

Attachment 1: Draft Zoning By-law

The Corporation of the City of Pickering
By-law No. XXXX/24

Being a By-law to amend Restricted Area (Zoning) Bylaw 2511, as amended, to implement the Official Plan of the City of Pickering, Region of Durham, in Part of Lots 15 & 16, Concession 1

Whereas By-law 7404/15, as amended, implements Council Resolution No. 279/14 approving an application to rezone Part of Lots 15 & 16 for an integrated mixed-use major tourist destination called Durham Live;

And whereas the Ontario Municipal Board approved By-law 7404/15 amending Bylaw 2511, to permit Durham Live to be developed on Part of Lots 15 & 16, Concession 1, in the City of Pickering;

And whereas in accordance with Council Resolution No. 279/14 a “MTD” (Major Tourist Destination) zone was established on the Phase 1 portion of the Durham Live property, being the lands located more than 120 metres from the environmentally significant lands, prior to the enactment of the Minister’s Zoning Order;

And whereas as an interim measure, a “UR” (Urban Reserve) zone was established on the Phase 2 portion of the Durham Live property (being all lands not zoned MTD);

And whereas Council Resolution No. 279/14 directed staff to bring forward a report on the Phase 2 portion of the Durham Live property recommending the rezoning of the “UR” zoned lands to “MTD” and “NHS” (Natural Heritage System), once the required environmental investigations are completed to the satisfaction of the City of Pickering and the Toronto and Region Conservation Authority;

And whereas the boundaries of the environmental lands were subsequently established through MZO O. Reg 607/20 and are not proposed to be altered by the proposed zoning by-law amendment;

And whereas the zoning for “Mixed Use Major Tourist and Entertainment” on the subject lands was inadvertently deleted by the Minister of Municipal Affairs and Housing, and City Council was in support of reinstatement;

Now therefore the Council of the Corporation of the City of Pickering hereby enacts as follows:

1. Schedule I

Schedule I to By-law 7404/15 as amended is hereby further amended for the lands situated east of Squires Beach Road, as set out on Schedule I attached hereto.

2. Area Restricted

The provisions of this By-law shall apply to those lands being Part of Lots 15 & 16, Concession 1 in the City of Pickering, identified as "MTD-1" on Schedule I attached hereto.

3. Definitions

By-law 7404/15 as amended is hereby further amended by adding the following definitions to Section 4.

"accessory" means a use, building or structure naturally or normally incidental to, subordinate to or exclusively devoted to a principal use or building or structure and located on the same lot as the principal use, building or structure;

"laboratories" means premises used for scientific or technical research, analysis, experimentation or development;

"manufacturing plants" means a building or part of a building in which is carried on any activity or operation pertaining to the making of any article, including altering, assembling, repairing, ornamenting, finishing, cleaning, polishing, washing, packing, adapting for sale, breaking up or demolishing the article;

"software development and processing establishment" means premises used for software development and testing, or for the collection, analysis, processing, storage or distribution of electronic data.

"vehicle service facility" means an establishment that is engaged in the fuelling or repairing of motor vehicles, and that may include a service station, repair garage, vehicle washing establishment or gas bar;

"warehouse and distribution facility" means a building or part of a building which is used primarily for the receiving, storing, assembling, distributing, shipping, preparing, packaging, adapting for sale and selling of goods, wares, merchandise, food-stuff, substances, articles and things, and includes the premises of a warehouseman but not a fuel storage tank except as an accessory use.

4. Provisions

By-law 7404/15 as amended is hereby further amended by replacing Section 6 with the following and renumbering the replaced and remaining sections accordingly.

6. Provisions (“MTD-1” Zone)

(1) Uses permitted (“MTD-1” Zone)

- (a) Accessory uses, buildings and structures
- (b) Art Galleries
- (c) Banquet Facilities
- (d) Bake Shops
- (e) Botanical Gardens
- (f) Business Support Services
- (g) Cafes
- (h) Cinemas
- (i) Convenience Stores
- (j) Commercial Fitness or Recreation Centres
- (k) Commercial Schools
- (l) Community Centres
- (m) Community Gardens
- (n) Curling rinks, tennis courts, bowling alleys, or similar recreational facilities
- (o) Daycare centres
- (p) Dry-cleaner’s distribution centres
- (q) Financial Institutions
- (r) Museums
- (s) Nightclubs
- (t) Parking lots
- (u) Parking garages
- (v) Personal service establishments
- (w) Places of amusement
- (x) Private clubs
- (y) Restaurants
- (z) Retail stores and accessory retail sales
 - (z.i) Service and repair shops
 - (z.ii) Spas
 - (z.iii) Supermarkets
 - (z.iv) Travel agencies
 - (z.v) Travel information centres
 - (z.vi) Vehicle rental establishments
 - (z.vii) Laboratories
 - (z.viii) Manufacturing plants
 - (z.ix) Medical Offices
 - (z.x) Offices
 - (z. xi) Software development and processing establishments

- (z. xii) Vehicle service facilities
- (z. xiii) Warehouses and distribution facilities

4. By-law 2511

By-law 2511, as amended by By-law 7404/15 (as amended) is hereby further amended only to the extent necessary to give effect to the provisions of this Bylaw as it applies to the area set out in Schedule I attached hereto. Definitions and subject matter not specifically dealt with in this By-law shall be governed by the relevant provisions of By-law 2511, as amended.

5. Effective Date

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

By-law passed this xx day of xxx, 2024

Kevin Ashe, Mayor

Susan Cassel, City Clerk



Schedule I to By-law 7404/15, as amended by By-law 7551/18
and By-law 7735/20

Amending By-law _____

Passed this _____

Day of _____ 2024

Mayor

Clerk