

What is a Zoning By-law?

Zoning is a set of rules that guide how our city is built. Zoning controls how land and buildings are used, the size of lots, and the character, location, height and size of buildings and structures. These rules help shape our communities and help to manage land use conflicts. Zoning is enforced and administered by the City of Pickering by our Municipal Law Enforcement Services.

Why does the City need a new Zoning By-law?

A new zoning by-law is needed to combine all of Pickering’s zoning by-laws into one city-wide, comprehensive zoning by-law that conforms to the City of Pickering’s Official Plan, is consistent with Provincial policy and legislation, addresses emerging issues, and is easy to use.

The City of Pickering currently maintains and updates 6 separate zoning by-laws for the city. The reverse side of this page provides a list of these existing zoning by-laws. Some of these zoning by-laws were created more than 50 years ago and are outdated. Although these zoning by-laws have been improved and changed slowly over the years, a comprehensive review has not yet taken place. Planning practices, community concerns, development trends and Provincial legislation have changed a lot in that time, including the language we use, the way we share and access information, and the type of information available.

The City Centre and Seaton zoning by-laws were enacted the City’s most recently zoning by-laws and use modern terminology and planning concepts to respond to current conditions.

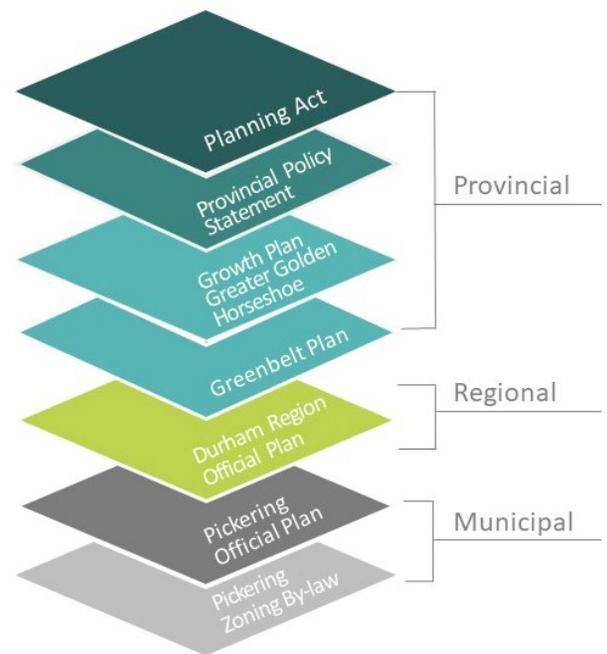
How are our Zoning By-law influenced by other Plans, Policies and Regulations?

In Ontario, the *Planning Act* gives municipalities the authority to prepare and enforce zoning by-laws and to prepare Official Plans. The Act sets out what matters can be addressed in these documents.

The Official Plan outlines our community’s vision for building healthy, complete communities, and contains policies to guide development growth and future land use. As a lower tier municipality, the City’s Official Plan must also be consistent with the policies of the Regional and Provincial plans. Zoning By-laws put the City’s Official Plan into action and works together with Neighbourhood Design Guidelines and Site Plan Control tools, to achieve the direction of the Official Plan.

A Hierarchy of Plans and Regulations Shape Development in Our City

Planning in the City is influenced by a wide range of Provincial, Regional and City documents. The City’s zoning by-law translates higher level policies into enforceable regulations.



PURPOSE OF THE NEW ZONING BY-LAW

To create one comprehensive zoning by-law that:

- is consistent with Pickering’s Official Plan, the Provincial Policy Statement and other guiding policies;
- carries forward the existing regulations that work well;
- updates standards, definitions, and regulations to reflect current planning practices and development trends; and
- is easier to use for members of the public, developers, planning staff and Council.

How was the Draft Zoning By-law prepared?

- 1 Consolidated Six By-laws into One Zoning By-law**

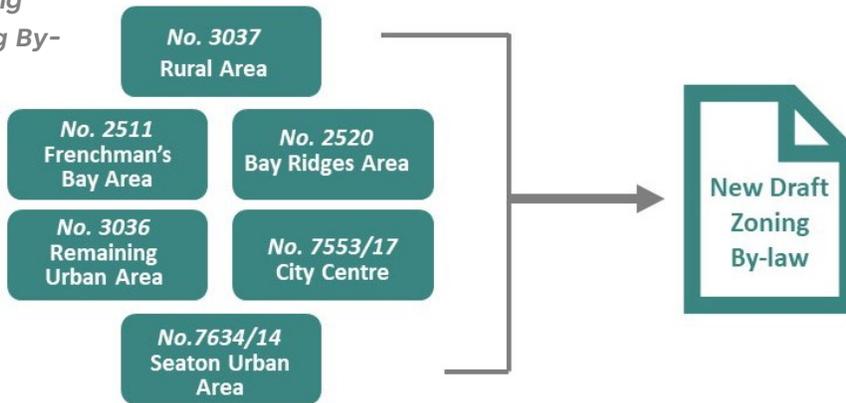
Regulations in the existing zoning by-laws were brought into the new by-law and modernized with updated language, provisions, and definitions to reflect contemporary planning practice and development trends.
- 2 Discussion Paper Recommendations**

A series of Discussion Papers were prepared in Phase 1 of the Zoning By-law Review process (see list below). Each Discussion Paper addressed a separate topic. The recommendations of the Discussion Papers guided the preparation of the new Zoning By-law, including recommendations for consolidating zones, modernizing standards, and incorporating new provisions to address emerging planning issues.
- 3 Carried Forward the Seaton Zoning By-law**

The Seaton Urban Area By-law is based on the goals, objectives and policies of the Central Pickering Development Plan. The zoning for Seaton has been carried forward into the new by-law as a separate chapter to maintain the intent of the development plan.
- 4 Improved Structure, Formatting and Useability**

The structure and formatting of the new zoning by-law is based on the newer City Centre and Seaton zoning by-laws. It helps orient the user and point them to relevant sections. The use of clear and simple text, illustrations, and graphics will help to make the by-law easier to understand for everyone.

Existing
Zoning By-
laws



Six zoning by-laws were consolidated into the new Comprehensive Zoning By-law. The Seaton Urban Area By-law was carried forward into the new By-law unchanged

Related Information

- [Discussion Paper 1: Guiding Principles and Parameters](#)
- [Discussion Paper 2: Review & Assessment of Parent Zones](#)
- [Discussion Paper 3: Residential Areas](#)
- [Discussion Paper 4: Employment Areas](#)
- [Discussion Paper 5: Mixed Use/Intensification Areas](#)
- [Discussion Paper 6: Agricultural/Rural/Environmental/Open Space](#)
- [Discussion Paper 7: Parking, Active Transportation and Loading](#)
- [Discussion Paper 8: Cannabis Production and Retail Businesses](#)



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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