How does the Zoning By-law regulate the development and character of our Residential Neighbourhoods?

In residential neighbourhoods, the zoning by-law controls which housing types are allowed, such as detached houses, townhouses, or apartments. Zoning also controls where buildings and structures can be located on a property, how tall they can be, and how much space they can take up. Zoning rules are applied to ensure that future proposed construction is compatible with neighbouring homes, gives access to natural light, outdoor spaces and ensures dedicated space for parking and landscaping is provided.
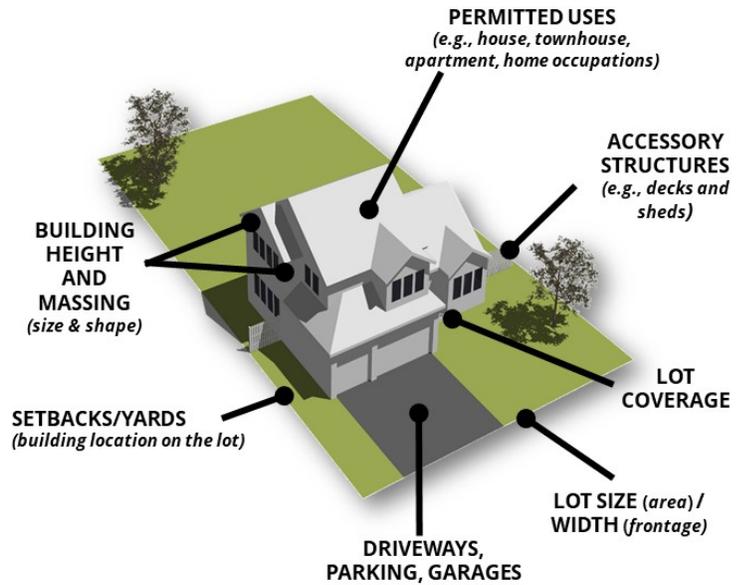
Residential areas of the City are diverse, ranging from mature, large-lot neighbourhoods to newly developing, more compact neighbourhoods. Accordingly, the new draft Zoning By-law classifies different areas/neighbourhoods into separate zones, which providing fore unique standards for each area.

In residential neighbourhoods, the zoning by-law controls which housing types are allowed, such as detached houses, townhouses, or apartments, as well as. Zoning also controls where buildings can be located on a property, how tall they are allowed to be built "as of right", and how much space they can take cover on the lot. Zoning control is also applied to construction of accessory structures, such as decks, sheds, and garages.
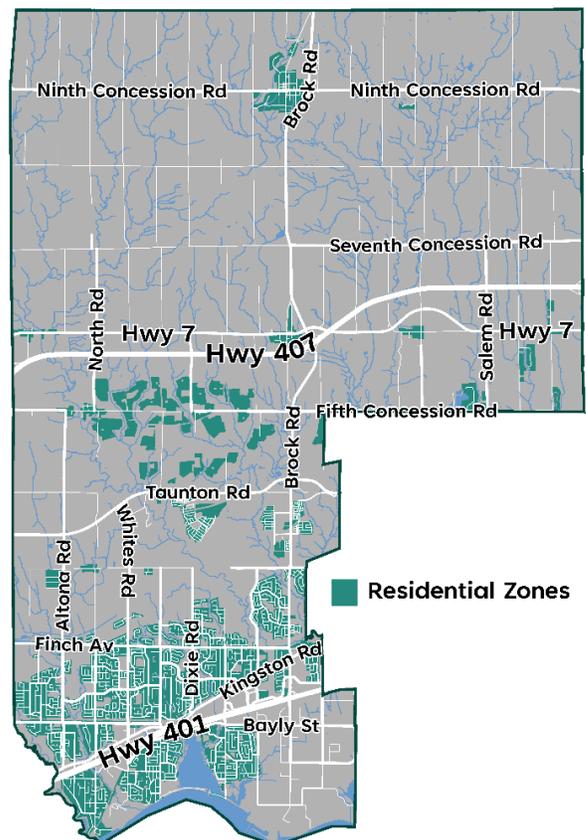
Why have the Residential Zones been updated in the new Zoning By-law?

A summary of the key changes made to the residential zones is provided on the next page. The new draft Zoning By-law proposes to consolidate existing, similar residential zones into a fewer number of zones to help simplify the zoning. The proposed changes and approach is discussed in more detail in Discussion Paper 3: Residential Zones. Of note the City is currently undertaking the Infill and Replacement Housing Study, which may result in zoning recommendations (see link below).

Related Information
Discussion Paper 3: Residential Areas
Infill and Replacement Housing Study Project Website

What does the Zoning By-law control?

PERMITTED USES
(e.g., house, townhouse, apartment, home occupations)

ACCESSORY STRUCTURES
(e.g., decks and sheds)

BUILDING HEIGHT AND MASSING
(size & shape)

LOT COVERAGE

SETBACKS/YARDS
(building location on the lot)

LOT SIZE (area) / WIDTH (frontage)

DRIVEWAYS, PARKING, GARAGES

Which lands are in a Residential Zone?

Residential Zones

Residential Zones

WHAT HAS CHANGED IN THE NEW BY-LAW?

67 residential zones

25 residential zones

There are fewer residential zones in the new draft Zoning By-law. Previously, the City had 6 different zoning by-laws which had a total of 67 residential zones. We kept zones or rules that were necessary to maintain the distinct character of neighbourhoods, but many other zones were repeated. By combining very similar zones, the number of categories was reduced to 25. This new structure is simpler and provides consistency, but there is still variation across the city that maintains the uniqueness of Pickering's diverse neighbourhoods.

The residential zones in Seaton have not changed. Zoning in Seaton is a result of a multi-year process that was recently completed, and these zones already reflect a modern approach.

For More Information

Visit the City's project website at: http://letstalkpickering. ca/zonereview

To find out what your property is zoned in the new by-law, try the interactive zoning tool!

zonereview@pickering.ca

OTHER NOTABLE CHANGES INCLUDE:

HOME OCCUPATIONS

More people work from home. The new Zoning By-law permits home occupations in all residential zones if certain rules are met.

HOUSING CHOICES

The new Zoning By-law allows different types of housing including additional residential units (e.g., basement apartments). More housing options means more people can find housing that meets their needs.

GARAGES, DRIVEWAYS, ACCESSORY STRUCTURES

The rules for garages, driveways and accessory structures (such as decks) are updated for similar lot types to help streamline the requirements and ensure these structures do not impact neighbours.

RECREATIONAL SPACE

New multi-residential developments such as apartments and condominiums are required to have space for people to gather, relax and play.