

## Amendment 39 to the Pickering Official Plan

---

**Purpose:** The purpose of this amendment is to reduce the minimum net residential density required on the lands located on the northwest corner of Pickering Parkway and Notion Road to facilitate a residential condominium development. The second purpose of this Amendment is to re-designate the easterly portions of the subject lands and the lands immediately to the south (1805 Pickering Parkway), owned by Pickering Ridge Lands Inc. Trustee, from “Mixed Use Areas – Speciality Retailing Node” to “Open Space System – Natural Areas” to facilitate the conveyance of these lands to the Toronto and Region Conservation Authority.

**Location:** The site specific amendment affects the lands located on the southwest corner of Pickering Parkway and Notion Road described as Part of Lot 17, Concession 1, Now Parts 1, 2 & 3, 40R-11413, City of Pickering.

**Basis:** The Amendment for the lower minimum density facilitates an appropriate development that responds to the site constraints, and the surrounding residential development. The re-designation of the easterly portions of the subject lands and the lands (1805 Pickering Parkway) immediately to the south, owned by Pickering Ridge Lands Inc. Trustee, are required to enable the future conveyance of these lands to the Toronto and Region Conservation Authority for the purposes of floodplain storage and compensatory wetland area to facilitate the proposed residential development of the subject lands. The Amendment is consistent with the policies of the Provincial Policy Statement 2020, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Durham Regional Official Plan.

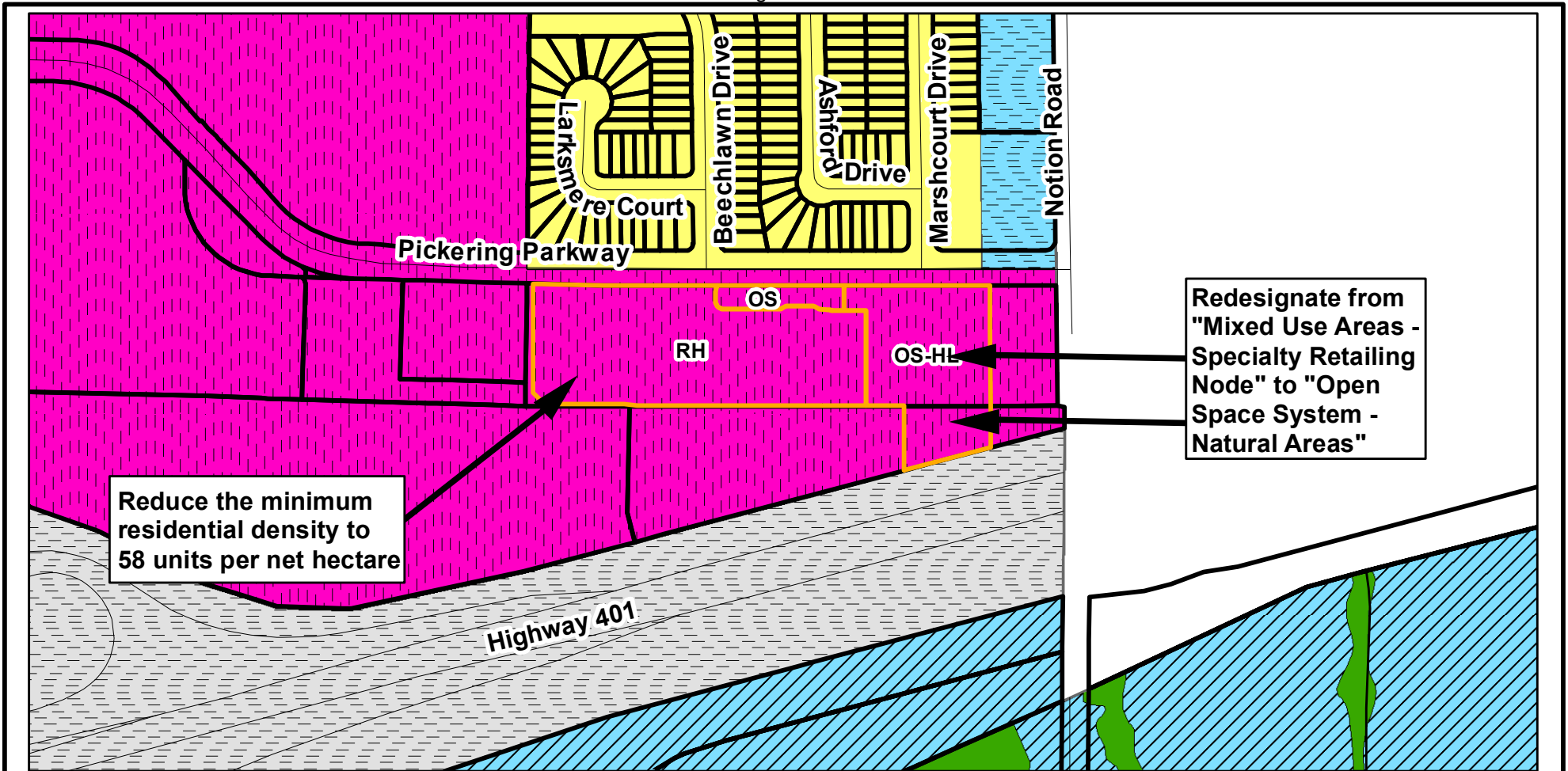
**Actual Amendment:** The City of Pickering Official Plan is hereby amended by:

1. Revising Section 12.11, Village East Neighbourhood Policies by adding a new subsection (h) as follows:  
  
“(h) **despite Table 6: Mixed Use Areas: Densities and Floor Area by Subcategory, permit a minimum residential density of 58 units per net hectare on the “Metropia” lands located on the south side of Pickering Parkway, west of Notion Road.**” as identified and shown on Schedule ‘A’ attached to this amendment for information.
2. Amending Schedule I – Land Use Structure by replacing the “**Mixed-Use Areas – Speciality Retailing Node**” designation with “**Open Space System – Natural Areas**” designation for lands identified on Schedule ‘A’ attached hereto.

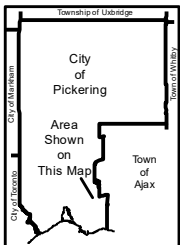
**Implementation:** The provisions set forth in the City of Pickering Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.

**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 39**  
Existing Official Plan



**Edition 8**



City of Pickering  
City Development Department  
© July, 2018

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

**Land Use Structure**

Urban Residential Areas

Low Density Areas

Mixed Use Areas

Specialty Retailing Node

Employment Areas

Prestige Employment

Mixed Employment

**Freeways and Major Utilities**

Controlled Access Areas

