

The Corporation of the City of Pickering

By-law No. XXXX/24

Being a By-law to amend Restricted Area (Zoning) By-law 3037, as amended, to implement the Official Plan of the City of Pickering, Region of Durham, Part 1 Lot 17, Concession 9

Whereas the Council of The Corporation of the City of Pickering received an application to rezone the subject lands being Part of Lot 17, Concession 9, Pickering to permit small-scale employment, industrial and commercial uses.

And whereas an amendment to By-law 3037, 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 notation 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 in, Part of Lot 17, Concession 9 in the City of Pickering, designated "ORM-M1" and "ORM-EP" 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. Text Amendments

- a) Subclause 11.3.1 is hereby amended by adding the following permitted uses. The following uses along with their accessory outdoor storage shall be permitted in the ORM-M1 Oak Ridges Moraine General Employment Zone:
 - i. Contractor's Yard;
 - ii. Light manufacturing: such as assembly, processing, packaging and fabricating wholly within an enclosed building
 - iii. Business services: such as industrial supply, industrial equipment repair, contractor shop, service and repair shop.
 - iv. Educational / research: such as community college, university, trade school, training centre, adult education, laboratory and research and development facility;
 - v. Wholesaling/Distribution Facility;
 - vi. Heavy Equipment Machinery Repair, Sales and Service;
 - vii. General Purpose Workshop;
 - viii. Self Storage Facility;
 - ix. Automobile Service Station;
 - x. Outside Display or Sales Area, Accessory; and,
 - xi. Ancillary Retail Sales

- b) For the purpose of this Exception, the following definitions shall apply:
- i. **Lot Line, Front** – for the purposes of this by-law the front lot line shall be Brock Road.
 - ii. **Contractor's Yard**: means a premises of any general contractor or builder where equipment, tools, shipping containers, machinery and/or materials are stored or where a contractor performs shop or assembly work.
 - iii. **Heavy Machinery Repair, Sales, Service**: means the service, repair, or sales of machinery or mechanical equipment of an industrial and agricultural nature.
 - iv. **Automobile Service Station**: means an establishment where vehicle fuels, lubricants, and automobile-related accessories are offered for retail sale, and which also may include a car washing establishment and a convenience store, but shall not include a vehicle body repair shop or a vehicle repair shop.
 - v. **Self-Storage Facility**: means a building consisting of individual self-contained units that are leased or owned for the storage of personal property and/or household goods.
 - vi. **General Purpose Workshop**: means a building or structure or part of a building or structure used by a trade or craft for the individual custom production of articles The sale of such products shall be permitted as an accessory use.
 - vii. **Wholesaling/Distribution Facility**: means a building, structure or part thereof used for the distribution of goods, wares, merchandise, food-stuffs, substances, articles, or things, in large quantities, to a business or retailer for eventual or further distribution, processing, assembly, or retail sale.
 - viii. **Outdoor Storage**: means an area of land used in conjunction with a use located within a building or structure on the same Lot, for the storage of goods, materials, machinery and equipment.
 - ix. **Ancillary Retail Sales**: means a retail store subordinate to a principal use in which the retail sale of goods or merchandise primarily produced on the premises.
 - x. **Accessory**: means a use or building naturally or normally incidental to, subordinate to or exclusively devoted to a principal use or building and located on the same lot as the principal use or building.
 - xi. **Outside Display or Sales Area, Accessory**: means an outdoor open space area where produce, merchandise and/or products are displayed and/or sold and/or where services are provided in conjunction with a business located within a building or structure on the same lot.
- c) Where **outdoor storage** is permitted by this By-law, the following provisions shall be met:
- i. such outdoor storage is accessory to the use of the main building on the lot;
 - ii. such outdoor storage is behind the front or exterior wall of the main building facing any road, and complies with all yard requirements;
 - iii. such outdoor storage does not cover more than 20 percent of the lot area; and,
 - iv. any portion of a lot used for outdoor storage is screened from adjacent uses and roads adjoining the lot, by a building, landscaping strip, and/or fence of at least 2.0 metres in height from the ground.
- d) Where **ancillary retail sales** is permitted by this By-law, the following provisions shall be met:
- i. Ancillary retail sales shall include only products, materials or goods which are manufactured, processed, fabricated or repaired as part of the principal use.

- ii. The maximum gross floor area of the ancillary retail sales shall be a maximum of 15% of the gross floor area of the principal use.

5. By-law 3037

By-law 3037, 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 to this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 3037, as amended.

6. Effective Date

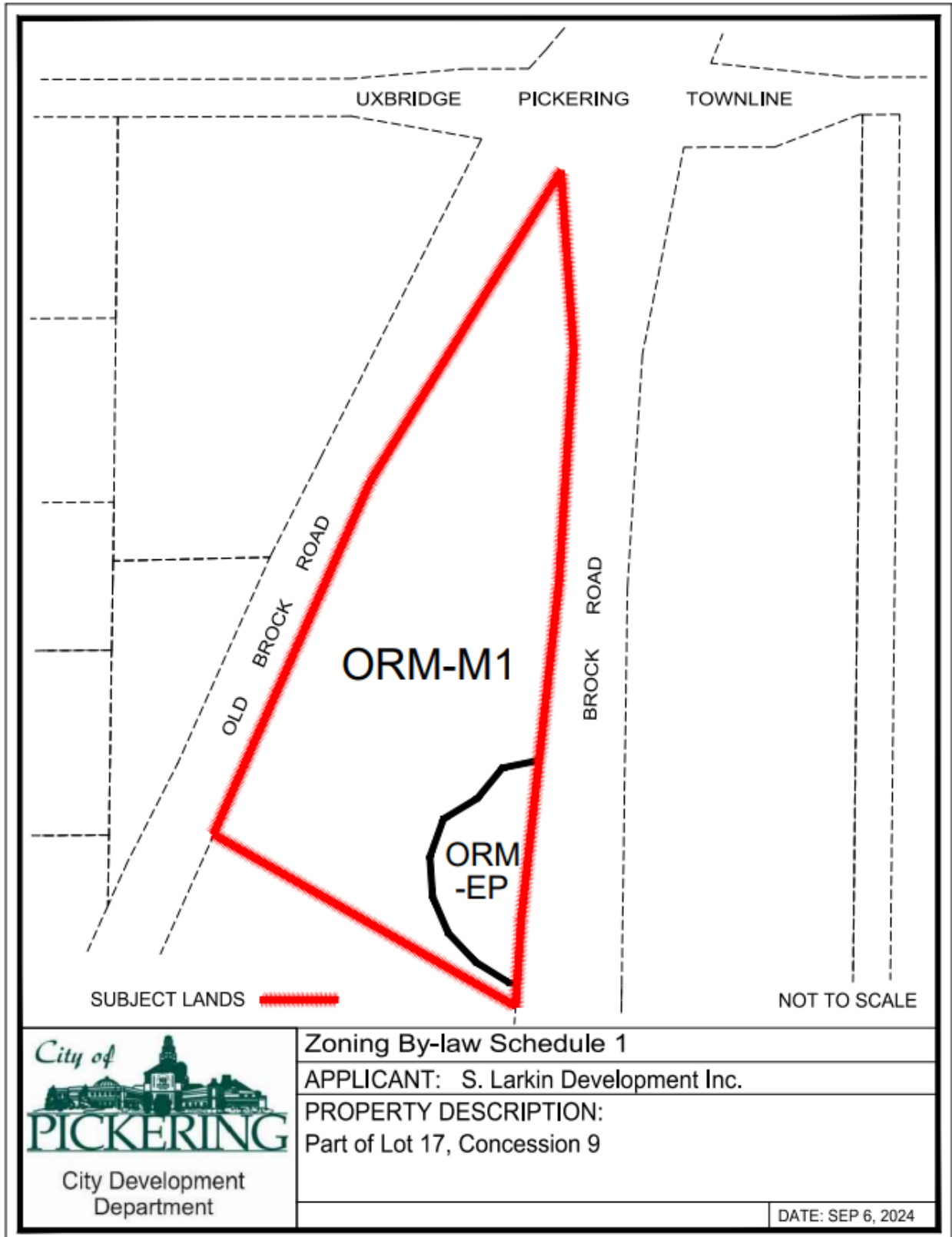
This By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this _____ day of _____, 2024

Kevin Ashe, Mayor

Debbie Shields, City Clerk

DRAFT



Zoning By-law Schedule 1

APPLICANT: S. Larkin Development Inc.

PROPERTY DESCRIPTION:
Part of Lot 17, Concession 9

DATE: SEP 6, 2024