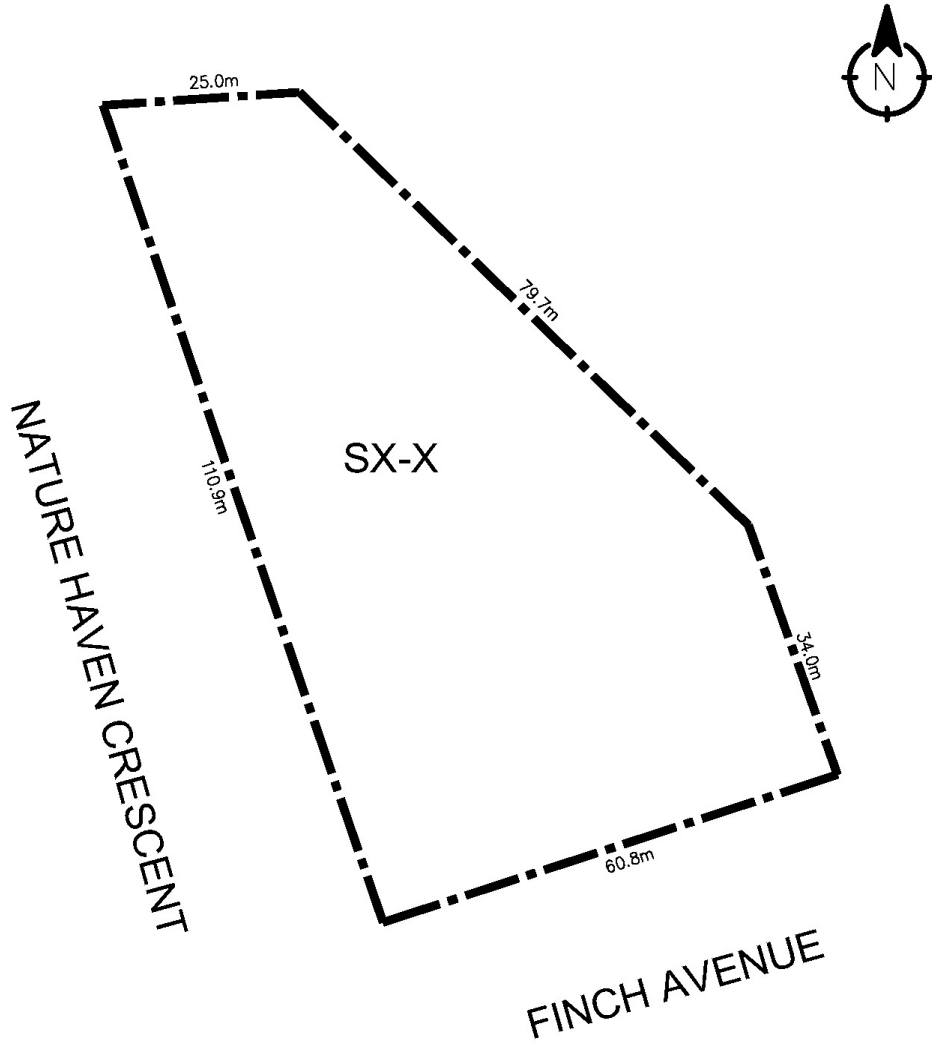
Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 3036, as amended.

**7. EFFECTIVE DATE**

This By-law shall take effect from the day of passing hereof subject to the approval of the Ontario Land Tribunal, if required.

By-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_.

Schedule - I



SCHEDULE \_ TO BY LAW \_\_\_\_\_  
 PASSED THIS \_\_\_\_\_  
 DAY OF \_\_\_\_\_ 2021  
 MAYOR \_\_\_\_\_  
 CLERK \_\_\_\_\_

**Schedule F**  
**City of Pickering - Zoning By-law 3036 Amendment**  
 Part 4, Plan 40R-29767, City of Pickering

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Scale	Date	Drawing Number	Rev. Drawn Design





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PLAN  
SERVICES**

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