

## Amendment 34 to the Pickering Official Plan

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**Purpose:** The purpose of this amendment is to re-designate the lands located on the northwest corner of Altona Road and Finch Avenue from “Urban Residential Areas – Low Density Areas” to “Urban Residential Areas – Medium Density Areas” to facilitate a residential common element condominium development.

**Location:** The site specific amendment affects the lands located on the northwest corner of Finch Avenue and Altona Road described as Part of Lot 33, Concession 2, Part 1, 40R-2582, Parts 3, 6, 7 and 14, 40R-29767 and Part 1, 40R-10888, City of Pickering.

**Basis:** Through the review of Official Plan Amendment Application 18-001/P, Zoning By-law Amendment Application A 02/18, Draft Plan of Subdivision SP-2018-02 and Draft Plan of Condominium CP-2018-01, City Council determined that the Amendment facilitates a development that is compatible with the surrounding community, and is an appropriate intensification project in Pickering’s urban area. The Amendment is consistent with the policies of the Provincial Policy Statement 2014, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Durham Regional Official Plan.

### **Actual**

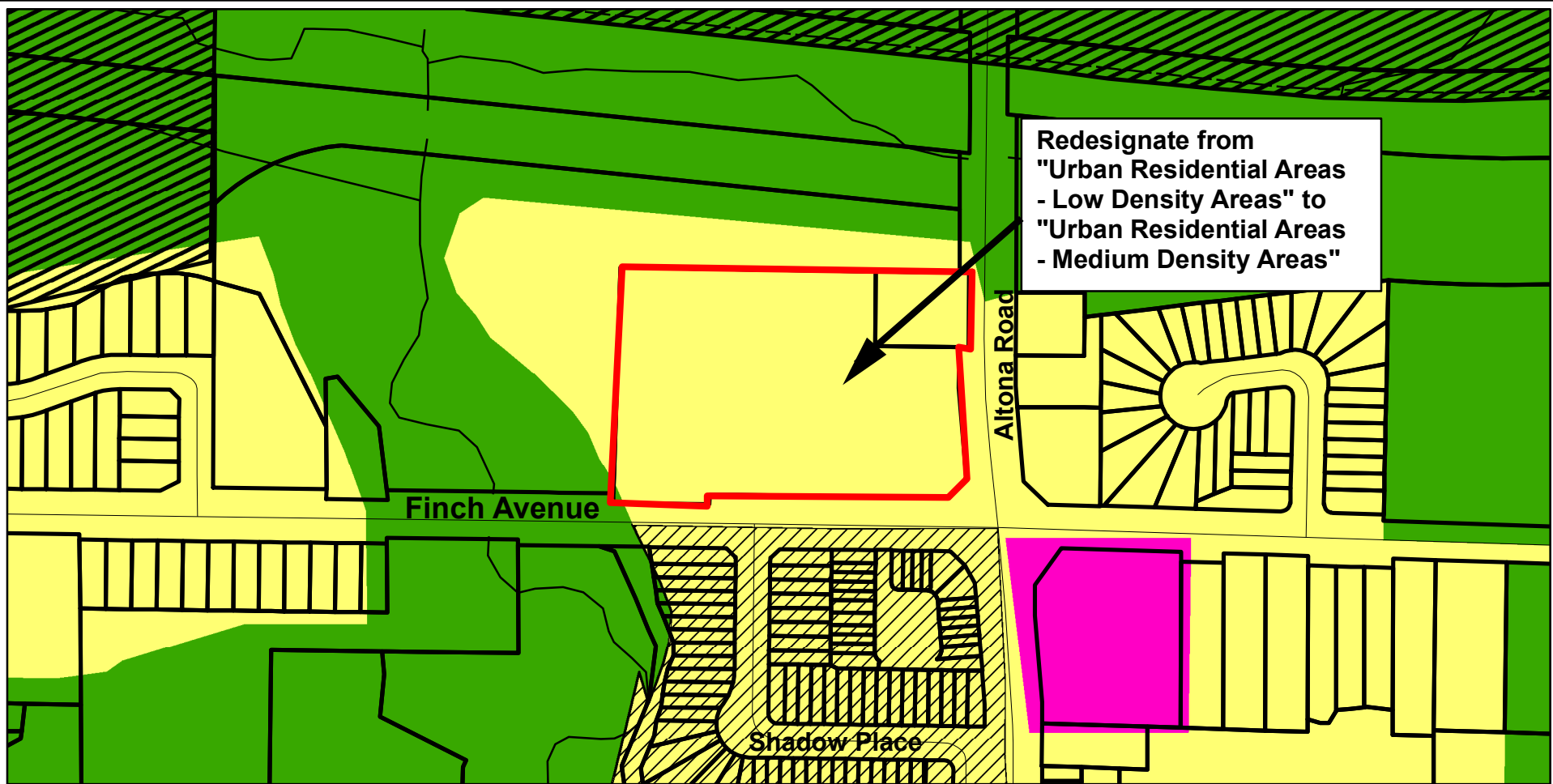
**Amendment:** The City of Pickering Official Plan is hereby amended by:

1. Amending Schedule I – Land Use Structure by replacing the “**Urban Residential Areas – Low Density Areas**” designation with “**Urban Residential Areas – Medium Density Areas**” designation for lands located on the north west corner Finch Avenue and Altona Road, as illustrated on Schedule ‘A’ attached to this amendment.

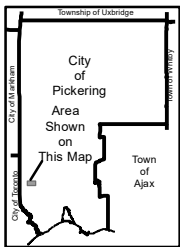
**Implementation:** The provisions set forth in the City of Pickering Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.

**Interpretation:** The provisions set forth in the City of Pickering Official Plan, as amended, regarding the interpretation of the Plan shall apply in regard to this Amendment.

**Schedule 'A' to Amendment 34**  
Existing Official Plan



**Edition 8**





City of Pickering  
City Development Department  
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This Map Forms Part of Edition 8 of the Pickering Official Plan and Must Be Read in Conjunction with the Other Schedules and the Text.

Extract of  
Schedule I to the  
**Pickering  
Official Plan**



**Open Space System**

-  Natural Areas
-  Active Recreational Areas


**Land Use Structure**

- Urban Residential Areas**
  -  Low Density Areas
  -  Medium Density Areas
  -  High Density Areas
- Mixed Use Areas**
  -  Local Nodes

**Freeways and Major Utilities**

-  Controlled Access Areas
-  Potential Multi Use Areas

**Other Designations**

-  Greenbelt Boundary

