

**8.16 Amendment to Zoning By-law 3037:**

***DRAFT ZONING BY-LAW AMENDMENT  
CORPORATION OF THE CITY OF PICKERING  
BY-LAW NUMBER XXXX 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 XXXX.

**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 XXXX 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 'A') containing 6100.00 m<sup>2</sup>, from Oak Ridges Moraine Agriculture (ORM-A) to Oak Ridges Moraine Commercial Special (ORM-CS) containing approximately 2,836 m<sup>2</sup> of table land to permit **a Landscape Pool and Installation Business**. Also, to amend the Oak Ridges Moraine Agriculture (ORM-A) zone to limit the permitted uses in the remaining ORM-A zone on the property containing approximately 3,264.00 m<sup>2</sup>, shown **on Schedule 'A' 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
- 3) Office
- 4) A storage barn for landscape equipment and material

Regulations for the Permitted Uses:

Minimum lot area	6100.00 m <sup>2</sup>
Minimum tableland area	2836.00 m <sup>2</sup>
Minimum ground floor of office barn	350.0 m <sup>2</sup>
Minimum coverage of tableland area	20%
Minimum lot frontage	56.0 m
Minimum front yard setback	3.0 m
Minimum side yard setback	3.0 m
Minimum rear yard setback	10.0 m
Maximum height	12.0 m

Specific Regulations:

- a) A front yard wood privacy fence with metal gate erected along the front lot line having a maximum height of 2.5 metres shall be permitted.

***Since the site is located on a Municipal Road in the rural area of the Hamlet and in a remote area, this fence was erected by the owner to curb the illegal dumping of garbage namely household, construction and tree parts on the property. Hence, the owner is seeking this special exception for the fence as constructed.***

- b) ***The bulk storage of salt on this property shall not be permitted.***

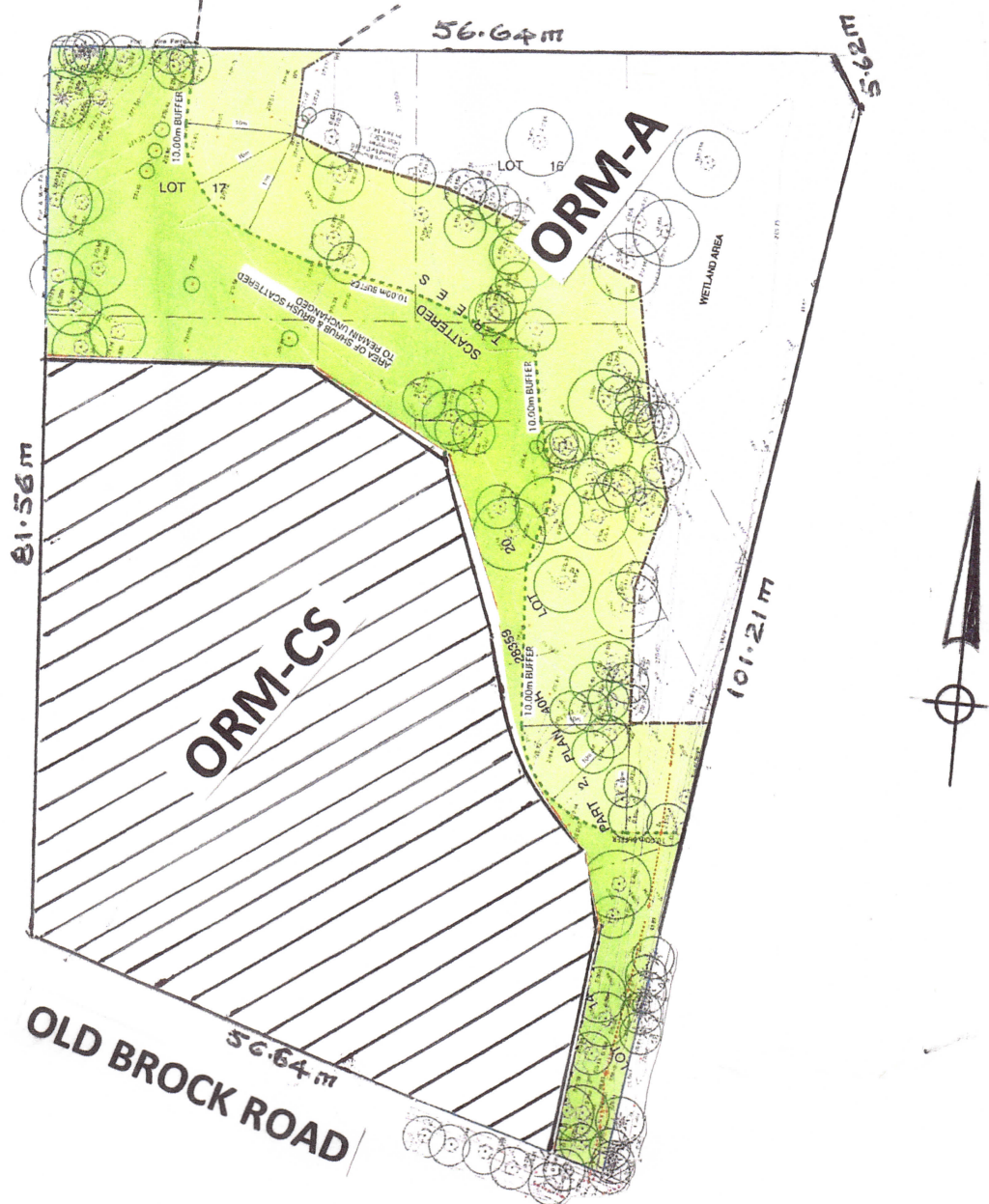
Oak Ridges Moraine – Agricultural (ORM-A).

Notwithstanding the uses permitted within the Oak Ridges Moraine Agriculture (ORM-A) Zone, on the property identified as 5329 Old Brock Road in the Hamlet of Claremont (Pickering), no person shall use the lands in this zone, *as shown on Schedule A*, 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.

**SCHEDULE 'A'**



**Effective Date:**

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

By-law passed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signed: \_\_\_\_\_

Dave Ryan  
Mayor of the City of Pickering

Signed: \_\_\_\_\_

Clerk of the City of Pickering