

Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

Discussion Paper 4: Employment Areas



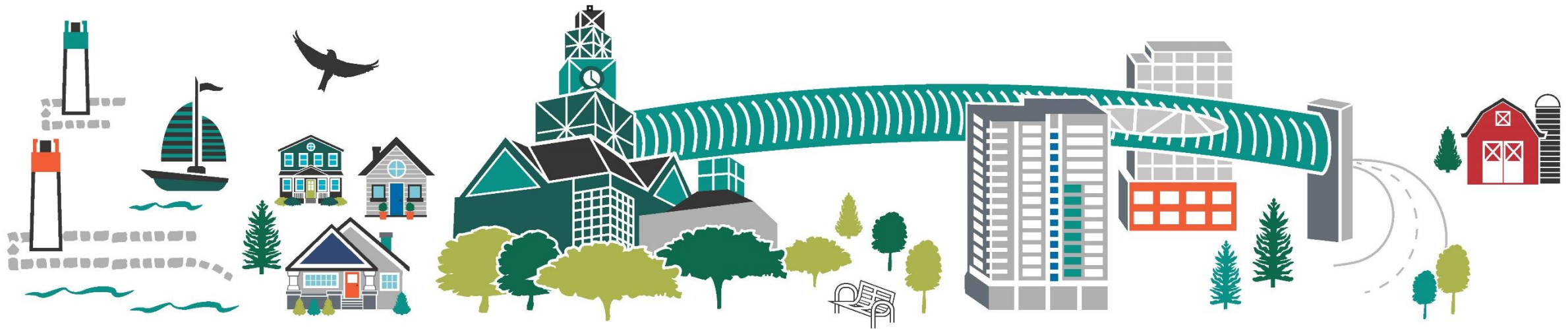
What is the purpose of the Discussion Paper?

The purpose of Discussion Paper 4 is to provide an assessment of the zoning within the City's designated Employment Areas. The Employment Areas are lands in the City where a significant portion of job growth is planned to be accommodated, and where other non-employment uses are restricted. This Discussion Paper has reviewed the zoning for Official Plan conformity.

Employment Areas Designation

The City's Official Plan breaks down the Employment Areas designation into three density subcategories:

1. General Employment
 - Permits a wide range of uses including manufacturing, assembly, and limited personal service uses serving the area.
2. Prestige Employment
 - Permitted uses include light manufacturing, assembly and processing of goods, retail sales as a minor component of an industrial operation
3. Mixed Employment
 - All uses permissible in prestige employment areas, and limited retailing of goods and services serving the area.



Summary of Key Issues with Existing Zoning

- Recommend categorizing the Employment Areas using the following three zones and applying area-specific suffixes or site-specific exceptions:
 - General Employment (GE) Zone,
 - Prestige Employment (PE) Zone and
 - Mixed Employment (ME) Zone.
- Opportunity to merge existing Employment Areas zone categories to provide consistent regulation throughout the City for similar uses.
- Harmonize and modernize the permitted uses within the employment zones such as office and service uses.

Summary of Key Issues with Existing Zoning (Continued)

- Opportunity to add regulations for outdoor storage, including a consistent definition, distinguish outdoor storage from display of finished goods for sale, and establish standards (e.g. permitted in certain yards, required fencing, and setback requirements).
- Opportunity to ensure there is adequate separation and screen between employment uses and nearby sensitive uses, such as residential uses.

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Please visit www.pickering.ca/zonereview to review Discussion Paper 4 for more information.