Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

**Discussion Paper 2: Assessment of Existing Parent By-laws**

What is the purpose of the Discussion Paper?

In Discussion Paper 2 the various amendments and updates to the existing six Parent Zoning By-laws are reviewed, to identify:

- similarities and differences between the By-laws,
- opportunities for consolidation and harmonization, and
- how minor variances and site-specific amendments can inform updates to the provisions for the new By-law.

Existing By-laws

1. Zoning By-law 2511
   - Frenchman's Bay Area
2. Zoning By-law 2520
   - Bay Ridges Area
3. Zoning By-law 3037
   - Rural Area
4. Zoning By-law 3036
   - Rest of Urban Area

Approved in 1960s

5. Zoning By-law 7364/14
   - Seaton

Approved in 2014

6. Zoning By-law 7553/17
   - City Centre

Approved in 2017
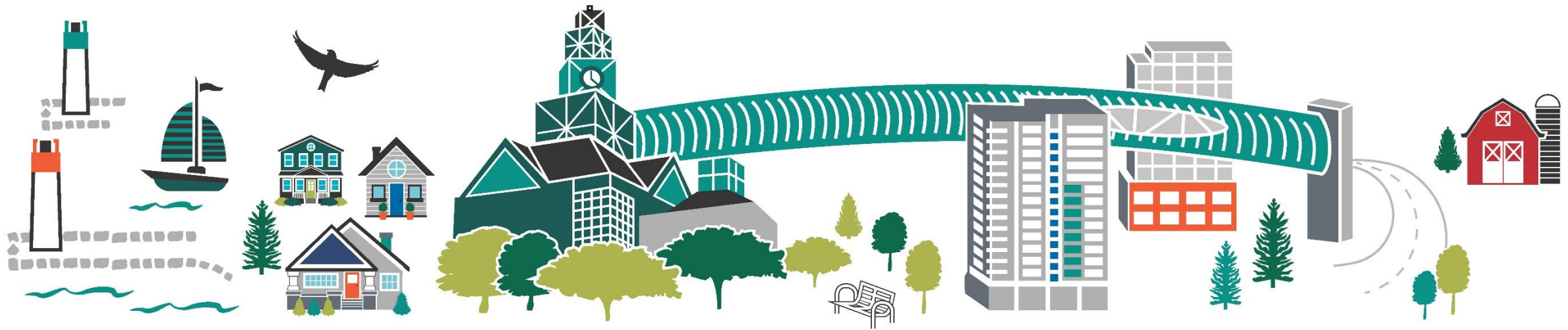
Discussion Paper 2 identified the following opportunities:

- Organize the new By-law using approaches used in the most recent Zoning By-laws (City Centre and Seaton)
- Establish a zone categories that relate to the land use designations in the City's Official Plan
- Consider using illustrations to provide clarity within the general provisions
- Combine similar zone categories, general provisions and definitions
- Consider revising zone provisions to reduce the need for minor variances
- Explore best approach to addressing site-specific exception zones

Options for Site Specific Exemption Zones

1. Delete All Site-Specific Exception Zones
   - Creates legal non-conforming status
2. Carry Forward All Site-Specific Exception Zones
   - May not support the Official Plan's vision for the future of Pickering
3. Selective Deletion and Comprehensive Review of Site-Specific Exception Zones
   - Greater conformity with the Official Plan

Please visit www.pickering.ca/zonereview to review Discussion Paper 2 for more information.

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