

**PDF – A21 DRAFT AMENDING ZONING BY-LAW
A14/21, PREPARED BY GRANT MORRIS
ASSOCIATES LTD., APRIL 21, 2024**

**7 (8) DRAFT ZONING BY-LAW AMENDMENT
CORPORATION OF THE CITY OF PICKERING
BY-LAW NUMBER A 14/21 TO AMEND BY-LAWS 3037 & 6640/06**

Legal Description:

This property, municipally known as 5329 Old Brock Road, is legally described as being Lots 16, 17, 18 & 20, and parts of Lots 15, 19, 21 & 23 and part of Alfred Street and Tracey Street, Registered Plan 94, in the Geographic Township of Pickering now in the City of Pickering.

NOW THEREFORE the City of Pickering **ENACTS** as follows:

- 1) **WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P. 13, for the City of Pickering to pass this by-law;
- 2) **AND WHEREAS** the owner wishes to establish a Landscape and Pool Installation Business on the property;
- 3) **AND WHEREAS** the City of Pickering Official Plan designates 5329 Old Brock Road as Oak Ridges Moraine Rural Hamlet and Schedule IV – Settlement 10 Claremont and Hamlet employment, which permits a Landscape and Pool Installation Business on the property;
- 4) **AND WHEREAS** the owner is seeking to re-zone the property from Oak Ridges Moraine (ORM-A) to Oak Ridges Moraine Commercial Special (ORM-CS)
- 5) **AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P. 13, for the City of Pickering to re-zone 5329 Old Brock Road from Oak Ridges Moraine Agriculture (ORM-A) to Oak Ridges Commercial Special (ORM-CS) to permit the installation of a Landscape and Pool Installation Business on the property by amending By-law 3037 as amended by By-law 6640/06 and further amended by this By-law A 14/21.

NOW THEREFORE the City of Pickering **ENACTS** as follows:

THAT the zoning specifically Map N19 attached to and forming part of By-law 3037 and as amended by By-law 6640/06 is hereby amended by By-law A 14/21 to zone on the lands located on the east side of Old Brock Road, municipally known as 5329

Old Brock Road, in the City of Pickering (shown attached herewith as Schedule '1') containing 6100.00 m², and to amend from Oak Ridges Moraine Agriculture (ORM-A) to Oak Ridges Moraine Commercial Special (ORM-CS) containing approximately 3,110.29 m² of table land to permit *a Landscape Pool and Installation Business*. Also, to amend from the Oak Ridges Moraine Agriculture (ORM-A) zone to Oak Ridges Moraine Environmental Protection (ORM-EP) to limit the permitted uses in the ORM-EP zone on the property containing approximately 2,950.39 m², shown *on Schedule '1' attached*.

Permitted used in the Oak Ridges Moraine Commercial Special Zone ORM-CS):

- 1) Landscape, Pool and Installation business
- 2) Outdoor storage of landscape material equipment and parking
- 3) A storage barn for landscape equipment, material and office.

Regulations for the Permitted Uses:

Lot area	6066.68 m ²
Tableland area	3110.29 m ²
Ground floor of barn/office area	372.0 m ²
Barn/office coverage of lot	7%
Barn/office coverage of tableland	12%
Coverage of tableland area	51.32 %
Environment Protection Area	2950.39 m ²
Coverage of environmental land	48.68 %
Lot frontage	56.64 m
Minimum front yard setback	4.0 m
Minimum side yard setback	2.2 m
Minimum rear yard setback	66.8 m
Maximum height of storage barn	12.0 m

Note: The uses permitted in the ORM-C2 zone, save and except an automobile service station, shall also be permitted in the ORM-SC zone.

Specific Regulations:

- a) A front yard chain linked fence with metal and wooden gate, set back 4.0 metres, erected to secure the property having a maximum height of 1.8 metres shall be permitted.

b) The bulk storage of salt, pesticides and fertilizers on this property shall not be permitted.

Oak Ridges Moraine – Environmental Protection Zone (ORM-EP)

No person shall use the lands in this zone, *as shown on Schedule 1*, except in accordance with the following:

Natural Heritage uses including:

- A wetland
- A 10-metre planted buffer outside the identified wetland boundary
- Conservation projects and flood and erosion control projects.

Effective Date:

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

By-law passed this _____ day of _____, 2024.

Signed: _____
Kevin Ashe
Mayor of the City of Pickering

Signed: _____
Clerk of the City of Pickering

Amending Zoning By-law included as PDF-A21.

