

Employment areas are those lands in the City where significant job growth is planned to be accommodated, and where other non-employment uses are restricted. This summary sheet focuses on Employment zones, which set out requirements for manufacturing uses, distribution centres, warehouses, offices, and other similar uses in the City.

### How does the new draft Zoning By-law provide opportunities for job creation in Employment Areas?

The Province requires that zoning in employment areas ensures that these areas will allow for mainly industrial and office uses. Accordingly, the new draft Zoning By-law ensures that Employment zones are focused on permitting mainly employment and industrial-related uses by setting out and defining a specific range of permitted uses in the employment zones. As much as possible, these permissions should be flexible to ensure that the City can accommodate a wide range of businesses now and into the future.

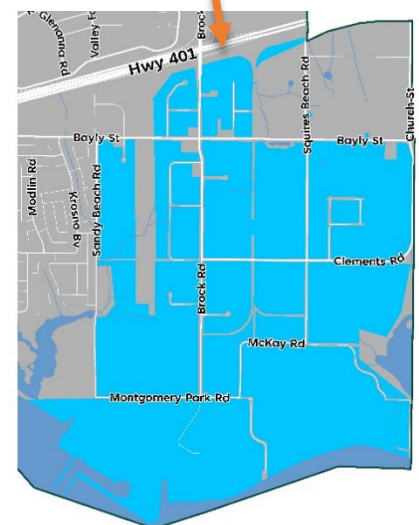
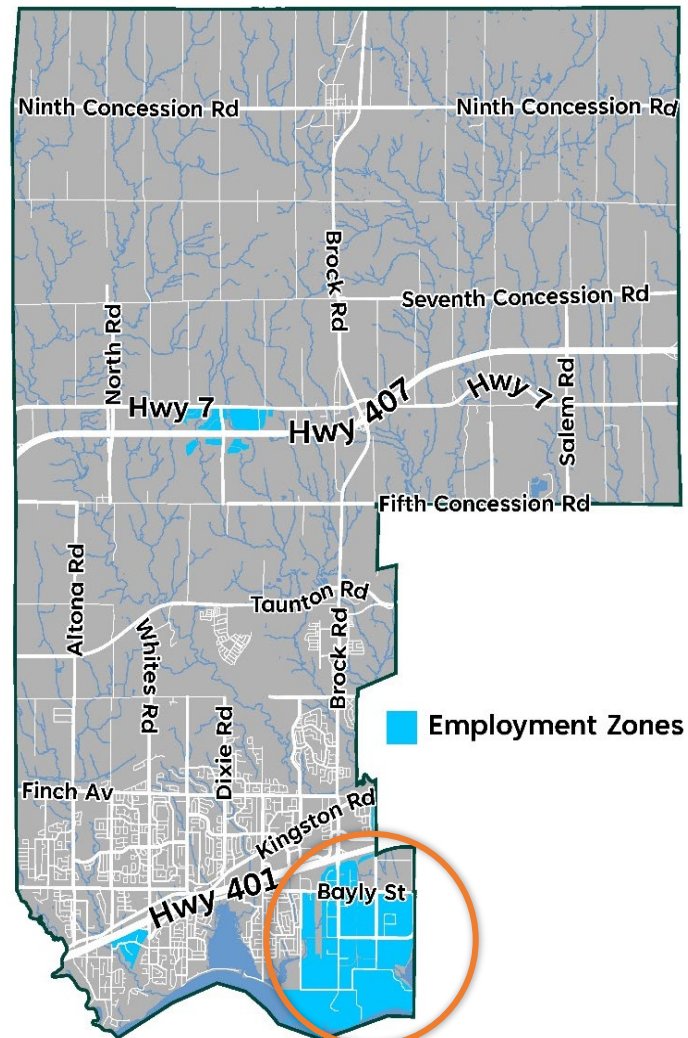
Various employment uses and definitions have been brought forward and updated from the existing 6 different Zoning By-laws. In the new draft Zoning By-law, permitted uses have been consolidated and updated, making the permissions more flexible. For example, the new definitions for “heavy” and “light” manufacturing facilities provide more flexibility. These uses now relate to operations involving general products and materials. Under the previous zoning by-laws, the definitions listed the manufacturing of specific items (e.g., cosmetics, textile goods, metal products), which can be limiting.

### How does the new Zoning By-law ensure that employment areas are compatible with nearby neighbourhoods?

Employment areas and their manufacturing uses can be associated with impacts like noise, vibration, dust, and odour. As such, the employment zones must incorporate regulations to help manage these impacts on nearby neighbourhoods. The new draft Zoning By-law includes the following measures to help manage land use impacts:

- Heavier employment and outdoor storage uses are only permitted in General Employment areas (the “E1” zone). As such, these uses can be directed to appropriate locations.
- Increased setbacks are required when Employment zones abut or are across the street from Residential or Open Space zones.
- Enhanced landscaping is required for Employment zones abutting Residential, Institutional or Open Space zones.
- Development of new or expanded sensitive land uses within 150m of the Duffin Creek Water Pollution Control Plant is not allowed.

### What Lands in the City are subject to Employment Zones?



### NEW EMPLOYMENT ZONE CATEGORIES

The new zoning by-law has been **structured to better align with the Official Plan**. New zone categories have been created based on Official Plan employment designations. Consider the following examples:

- General Employment Designation – E1: Employment General Zone
- Prestige Employment – E2: Employment Prestige
- Mixed Employment – E3: Employment Commercial

### CONSOLIDATION AND UPDATE OF EMPLOYMENT USES

Terms within the older by-laws have been consolidated in the new draft Zoning By-law. For example, the terms Dry Cleaning Depot, Dry Cleaning and Laundry Collecting Stations, Dry Cleaning Distribution Centre, Dry Cleaner's Distributing Station, and Dry Cleaning Establishment are all existing definitions that have been consolidated to **Dry Cleaning Distribution Centre or Dry Cleaning Establishment** in the new draft Zoning By-law.

Other examples include the consolidation of office uses and newer terms to differentiate uses which sound similar but have different functions such as 'Outdoor Storage' and 'Outdoor Display Area'.

### INTEGRATED URBAN DESIGN PRINCIPLES

The Employment zone standards have been updated to integrate and consider the Official Plan's urban design principles. Examples of this update include the following changes:

**Reduced Front Yard Setbacks:** Helps to minimize parking in the front yard and direct parking to the rear or side of buildings. In turn, this creates an opportunity for more pedestrian-friendly streetscapes and enclosed or 'park-like' aesthetics.

**Minimum Required Landscaping:** Creates a more engaging streetscape through minimum requirements across all employment zones.

**Regulation of Outdoor Storage:** Through setback, maximum area, fencing and landscaping requirements, outdoor storage visual and noise impacts are reduced. Outdoor Storage is now clearly defined, only permitted in an E1 zone, and is separated from the display of finished goods (Outdoor Display Area).

#### For More Information



Visit the City's project website at:  
<http://letstalkpickering.ca/zonereview>



To find out what your property is zoned in the new by-law, try the [interactive zoning tool!](#)



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