

The Corporation of the City of Pickering

By-law No. XXXX/25

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 27, Concession 4, 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 27, Concession 4, in the City of Pickering to permit the development of 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 Lot 27, Concession 4, City of Pickering, and designated MD-M and MD-M1 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

Revise Table 11 which establishes the Lot, Building and Structure exceptions that apply to the Residential Zones to include the following:

| Zone | # | Address | Description of Special Provisions |
|-------------|----------|---|--|
| MD-M | | Part of Lot 27 Concession 4, Block 3 | |
| MD-M | 1 | Part of Lot 27 Concession 4, Blocks 1, 2, 4 and 5 | Minimum lot frontage: 4.0 m. Minimum amenity area: 9 m ² Minimum lot area: 100 m ² |

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.

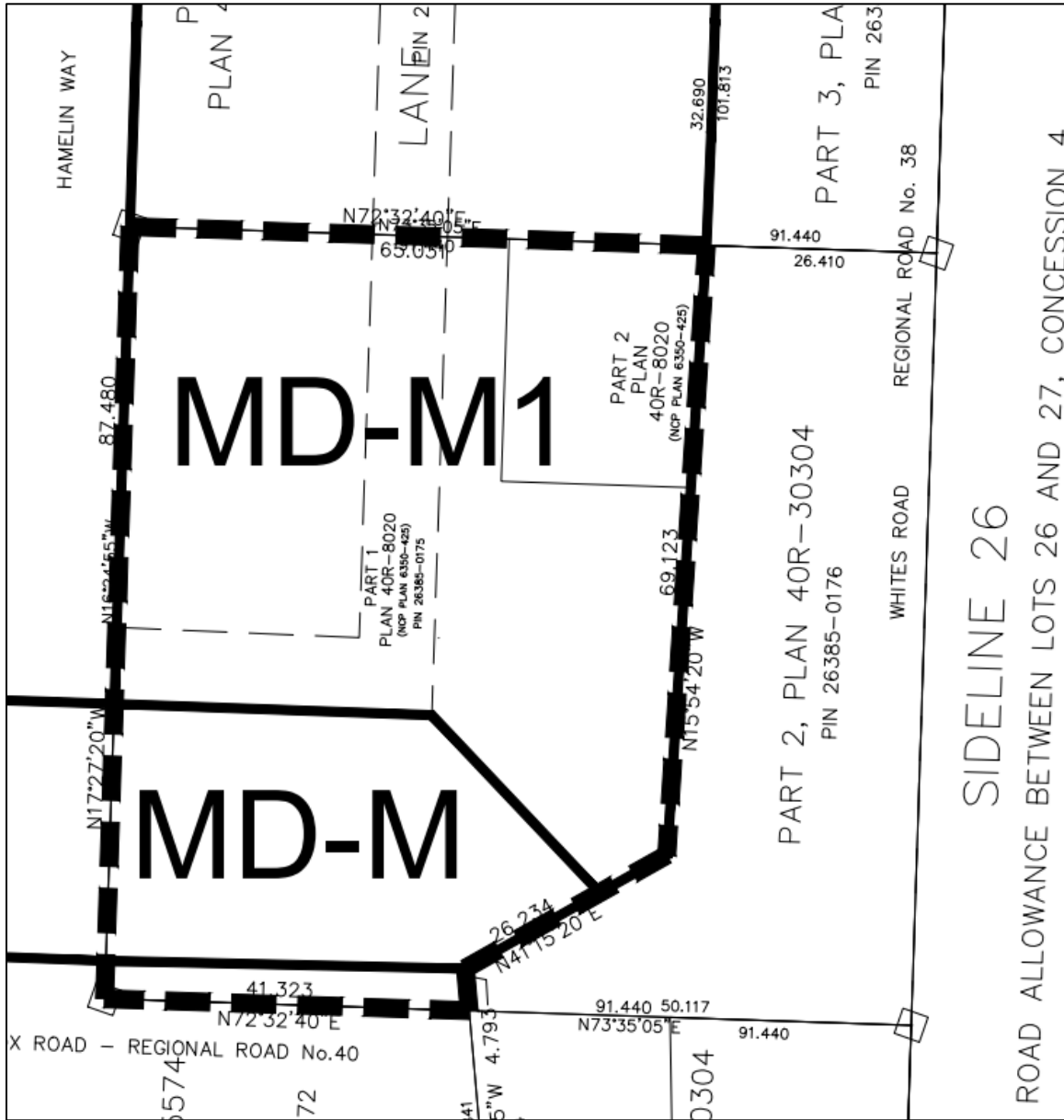
6. Effective Date

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

By-law passed this XX day of XXXX, 2025.

Kevin Ashe, Mayor

Susan Cassel, City Clerk



Schedule 1 to By-law XXX/25
 Passed this XX
 Day of XXXX 2025

Mayor

Clerk

