

THE CORPORATION OF THE CITY OF PICKERING

BY-LAW NO. XXXX/23

Being a By-law to amend Restricted Area (Zoning) By-law 3037, amended, to implement the Official Plan of the City of Pickering, Region of Durham in Part of Lots 3 and 4, Concession 5 (Part 1 40R-25092) in the City of Pickering (PIN 26405-0375)

WHEREAS the Council of the Corporation of the City of Pickering deems it desirable to permit the development of 13 Estate Residential Lots together with Common Elements including Private Roads, Water Pumping Station Blocks and to protect and maintain various environmentally significant lands as open space on the subject lands, being Part of Lots 3 and 4, Concession 5 (Part 1 40R-25092) in the City of Pickering (PIN 26405-0375);

ANDWHEREAS an amendment to By-law 3037, as amended, is therefore deemed necessary;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF PICKERING HEREBY ENACTS AS FOLLOWS:

1. SCHEDULE 1

Schedule 1 attached hereto with notations and references shown thereon is 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 Lots 3 and 4, Concession 5 (Part 1 40R-25092) in the City of Pickering (PIN 26405-0375), designated “ER-2”, “OS-EP” on Schedule 1 attached hereto.

3. GENERAL PROVISIONS

No building, 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. PROVISIONS

(1) (a) Uses Permitted (“ER-2” Zone):

No person shall within the lands designated “ER-2” on Schedule 1 attached hereto, use any lot or erect, alter or use any building or structure for any purpose except the following:

- (i) single detached dwelling residential use
- (ii) water pumping station

(b) Zone Requirements (“ER-2” Zone):

No person shall within the lands designated “ER-2” on Schedule 1 attached hereto, use any lot or erect, alter, or use any building except in accordance with the following provisions:

- | | | |
|------|-------------------------|-------------------|
| (i) | LOT AREA (minimum): | 0.35 of a hectare |
| (ii) | LOT FRONTAGE (minimum): | 30 metres |

- (iii) FRONT YARD DEPTH (minimum): 15 metres
- (iv) SIDE YARD WIDTH (minimum): 7.5 metres
- (v) FLANKAGE SIDE YARD WITH (minimum): 7.5 metres
- (vi) REAR YARD DEPTH (minimum): 7.5 metres
- (vii) LOT COVERAGE (maximum): 40 percent
- (viii) BUILDING HEIGHT (maximum): 12 metres
- (ix) DWELLING UNIT REQUIREMENT: minimum gross floor area residential of 140 Square metres.
- (x) PARKING REQUIREMENTS:
 - A minimum two parking spaces
 - B a private detached garage may be erected in a side yard or a front yard provided that such garage is located not less than 3 metres from any side lot line and not less than 10 metres from any front lot line.
- (xi) ACCESSORY STRUCTURE REQUIREMENTS: all accessory structures, except a detached private garage, which is not part of the main building, shall be erected in the rear yard and shall not be less than one metre from any side or rear lot line.

(c) Special Regulations (“ER-2” Zone):

- A Despite Subsection 5.18 (c) of By-law 3037, as amended, accessory buildings shall be permitted on lands designated “ER-2” on Schedule 1 attached hereto, at a height not to exceed 6.0 metres.
- B Lots may front onto a Private Common Element Road.

(2) (a) Uses Permitted (“OS-EP” Zone):

No person shall within the lands designated “OS-EP” Zone on Schedule 1 attached hereto, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- (i) conservation of the natural environment, soil and wildlife; and
- (ii) resource management

(b) Zone Requirements (“OS-EP” Zone):

No buildings or structures shall be permitted to be erected, nor shall the placing or removal of fill be permitted, except where buildings or structures are used for purposes of flood and erosion control, or resource management.

5. BY-LAW

By-law 3037, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of his By-law as it applies to the area set out in Schedule 1 attached hereto. Subject matters not specifically deal with in this By-law shall be governed by the relevant provisions of By-law 3037, as amended.

6. EFFECTIVE DATE

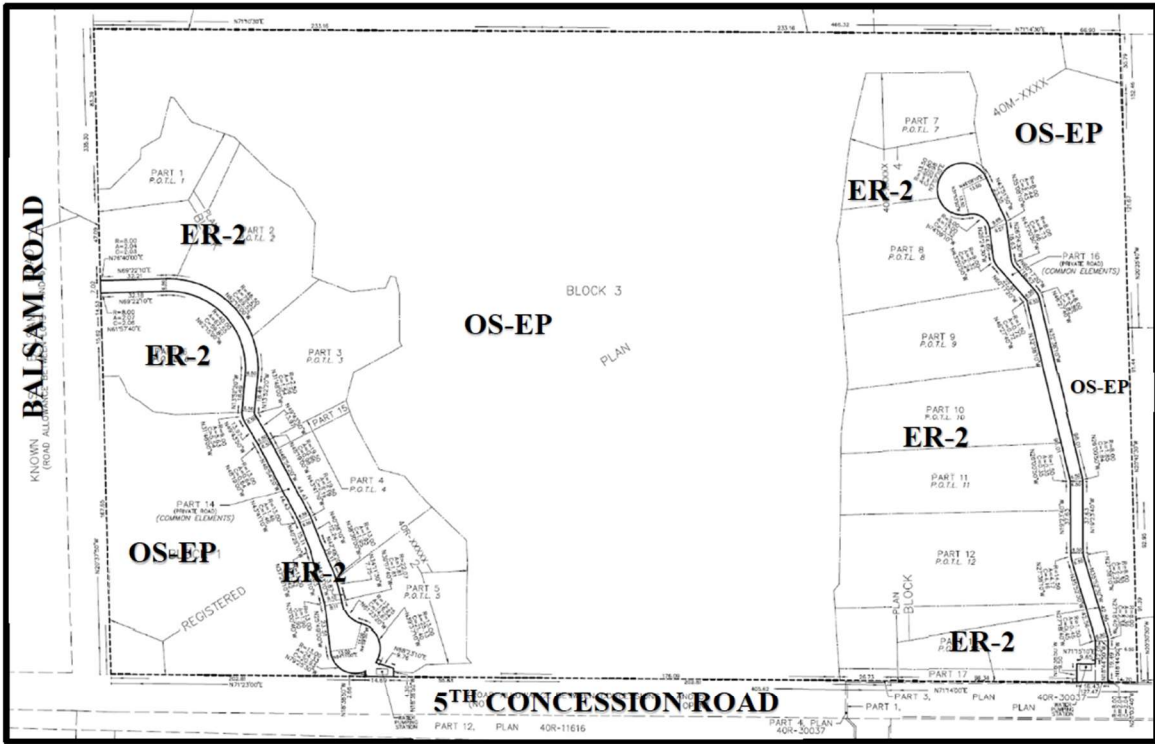
This By-law shall come into force in accordance with the provisions of the Planning Act.

BY-LAW read a first, second, and third time and finally passed this _____ day of ___, 2023.

Kevin Ashe, Mayor

Susan Cassel

SCHEDULE 1



SCHEDULE 1 TO BY-LAW _____

PASSED THIS _____

DAY OF _____, 2023

MAYOR

CLERK