

The Corporation of the City of Pickering

By-law No. XXXX/25

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, Block 2 of Registered Plan 40M-2685, in the City of Pickering (A XX/24)

Whereas the Council of The Corporation of the City of Pickering received an application to amend the By-law 7710-19 the subject lands being Block 2 of Registered Plan 40M-2639, in the City of Pickering to permit townhouses;

And whereas an amendment to By-law 7710-19, as amended, is therefore deemed necessary;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

**1. Schedules I**

Schedules I to this By-law with notations and references shown thereon are hereby declared to be part of this By-law.

**2. Areas Restricted**

The provisions of this By-law shall apply to those lands being Block 2 of Registered Plan 40M-2639, in the City of Pickering, designated “MU-MD-X” on Schedule I and II to this By-law.

**3. General Provisions**

- (1) 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.
- (2) Definitions and provisions By-law 7710-19 are still applicable to lands shown on Schedule I of this By-law except where otherwise noted in this By-law.

**4. Definitions**

In this By-law,

- (1) “Dwelling” means a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
  - a. “Dwelling Unit” means a residential unit that:
    - i. consists of a self-contained set of rooms located in a building or structure;
    - ii. is used or intended for use as a residential premises;
    - iii. contains kitchen and bathroom facilities that are intended for the use of the unit only; and
    - iv. is not mobile home or any vehicle.

- b. “Dwelling, Multiple – Horizontal” means a residential use building containing three or more attached principal dwelling units divided vertically, and where all dwelling units are located on one lot and accessed from a private street, laneway or common condominium aisle.

**5. Provisions (“MU -MD -X” Zone)**

(1) Uses Permitted

No person shall within the lands zoned “MU-MD-X” on Schedule I to this By-law, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- (a) Dwelling, Multiple – Horizontal

(2) Zone Requirements

No person shall within the lands zoned “MU-MD- X” on Schedule I and II to this By-law, use any lot or erect, alter, or use any building except in accordance with the following provisions:

		Units with Dual Frontage	Units with an integrated garage at the front of the dwelling
(a)	Lot Frontage (minimum)	4.2 metres	5.5 metres
(b)	Lot Area (minimum)	100 square metres	130 square metres
(c)	Front Yard Depth (minimum)	2.0 metres to main wall of a dwelling, 6.0 metres to an attached garage	
(d)	Side Yard Setback (minimum)	1.2 metres except where dwellings o abutting lots share a common wall, no interior side yard shall be required adjacent to that wall on either lot.	
(e)	Rear Yard Depth (minimum)	3 metres	6.0 metres
(f)	Building Height (maximum)	12 metres	12 metres
(g)	Parking Requirements (minimum)	2.0 parking spaces per dwelling unit	
(h)	Visitor Parking Requirements (minimum)	0.2 parking spaces per dwelling unit which may be provided on a separate lot	
(i)	Garage	Minimum one private garage per lot attached to the main building, the vehicular entrance of which shall be located not less than 6.0 metres from the common element condominium street	
(j)	Driveway Width (maximum)	A driveway shall not exceed the width of the building or structure to which it provides access.	

6. Special Provisions (“MU-MD-X” Zone)

(1) Parking Provisions

- a. Section 5 (2)(e) of By-law 7710-19 applies to lands shown on Schedule I of this By-law.

(2) Landscape Area and Private Residential Amenity Area

- a. Section 5 (2) (f) of By-law 7710-19 does not apply to lands shown on Schedule I of this By-law.

(3) Air Conditioners

- a. Section 5 (2) (g) of By-law 7710-19 does not apply to lands shown on Schedule I of this By-law.

(4) Projections

- a. Projections such as windowsills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, eave troughs, walls or screens to screen utilities and other similar architectural features may be permitted in any required yard, provided that no such feature projects into the required yard more than 0.6 metres or half the distance of the required yard, whichever is less;
- b. A porch, uncovered deck or balcony may encroach into any required front yard to a maximum of 2.0 metres or half the distance of the required yard, whichever is less;
- c. A porch, uncovered deck or balcony may encroach into any required flankage yard to a maximum of 2.0 metres and into any required side yard to a maximum of 1.2 metres;
- d. A porch or uncovered deck or balcony may encroach into any required rear yard to a maximum of 3.0 metres for dwellings with an integrated garage at the rear of the dwelling and 2.0 metres for dwellings with an integrated garage at-the front of the dwelling;
- e. Stairs may encroach to within 0.3 of a metre of the front lot line or flankage lot line; to within 1.0 metre of a rear lot line; and to within 0.3 of a metre of a side lot line;
- f. A bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach into any required yard to a maximum of 0.6 of a metre or half the distance of the required yard, whichever is less;
- g. Despite any minimum front yard depth, rear yard depth, side yard depth or flankage yard depth, on a corner lot, the minimum setback to a corner rounding at the front of a lot shall be 1.0 metre, the minimum setback to a corner rounding at the rear of a lot shall be 0.4 of a metre, and the minimum setback to a corner rounding at the side yard or flankage of a lot shall be 0.4 of a metre;
- h. Air Conditioners are permitted on a lot provided they are located in the rear yard or side yard or on a balcony or roof. In addition, such units with the exception of units located in the amenity area provided on the balcony above the garage or driveway shall not be located any closer than 0.6 of a metre to a side lot line and shall not be located on any easement in favour of the City.

(5) Special Regulations

- a. Despite the provisions of Section 5.6 of By-law 3037, as amended, the requirement for the frontage on a public street shall be satisfied by establishing frontage on a common element condominium street for the lands on Schedule I to this By-law;
- b. Despite Section 5 (2)(a) above, the front yard of all dwellings within the lands zoned “MU-MD-X” on Schedule II to this By-law, shall be deemed to be the yard facing the private common element condominium street;
- c. A water meter building required by the Region of Durham for the purpose of measuring the quantity of water delivered shall be exempt from "MU-MD-X zone use provisions and zone requirements;
- d. Notwithstanding Section 5 (2) (e) a rear yard depth may be less than 6.0 metres for lands within hatched areas in Schedule II of this By-law.

7. **By-law 7710-19**

By-law 7710-19, 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 Schedules I and II 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 7710-19, as amended.

8. **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 Schedules I and II 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.

9. **Effective Date**

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

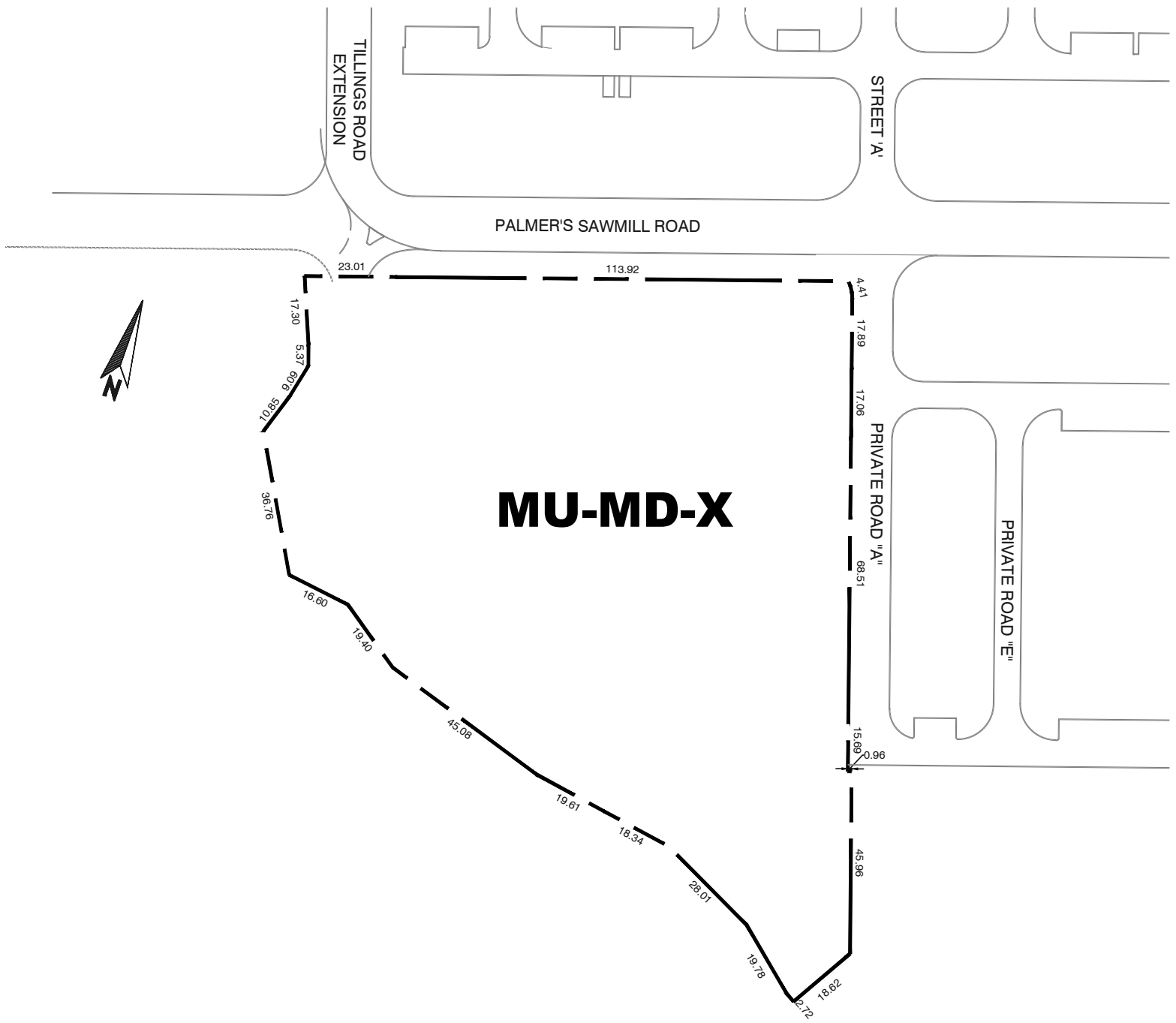
By-law passed this XX day of Month, 2025.

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Kevin Ashe, Mayor

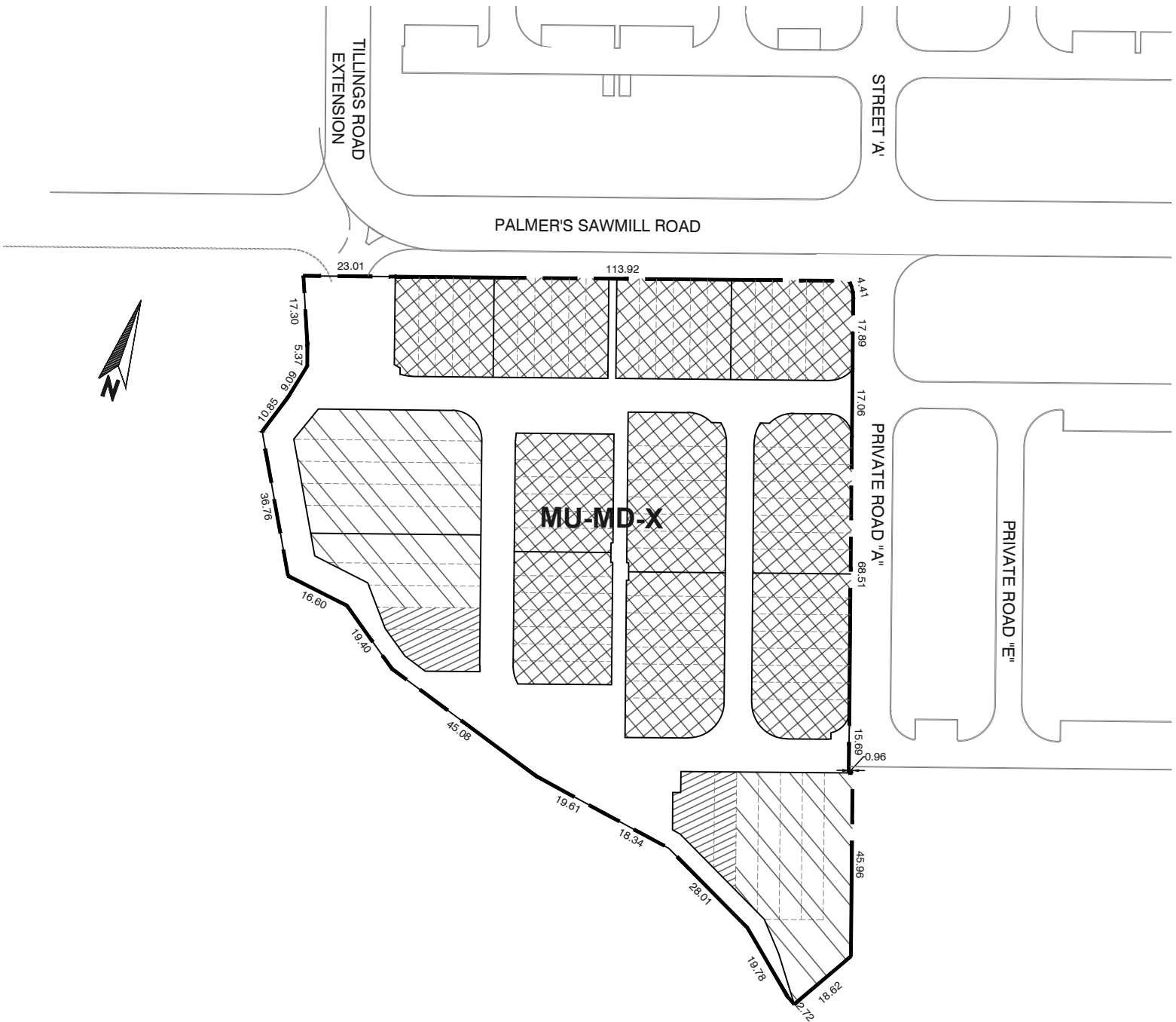
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City Clerk



# MU-MD-X

Schedule I to By-Law XXXX/19  
 Passed This XX Day of Month 2025



-  Integrated Front Garage With Reduced Rear Yards
-  Integrated Front Garage
-  Dual Frontage

Schedule II to By-Law XXXX/19  
 Passed This XX Day of Month 2025