

## The Corporation of the City of Pickering

## By-law No. XXXX/21

Being a By-law to amend Restricted Area (Zoning) By-law 3037, as amended, to implement the Official Plan of the City of Pickering, Region of Durham, Part of Lot 17, Concession 9

Whereas the Council of The Corporation of the City of Pickering received an application to rezone the subject lands being Part of Lot 17, Concession 9, Pickering to permit the development of an industrial/commercial plaza consisting of industrial buildings and gasoline outlet with an accessory retail establishment and the formalization of the existing industrial buildings;

And whereas an amendment to By-law 3037, 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 notation 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 of Lot 17, Concession 9 in the City of Pickering, designated "ORM-M1" 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. Text Amendments**

Subclause 11.3.1 is hereby amended by adding the following permitted uses after the end of the subclause:

- xv. Construction workshop / supply yard;
- xvi. Metal Fabrication;
- xvii. Heavy equipment machinery repair / sales shop;
- xviii. General purpose workshop & associated equipment parking;
- xix. Self Storage;
- xx. Outdoor storage; and
- xxi. Automobile service station

Subclause 11.3.2(vii)(a) is hereby amended by adding the following after the end of the subclause:

"The permitted uses within this by-law shall be carried on without an enclosed building or structure."

**5. By-law 3037**

By-law 3037, as amended, 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 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 3037, as amended.

**6. Effective Date**

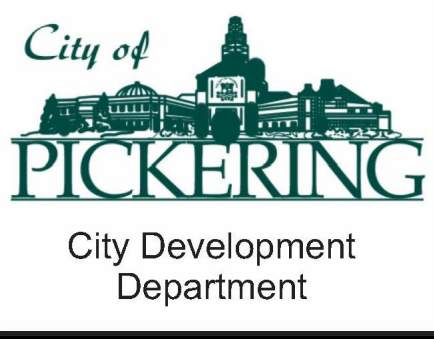
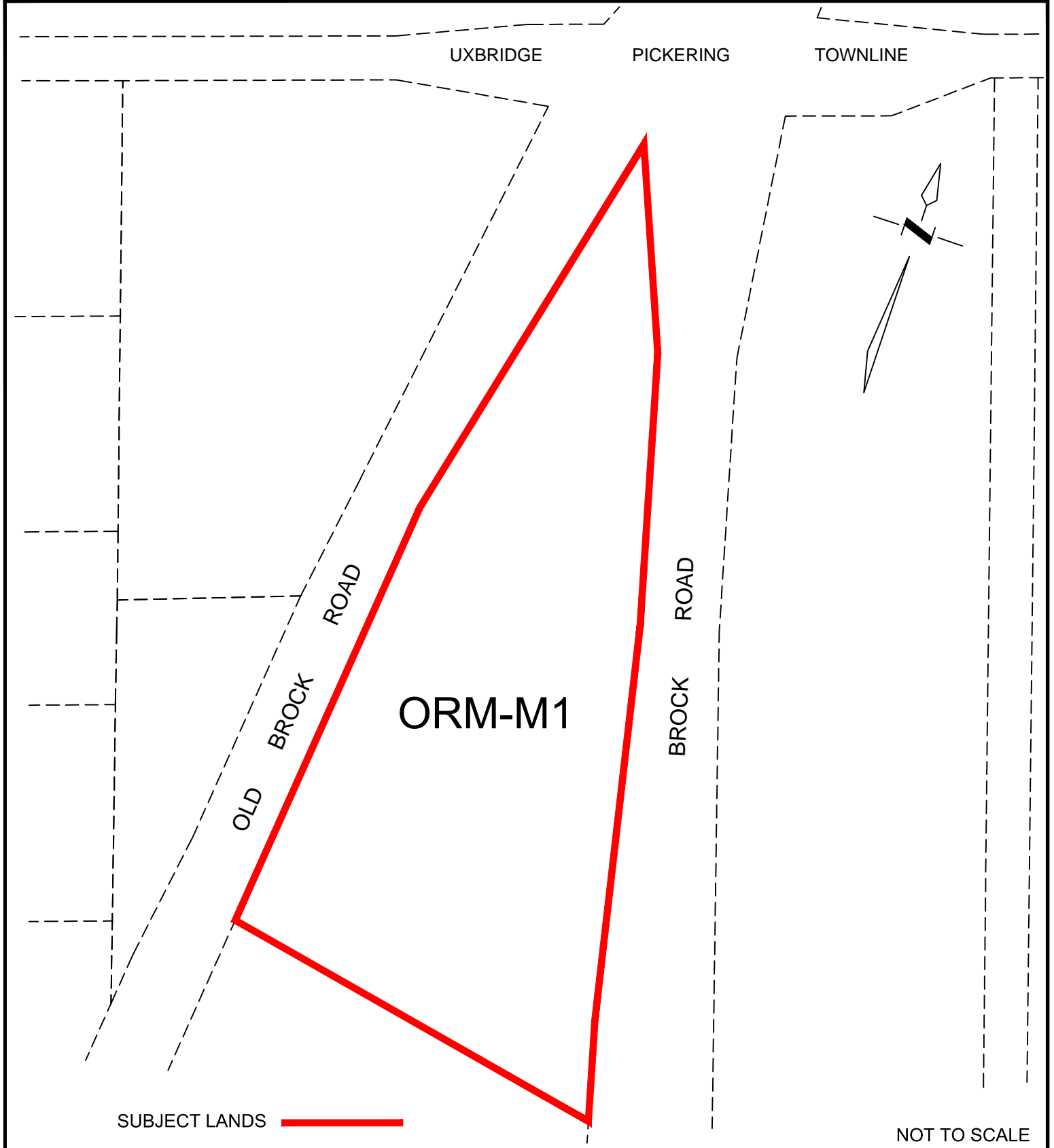
This By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Dave Ryan, Mayor

\_\_\_\_\_  
Debbie Shields, City Clerk

DRAFT



**Zoning By-law Schedule 1**

**APPLICANT:** S. Larkin Development Inc.

**PROPERTY DESCRIPTION:**  
Part of Lot 17, Concession 9

DATE: June 16, 2021