

The Corporation of the City of Pickering

By-law No. XXXX/23

Being a By-law to amend Seaton Zoning By-law 7364/14,  
as amended, to implement the Official Plan of the City of Pickering, Region  
of Durham, Part of Lots 23 and 24, Concession 4, City of Pickering.

Whereas the Council of the Corporation of the City of Pickering received an application to redevelop the subject lands being Part of Lots 23 and 24, Concession 4, in the City of Pickering to permit the development of single detached, townhouse and apartment dwellings;

And whereas an amendment to By-law 7364/14, as amended is deemed necessary to permit such uses;

Now therefore the Council of the Corporation of the City of Pickering hereby enacts as follows:

**1. Schedule I**

Schedule I to this By-law 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 being Part of Lots 23 and 24, Concession 4, City of Pickering, and designated *LN-#, LN-##, MD-M, MD-M-###, MD-DS, LD1-T, LD1, SWM,* and *CU* on Schedule I to this By-law.

**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. Amendment**

- a) Insert a new row to Table 11 which establishes the Lot and Building and Structure exceptions that apply to the Residential Zones as follows:

<b>Zone</b>	<b>#</b>	<b>Address</b>	<b>Description of Special Provisions</b>
MD-M	XXX	Part of Lots 23 and 24, Concession 4	For a <i>street townhouse dwelling</i> with integrated private garage accessed from a lane: Minimum lot frontage: 4.6 metres

- b) Insert a new row to Table 19 which establishes the permitted use exceptions that apply to Mixed Use Zones as follows:

Zone	#	Address	Additional Uses Permitted
LN	XX	Part of Lots 23 and 24, Concession 4	<i>Street Townhouse Dwelling</i>

- c) Insert a new row to Table 20 which establishes the Lot and Building and Structure exceptions that apply to the Mixed-Use Zones as follows:

Zone	#	Address	Description of Special Provisions
LN	X	Part of Lots 23 and 24, Concession 4	<p>Uses prohibited in this zone:</p> <ul style="list-style-type: none"> <li>- Block townhouse dwelling</li> <li>- Back-to-back townhouse dwelling</li> <li>- Live work unit</li> </ul>
LN	XX	Part of Lots 23 and 24, Concession 4	<p>Table 12 Note 1 requirement for an apartment dwelling on the same site shall not apply.</p> <p><i>Live work units, Block Townhouse dwellings, back to back townhouse dwellings, and Street Townhouse dwellings shall meet the setback, amenity area, landscaped open space and height requirements of the MC2 zone for those dwelling types, unless otherwise specified by this by-law.</i></p> <p><i>“Private park” shall mean an area of land, other than a Public Park, that is designated and/or maintained for active or passive recreational purposes.</i></p> <p>The lot line abutting the street where the wall of the private garage containing the opening for vehicular access faces the lot line abutting the street will be considered the rear lot line for a <i>street townhouse dwelling</i> abutting a private park.</p> <hr/> <p>For a <i>street townhouse dwelling</i> with an integrated <i>private garage</i> accessed from a <i>lane</i> or the <i>rear lot line</i>, the following shall apply:</p>

			<p>Attached private garages, which are deemed to be part of the main building on the lot, are permitted provided that the wall of the private garage facing the lane or rear lot line is located no closer than 0.6 metres to the rear lot line.</p> <p>Sections 2.18 and 2.19 shall not apply.</p> <p>Maximum <i>building height</i>: 13.5 m.</p> <p>Where the rear lot line of a corner lot abuts a private street, flankage yard width shall be measured using the projection of straight private street segments.</p> <hr/> <p>For a <i>street townhouse dwelling</i> with an integrated <i>private garage</i> facing the <i>front lot line</i>, the following shall apply:</p> <p>Maximum <i>building height</i>: 13.5 m.</p> <hr/> <p>For a <i>back-to-back townhouse dwelling</i>, the following shall apply:</p> <p>Maximum <i>building height</i>: 13.5 m.</p>
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**5. 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 in Schedule I of 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.

**6. Effective Date**

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

By-law passed this XX day of XXXX, 2023.

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Kevin Ashe, Mayor

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Susan Cassel, City Clerk