

The Corporation of the City of Pickering

By-law No. XXXX/23

Being a By-law to amend Restricted Area (Zoning) By-law 7364/14, to implement the Official Plan of the City of Pickering, Region of Durham, for land at Part Lots 27 and 28, Concession 5, City of Pickering (A 04/22)

1. **Schedule I**

Schedule I attached hereto with notations and references shown thereon are hereby declared to be part of this By-law.

2. **Area Restricted**

The provisions of this By-law shall apply to those lands in Part Lots 27 and 29, Concession 5, in the City of Pickering, designated “PEG-X” and “SWM”, on Schedule I attached hereto.

3. **General Provisions**

No building, structure, land or part thereof shall hereafter be used, occupied, erected, moved or structurally altered except in conformity with the provisions of this By-law.

4. **Amendments**

Section 10.0 Definitions of Zoning By-law 7364/14, as amended, is further amended by added the following definition:

“**Floor Area, Net**” means the total area of all floors of a building measured from the interior faces of the exterior walls or demising walls, but does not include the following areas:

- (a) Motor vehicle parking and bicycle parking below established grade;
- (b) Motor vehicle parking and bicycle parking at or above established grade;
- (c) Loading spaces and related corridors used for loading purposes;
- (d) Rooms for storage, storage lockers, washrooms, electrical, utility, mechanical and ventilation;
- (e) Indoor amenity space required by this By-law;
- (f) Elevator, garbage and ventilating shafts;
- (g) Mechanical penthouse; and
- (h) Stairwells in the building

Section 6.5 Exceptions of Zoning By-law 7364/14, as amended, is further amended by inserting a new row to Table 24 and by adding Note #3 as follows:

Table 24: Permitted Use Exceptions

Zone	#	Address	Additional Uses Permitted
PEG	X	SP-2022-02 A04/22 Part Lots 27 and 28, Concession 5 745 and 815 Highway 7 (south of Highway 7, north of Highway 407, west of Whites Road, and east of NHS)	<ul style="list-style-type: none">• Freezer storage.• Logistics and distribution use.• A minimum 5% of the net floor area shall be dedicated for an Office use within a building that contains a Storage and Warehousing use.• A minimum 10% of the total net floor area shall be dedicated for an Office use within all buildings on a lot that includes a Light Manufacturing and/or Food Processing use.

Notes:

The following site-specific exceptions shall apply to the lands zoned PEG-X:

- (a) Despite Section 6.4.1 – Table 23: Employment Zone Standards, a maximum front yard (5m), shall not apply to the lands zone PEG-X.
- (b) Despite Section 6.4.1 – Table 23: Employment Zone Standards, a maximum building height of 50m, exclusive of mechanical equipment and silos, shall apply to the lands zoned PEG-X.
- (c) Despite Section 6.4.2, Additional Provisions, c) parking shall be permitted between the building and the front lot line on the lands zoned PEG-X. d) Despite Section 6.4.2, Additional Provisions,
- (d) shall not apply to the lands zoned PEG-X.

5. By-law 3037

The provisions of By-law 3037 of the City of Pickering, and the associated amendments, are hereby repealed insofar as they affect the lands covered by this By-law as shown on Schedule I to this By-law.

6. By-law 7364/14

By-law 7364/14, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out on Schedule I to this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 7364/14.

7. Effective Date

This By-law shall come into force in accordance with the provisions of the Planning Act.

By-law passed this XXth day of XXX, 202X.

Kevin Ashe, Mayor

Susan Cassel, City Clerk



HIGHWAY 7

NORTH ROAD

SWM

PEG-X

HIGHWAY 407

SCHEDULE I