

The Corporation of the City of Pickering

By-law No. XXXX/25

Being a By-law to amend City Consolidated Zoning By-law 8149/24, to implement the Official Plan of the City of Pickering, Region of Durham, for land at Part of Lot 22, Concession 4, City of Pickering (A 07/25)

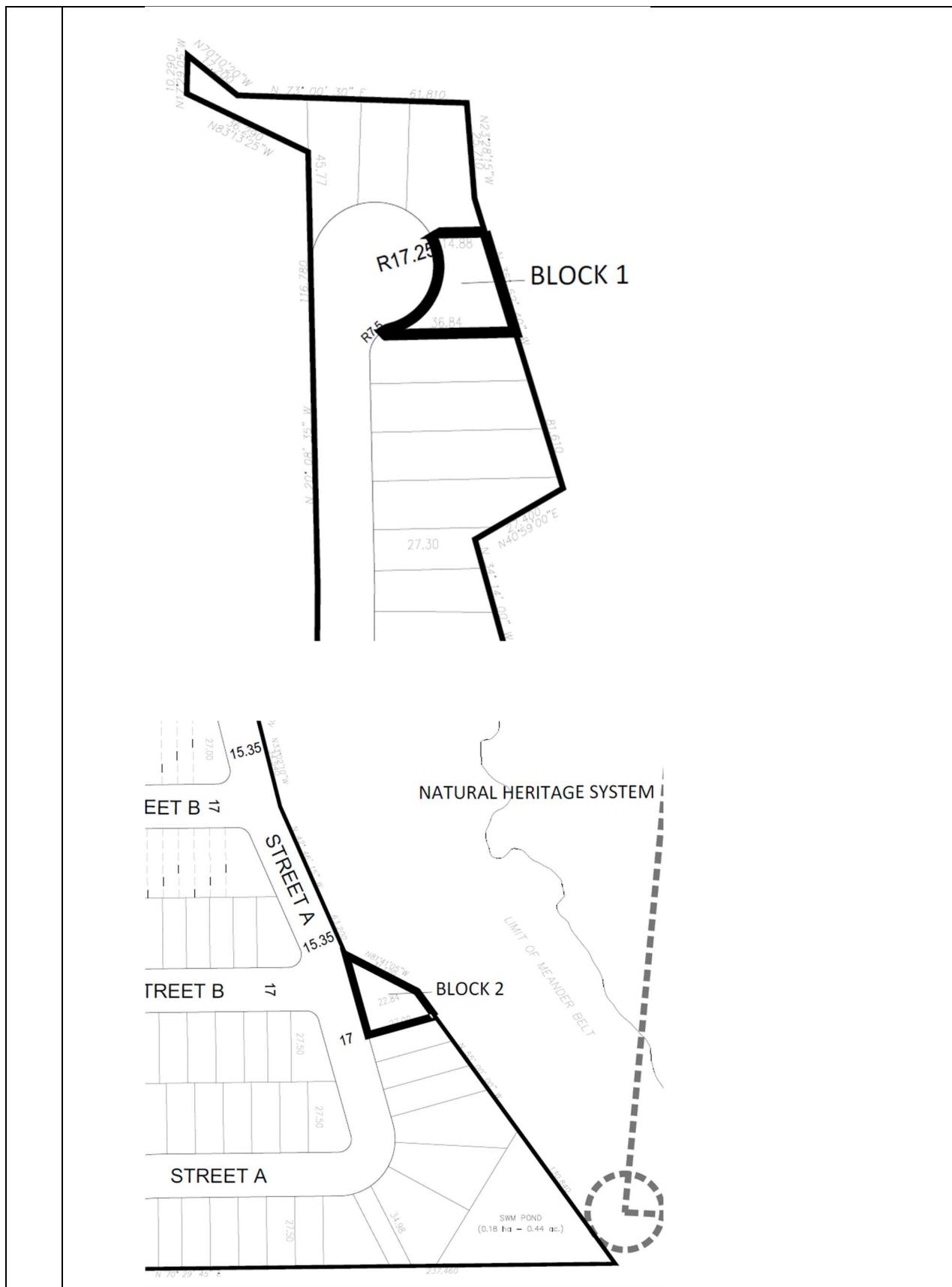
Whereas the Council of The Corporation of the City of Pickering received an application to rezone the subject lands being Part of Lot 22, Concession 4, in the City of Pickering to permit a draft plan of subdivision;

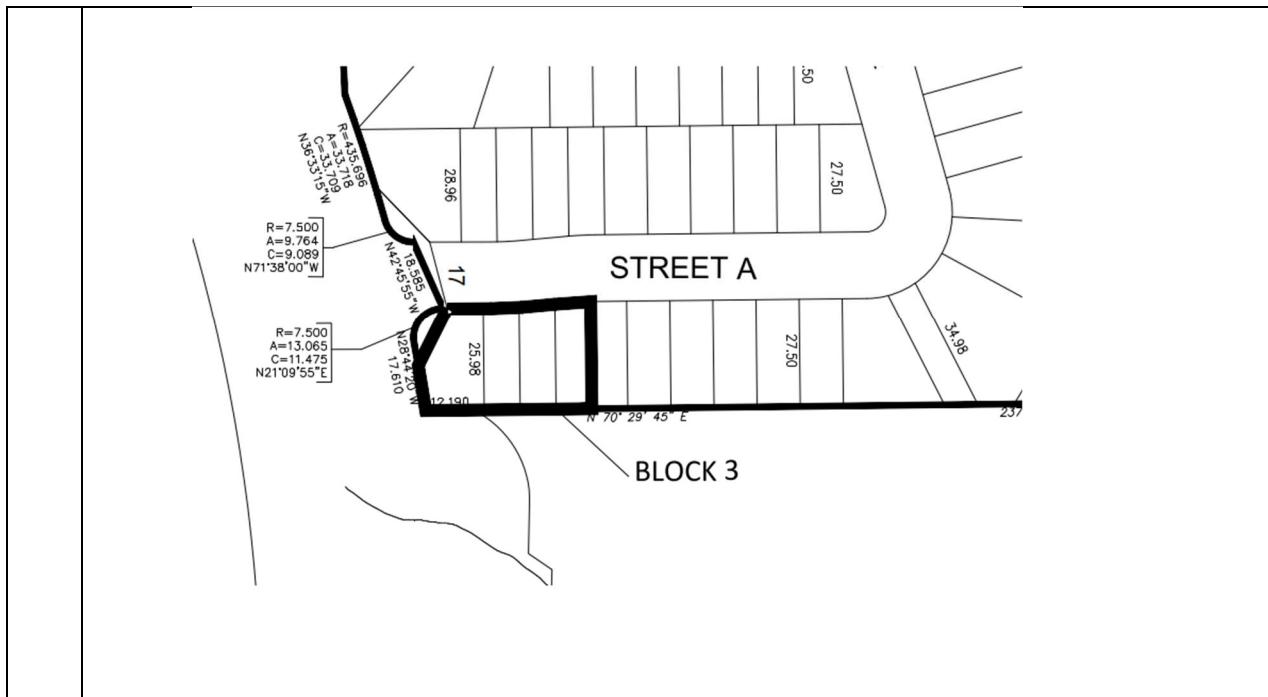
And whereas an amendment to Zoning By-law 8149/24 is therefore deemed necessary;

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

1. Schedule I attached hereto with notations and references shown thereon are hereby declared to be part of this By-law.
2. The provisions of this By-law shall apply to those lands in Part of Lot 22, Concession 4, in the City of Pickering, designated SLD1T, SLD1#, SSWM, and SOS on Schedule I to this By-law.
3. 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. Section 15 Exception Zone xxx of By-law 8149/24 is hereby amended by adding the following provisions:

1.	<p>The following site-specific exceptions shall apply to the lands zoned SLD1 and identified as Blocks 1, 2, 4 and 6, Draft Plan of Subdivision file SP-2025-01:</p> <ul style="list-style-type: none"><li>a) For a <i>detached dwelling</i> with attached private garage accessed from a street abutting the rear lot line on a through lot, the front lot line shall be the lot line abutting the local road.</li><li>b) For a <i>detached dwelling</i> with attached private garage<ul style="list-style-type: none"><li>i. For the lots identified as Block 1, 2, and 3 in the Special Site Figure below:<ul style="list-style-type: none"><li>• Minimum rear yard: 3.0 metres</li></ul></li></ul></li></ul>
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5. By-law 8149/24 is hereby 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 8149/24.
6. This By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this XX day of XXXX, 2025.

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Kevin Ashe, Mayor

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Susan Cassel, City Clerk