

## How is the new Zoning By-law organized?

The new draft Zoning By-law is comprised of both text as well as maps. The draft Zoning By-law categorizes all land in the City into a land use classification called a 'zone'. The zones are shown on detailed maps. The zones are also listed and set out in Section 2. Each zone has different rules for land use and development, including different permitted uses, such as whether a house, factory, or a shopping mall is allowed. The zone regulations are included in Sections 6 through 13 (zones in the Seaton Urban Area are contained in Section 14).

In addition to zone regulations, the new draft zoning by-law includes definitions, administrative provisions, and other general regulations. The definitions, contained in Section 3, provide clarity around the meaning of many of the terms used in the draft Zoning By-law. The definitions ensure that the draft Zoning By-law will be interpreted clearly and consistently in all cases. The administrative provisions in Section 1 identify some requirements around how the draft Zoning By-law is to be read and enforced. The general regulations as well as the parking, stacking and loading requirements in Sections 4 and 5 include requirements that are applicable to all zones. When checking the zoning on a property, a reader should examine all parts of the draft Zoning By-law to identify what is applicable.

### STRUCTURE OF THE NEW ZONING BY-LAW

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- 12 Rural and Oak Ridges Moraine Zone Regulations
- 13 Institutional and Other Zone Regulations
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- 15 Exception Zones
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### ZONING BY-LAW SCHEDULES

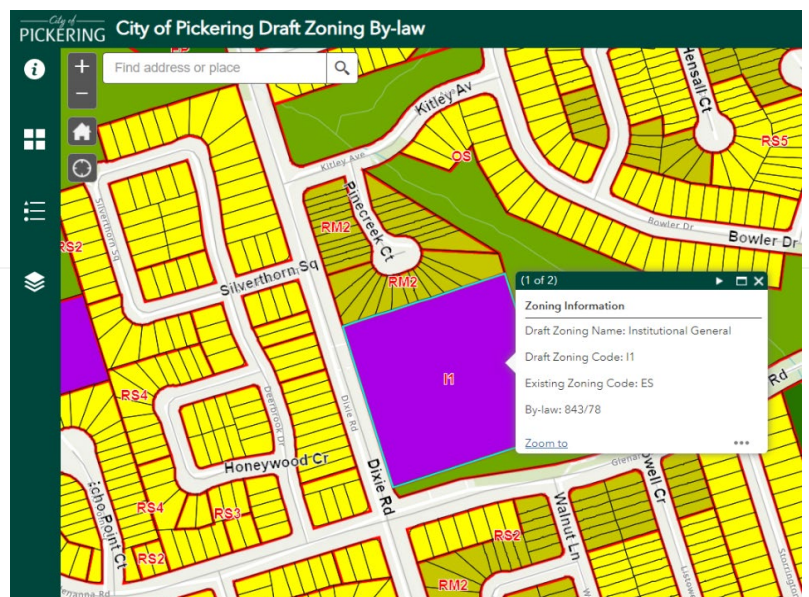
- Schedule 1 – Zoning Maps
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- Schedule 6 – City Centre Minimum Building Height
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- Schedule 8 – City Centre Active At Grade Frontages

## How can I find the proposed zoning for a property?

The [Draft Zoning By-law text](#) and [Map](#) can be viewed on the City's website.

The accompanying screenshot shows the interactive zoning map for the Draft Zoning By-law. The zones are labelled in red symbols and are outlined in red boundaries. For convenience, different zones are also coloured.

In this example, a property zoned "I1" has been clicked, providing a snapshot of zoning information. The selected property is outlined in blue. The dialog box shows proposed zoning and indicates the existing zone. However, readers should contact the City to confirm any applicable existing zoning information. The interactive map should not be relied on for legal purposes.



# How Does the New Zoning By-law Work?

## 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](#)!



[zonereview@pickering.ca](mailto:zonereview@pickering.ca)

## When will the new Zoning By-law come into force?

The new Zoning By-law is currently draft for the purposes obtaining input and feedback. The new Zoning By-law will be refined and re-released over the course of 2023, and will be brought forward for adoption, targeted for late 2023. The new Zoning By-law may also be subject to appeals which may affect the timing of when the Zoning By-law comes into force. Until that time, the City’s existing Zoning By-law is applicable.

## Will I be able to comment on the draft Zoning By-law?

Yes! The project team is interested in receiving your feedback on the proposed Zoning By-law. Please contact the City if you have any questions or comments about any aspect of the proposed new draft Zoning By-law.

## How does the Zoning By-law relate to other regulations and by-laws?

The Zoning By-law generally does not supersede or incorporate any other legislation, regulations or by-laws. Depending on the proposal or the use of your property, other rules may also apply. It is a property owner’s responsibility to understand what regulations apply to their use of the land or their construction project. City staff can assist you in determining if other regulations apply.

## Will the new Zoning By-law affect my construction project or recent approval?

Persons interested in conducting construction projects should stay informed about the new Zoning By-law. Approved projects that were underway prior to the new Zoning By-law coming into effect will not typically be affected. However, if you have not yet received approval (e.g., a building permit), the new Zoning By-law may affect you depending on the timing of your project and the timing of the new Zoning By-law coming into force. The new zoning by-law includes provisions that ensure that any recent building permit or planning approvals will be recognized in the new Zoning By-law. Please contact the City if you have any concerns about how the new Zoning By-law may affect your current or forthcoming development application or project.

## How do I identify proposed zoning for a property in the new draft Zoning By-law?

1



Check out the [interactive zoning tool](#) to find your property’s zone.

2



Find the regulations for that zone in the [New Zoning By-law](#) document (Sections 6 – 14).

3



Consider the other sections of the by-law to identify any other regulations that apply (Sections 4, 5, and 15 in particular).

4



Refer to the definitions section of the by- to help interpret the terms used (Section 3).

5



Optional - contact the City to submit questions or comments at any time.