

Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

Discussion Paper #2: Assessment of Existing Parent By-laws



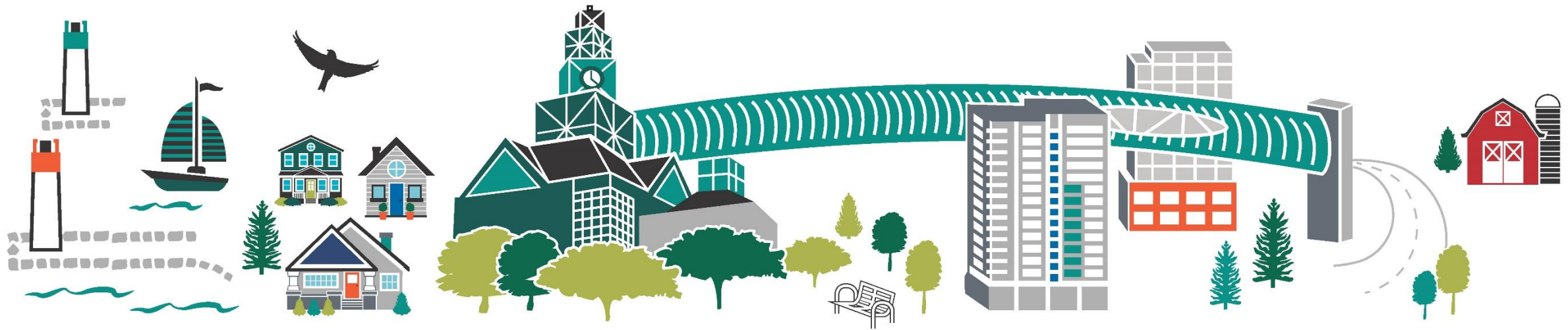
What is the purpose of the Discussion Paper?

In Discussion Paper 2 the various amendments and updates to the existing six Parent Zoning By-laws are reviewed, to identify:

- similarities and differences between the By-laws,
- opportunities for consolidation and harmonization, and
- how minor variances and site-specific amendments can inform updates to the provisions for the new By-law.

Existing By-laws

- | | | |
|--------------------------|------------------------|----------------------------|
| 1. Zoning By-law 2511 | • Frenchman's Bay Area | } Approved in 1960s |
| 2. Zoning By-law 2520 | • Bay Ridges Area | |
| 3. Zoning By-law 3037 | • Rural Area | |
| 4. Zoning By-law 3036 | • Rest of Urban Area | |
| 5. Zoning By-law 7364/14 | • Seaton | ← Approved in 2014 |
| 6. Zoning By-law 7553/17 | • City Centre | ← Approved in 2017 |



Discussion Paper 2 identified the following opportunities:

- Organize the new By-law using approaches used in the most recent Zoning By-laws (City Centre and Seaton)
- Establish a zone categories that relate to the land use designations in the City's Official Plan
- Consider using illustrations to provide clarity within the general provisions
- Combine similar zone categories, general provisions and definitions
- Consider revising zone provisions to reduce the need for minor variances
- Explore best approach to addressing site-specific exception zones

Options for Site Specific Exemption Zones

1. Delete All Site-Specific Exception Zones
 - Creates legal non-conforming status
2. Carry Forward All Site-Specific Exception Zones
 - May not support the Official Plan's vision for the future of Pickering
3. Selective Deletion and Comprehensive Review of Site-Specific Exception Zones
 - Greater conformity with the Official Plan

Please visit www.pickering.ca/zonereview to review Discussion Paper 2 for more information.

Contact Information

Deborah Wylie, MCIP, RPP
Manager, Zoning & Administration
zonereview@pickering.ca
905.420-4660, ext. 2195