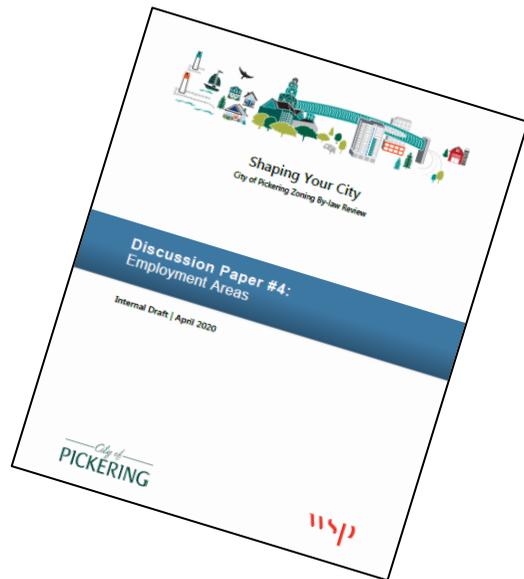


## Shaping Your City

City of Pickering Comprehensive Zoning By-law Review

### Discussion Paper 4: Employment Areas



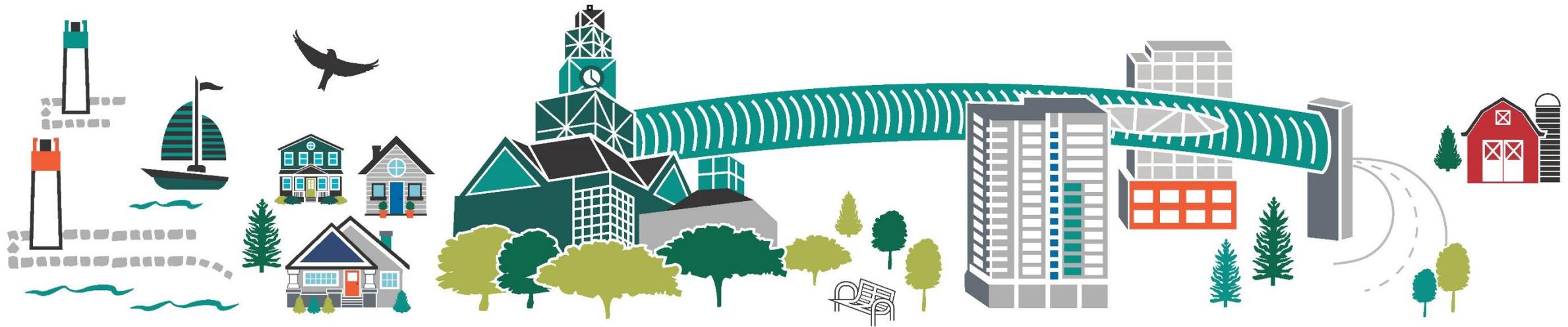
### What is the purpose of the Discussion Paper?

The purpose of Discussion Paper 4 is to provide an assessment of the zoning within the City's designated Employment Areas. The Employment Areas are lands in the City where a significant portion of job growth is planned to be accommodated, and where other non-employment uses are restricted. This Discussion Paper has reviewed the zoning for Official Plan conformity.

### Employment Areas Designation

The City's Official Plan breaks down the Employment Areas designation into three density subcategories:

1. General Employment
  - Permits a wide range of uses including manufacturing, assembly, and limited personal service uses serving the area.
2. Prestige Employment
  - Permitted uses include light manufacturing, assembly and processing of goods, retail sales as a minor component of an industrial operation
3. Mixed Employment
  - All uses permissible in prestige employment areas, and limited retailing of goods and services serving the area.



## Summary of Key Issues with Existing Zoning

- Recommend categorizing the Employment Areas using the following three zones and applying area-specific suffixes or site-specific exceptions:
  - General Employment (GE) Zone,
  - Prestige Employment (PE) Zone and
  - Mixed Employment (ME) Zone.
- Opportunity to merge existing Employment Areas zone categories to provide consistent regulation throughout the City for similar uses.
- Harmonize and modernize the permitted uses within the employment zones such as office and service uses.

## Summary of Key Issues with Existing Zoning (Continued)

- Opportunity to add regulations for outdoor storage, including a consistent definition, distinguish outdoor storage from display of finished goods for sale, and establish standards (e.g. permitted in certain yards, required fencing, and setback requirements).
- Opportunity to ensure there is adequate separation and screen between employment uses and nearby sensitive uses, such as residential uses.

## Contact Information

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Please visit [www.pickering.ca/zonereview](http://www.pickering.ca/zonereview) to review Discussion Paper 4 for more information.