

# **The Corporation of the City of Pickering**

## **Consolidated Zoning By-law**

By-law No. 8149/24

December 16, 2024



### 3 Definitions

Clarification – the definition **Private Amenity Area** is added to support implementation of Integrated Sustainable Design Standards Performance measure number LN7.

Omission – the definition **Common Indoor Amenity Area** is added to reinstate a provision for the City Centre.

**Amenity Area, Common Indoor:** means an **amenity area** which is provided indoors and available for the shared or communal **use** of all residents of any associated **dwelling units**.

**Amenity Area, Private:** means the passive or active recreational area provided for the exclusive **use** of the occupant of the dwelling unit for which it is accessed, and includes **balconies**, patios, rooftop gardens, and other similar features.

## 6 Residential Zone Regulations

Clarification – Table 6.4 Minimum **Side Yard** (m) is clarified and maintains provisions from superseded By-laws 2511 and 3036.

Omission – Table 6.4 Minimum **Exterior Side Yard** (m) adds provisions from superseded By-laws 2511, 2520, and 3036.

**Table 6.4 Lot and Building Requirements for Residential First Density Zones (R1A to R1E)**

Requirement	R1A	R1B	R1C	R1D	R1E
Minimum <b>Lot Area</b> (m <sup>2</sup> )	3,000	1,390	740.0	550.0	460.0
Minimum <b>Lot Frontage</b> (m)	22.0	22.0	21.0	18.0	15.0
Minimum <b>Front Yard</b> (m)	9.0	9.0	9.0	7.5	7.5
Minimum <b>Side Yard</b> (m)	1.8	1.8	<del>One-side 1.8 m and other side 3.0 m</del> <u>1.8</u>	<del>One-side 1.8 m and other side 3.0 m</del> <u>1.8</u>	<del>One-side 1.5 m and other side 2.4 m</del> <u>1.5</u>
Minimum <b>Exterior Side Yard</b> (m)	2.7	- <u>2.7</u>	- <u>4.5</u>	- <u>4.5</u>	- <u>4.5</u>
Minimum <b>Rear Yard</b> (m)	9.0	9.0	7.5	7.5	7.5
Maximum <b>Lot Coverage</b> (%)	20	20	33	33	33
Maximum <b>Height</b> (m)	12.0	12.0	12.0	9.0	9.0

## 6.4 Residential Third Density Zones

Correction and Clarification – Table 6.7 deletes note 3 to remove repetition and adds note 3 Minimum **Amenity Area** to exempt freehold tenures.

**Table 6.7 Lot and Building Requirements for the Residential Third Density Zones**

Requirement	R3A	R3B	R3C
Minimum <b>Lot Area</b> (m <sup>2</sup> )	-	-	-
<b>Street Townhouse Dwelling</b>	220.0/unit	150.0/unit	-
<b>Block Townhouse Dwelling</b>	220.0/unit	150.0/unit	-
<b>Back-to-Back Townhouse Dwelling</b>	-	75.0/unit	-
<b>Stacked Townhouse Dwelling</b>	-	75.0/unit	-
<b>Apartment Dwelling/Retirement Home</b>	1,100	75.0/unit	-
Minimum <b>Lot Frontage</b> (m)	-		20.0
<b>Street Townhouse Dwelling</b>	6.0/unit	6.0/unit	-
<b>Block Townhouse Dwelling</b>	30.0	30.0	-
<b>Back-to-Back Townhouse Dwelling</b>	-	6.0/unit	-
<b>Stacked Townhouse Dwelling</b>	-	6.0/unit	-
<b>Apartment Dwelling/Retirement Home</b>	27.0	27.0	-
Minimum <b>Front Yard</b> (m)	7.5	4.5	3
Minimum <b>Interior Side Yard</b> (m)			
<b>Street Townhouse Dwelling</b>	6.0, or one-fifth of the length of the <b>building</b> whichever is greater <sup>(1)</sup>	1.2 <sup>(1)</sup>	-
<b>Block Townhouse Dwelling</b>	6.0, or one-fifth of the length of the <b>building</b> whichever is greater	1.2 <sup>(1)</sup>	1.2
<b>Back-to-Back Townhouse Dwelling</b>	-	1.2 <sup>(1)</sup>	-
<b>Stacked Townhouse Dwelling</b>	-	1.2 <sup>(1)</sup>	1.2
<b>Apartment Dwelling/Retirement Home</b>	Minimum one-half the <b>height</b> of the	3.0	2.5

Requirement	R3A	R3B	R3C
	<b>building</b> ; or, one-tenth the length of the <b>building</b> ; or, 3.5 m, whichever is the greater		
Minimum <b>Exterior Side Yard (m)</b>			
<b>Street Townhouse Dwelling</b>	6.0, or one-fifth of the length of the <b>building</b> whichever is greater	3.0	-
<b>Block Townhouse Dwelling</b>	6.0, or one-fifth of the length of the <b>building</b> whichever is greater	3.0	-
<b>Back-to-Back Townhouse Dwelling</b>	-	3.0	-
<b>Stacked Townhouse Dwelling</b>	-	4.5	3.0
<b>Apartment Dwelling/Retirement Home</b>	6.0, or one-fifth of the length of the <b>building</b> whichever is greater	4.5	3.0
Minimum <b>Rear Yard (m)</b>	7.5	7.5	7.5
Maximum <b>Lot Coverage (%)</b>			
<b>Street Townhouse Dwelling</b>	25 <sup>(2)</sup>	50	-
<b>Block Townhouse Dwelling</b>	25 <sup>(2)</sup>	50	-
<b>Back-to-Back Townhouse Dwelling</b>	-	50	-
<b>Stacked Townhouse Dwelling</b>	-	50	60
<b>Apartment Dwelling/Retirement Home</b>	35	50	60
Maximum <b>Height (m)</b>			
<b>Street Townhouse Dwelling</b>	12.0	12.0	-
<b>Block Townhouse Dwelling</b>	12.0	12.0	-
<b>Back-to-Back Townhouse Dwelling</b>	-	12.0	-
<b>Stacked Townhouse Dwelling</b>	-	13.0	30.0

Requirement	R3A	R3B	R3C
<b>Apartment Dwelling/Retirement Home</b>	12.0	16.0	30.0
Minimum <b>Landscaped Open Space</b> (% of gross floor area)	-	10	10
Maximum <b>tower floor plate</b> size (m <sup>2</sup> )			850.0
Minimum <b>Building</b> Separation on the <b>Lot</b> (m)	-	-	11.0 m, except where the separation may be reduced to 3.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking <b>building</b>
	-	-	18.0 m, for any portion of a <b>building</b> greater than 25.5 m in <b>height</b> , except where the separation may be reduced to 11.0 m if there are no primary windows or balconies on the wall facing the adjacent flanking <b>building</b>
	-	-	25.0 m for any portion of a <b>building</b> greater than 37.5 m in <b>height</b>
Minimum <b>Amenity Area</b> (m <sup>2</sup> ) – development with fewer than 8 <b>dwelling units</b>	-	-	-
Minimum <b>Amenity Area</b> (m <sup>2</sup> ) – development with 8 or more <b>dwelling units</b>			
<b>Back-to-Back Townhouse Dwelling</b>	-	4.0/unit, including at least 1	4.0/unit, including at least 1

Requirement	R3A	R3B	R3C
		contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <del>(3)</del>	contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <del>(3)</del>
<b>Block Townhouse Dwelling</b>	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <del>(3)</del>	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <del>(3)</del>
<b>Stacked Townhouse Dwelling</b>	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>
<b>Apartment Dwelling</b>	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>

**Notes:**

1. The minimum **interior side yard** shall be 0.0 m where the common wall of a **street townhouse dwelling** abuts an **interior side lot line** being the adjoining wall of another **street townhouse dwelling**.
- ~~2. Includes all buildings except private garages.~~
- ~~2. A minimum of one contiguous area of 40.0 m<sup>2</sup> must be provided.~~
- ~~3. Freehold dwellings are exempt.~~



## 8 Mixed-Use Zone Regulations

Clarification – Table 8.3 Minimum **Amenity Area** adds note 2 to exempt freehold tenures.

**Table 8.3 Lot and Building Requirements for the Mixed-Use Zones**

Requirement	LN	CN	MU1
Minimum <b>Lot Frontage</b> (m)	15.0	30.0	30.0
Maximum <b>Front Yard</b> (m)	3.0	3.0	3.0
Minimum <b>Interior Side Yard</b> (m)	-	-	-
Minimum <b>Exterior Side Yard</b> (m)	-	-	-
Minimum <b>Rear Yard</b> (m)	7.5	7.5	7.5
Minimum <b>Setback</b> for Below Grade <b>Parking Structures</b> (m)	-	-	-
Maximum <b>Lot Coverage</b> (%)	35	35	50
Minimum <b>Ground Floor Height</b> (m)	-	-	-
Minimum <b>Building Height</b> (m)	-	-	7.5
Maximum <b>Building Height</b> (m)	12.0	15.0	15.0
Maximum <b>Gross Leasable Floor Area</b> (m <sup>2</sup> )	10,000	20,000	20,000
Maximum <b>Floor Space Index</b>	2.0	2.5	2.5
Minimum <b>Landscaped Open Space</b> (%)	10	10	10
Required <b>Active at Grade Frontage</b>	-	-	50% of the <b>first storey</b> of a non-residential <b>building</b> along any <b>front lot line</b> and <b>exterior side lot line</b> shall be comprised of openings and transparent glazing

Requirement	LN	CN	MU1
Location of a <b>Primary Entrance Door</b>	-	-	A <b>primary entrance door</b> with direct and unobstructed access open to the public shall be incorporated into the wall of a <b>building</b> facing the <b>street line</b>
Minimum <b>Balcony</b> Depth (m)	-	-	1.5 <sup>(1)</sup>
Minimum <b>Amenity Area</b> (m <sup>2</sup> ) – developments with fewer than 8 dwelling units	-	-	-
Minimum <b>Amenity Area</b> (m <sup>2</sup> ) – development with 8 or more dwelling units			
<b>Apartment Dwelling</b>	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>
<b>Back-to-Back Townhouse Dwelling</b>	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <sup>(2)</sup>
<b>Block Townhouse Dwelling</b>	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <sup>(2)</sup>
<b>Stacked Townhouse Dwelling</b>	-	-	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>

**Notes:**

1. Notwithstanding the minimum required depth of a **balcony**, **balconies** are not permitted to project beyond the **main wall** less than 10.5 m in **height** above **grade**.
2. **Freehold dwellings are exempt.**

## 9 City Centre Zone Regulations

Clarification – Table 9.3 Minimum **Amenity Area** adds note 4 to exempt freehold tenures.

Correction – Table 9.3 Minimum **Amenity Area**, Apartment Dwelling reinstates requirements for common indoor and outdoor amenity area from repealed By-law 7553/17

**Table 9.3 Lot and Building Requirements for the City Centre Zones**

<b>Requirement</b>	<b>CC Zones</b>
Minimum <b>Floor Space Index</b>	As shown on Schedule 4
Maximum <b>Floor Space Index</b>	5.75
Minimum <b>Building Height</b> (m)	As shown on Schedule 5
Maximum <b>Building Height</b> (m)	As shown on Schedule 6
<b>Building Height</b> Adjacent to Grade Related <b>Dwellings</b> (m)	<b>Building height</b> shall be limited by a 45-degree <b>angular plane</b> measured 7.5 m from the property line of adjacent <b>detached, semi-detached and street townhouse dwellings</b> at a <b>height</b> of 10.5 m above grade
Minimum <b>Building Setback</b> from <b>Street Line</b> (m)	1.0
Maximum <b>Building Setback</b> from <b>Street Line</b> (m)	4.0 <sup>(1)(2)</sup>
Minimum <b>Setback</b> for Below Grade <b>Parking Structures</b> (m)	0.0
Minimum <b>Podium Height</b> Requirements for <b>Buildings</b> Greater than 37.5 m in <b>Height</b> (m)	10.5
Maximum <b>Podium Height</b> Requirements for <b>Buildings</b> Greater than 37.5 m in <b>Height</b> (m)	20.0
Maximum <b>Tower Floor Plate</b> – Residential <b>Building</b> (m <sup>2</sup> )	850.0
Minimum <b>Building</b> Separation (m)	11.0 m, except where the separation may be reduced to 3.0 m if there are no <b>primary windows</b> or <b>balconies</b> on the wall facing the adjacent flanking <b>building</b>
	18.0 m, for any portion of a <b>building</b> greater than 25.5 m in <b>height</b> , except where the separation may be reduced

Requirement	CC Zones
	to 11.0 m if there are no <b>primary windows</b> or <b>balconies</b> on the wall facing the adjacent flanking <b>building</b>
	25.0 m for any portion of a <b>building</b> greater than 37.5 m in <b>height</b>
Minimum <b>Main Wall</b> Stepback for <b>Buildings</b> equal to or less than 37.5 m in <b>Height</b> (m)	1.5 m between 4.5 m and 15.0 m in <b>height</b> on any <b>building</b> face abutting a <b>street line</b>
Minimum <b>Main Wall</b> Stepback for <b>Buildings</b> greater than 37.5 m in <b>Height</b> (m)	Minimum <b>main wall</b> stepback - 3.0 m from the <b>main wall</b> of a <b>point tower</b> and the <b>main wall</b> of a <b>podium</b> on any <b>building</b> face abutting a <b>street line</b>
	Minimum <b>main wall</b> stepback - 3.0 m between the top 6.0 m and 18.0 m of a <b>point tower</b> for <b>buildings</b> equal to and greater than 73.5 m
<b>Balcony</b> Requirements	Minimum depth – 1.5 m
	Notwithstanding Section 4.27.1 c), <b>balconies</b> are not permitted to project beyond the <b>main wall</b> less than 10.5 m in <b>height</b> above grade along any <b>street line</b> with required <b>Active At Grade Frontages</b> , as shown on Schedule 7 to this By-law
Minimum Continuous Length of <b>Buildings</b> along a <b>Street Line</b> (%)	60% of the <b>street frontage</b> of a <b>lot</b> must be occupied by a <b>building</b>
<b>Buildings</b> Requiring <b>Active At Grade Frontages</b>	Minimum – 40% of the <b>first storey</b> of a non-residential <b>building</b> along any <b>street line</b> with required <b>Active At Grade Frontages</b> , as shown on Schedule 7 to this By-law, shall be comprised of openings and transparent glazing
	A <b>primary entrance door</b> with direct and unobstructed access open to the public shall be incorporated into the wall of a <b>building</b> facing the <b>street line</b>
	Minimum <b>ground floor height</b> – 4.5 m
Minimum <b>Landscaped Open Space</b> <sup>(3)</sup>	10% of the area of a <b>lot</b>
Minimum <b>Amenity Area</b> (m <sup>2</sup> ) – Less than 8 Dwelling Units	No requirement
Minimum <b>Amenity Area</b> (m <sup>2</sup> ) – 8 or more <b>Dwelling Units</b>	
	<u>2.0 m<sup>2</sup>/unit, Common Indoor Amenity Area</u> <del>4.0</del> <u>2.0 m<sup>2</sup>/unit</u> , including at least 1 Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>
<b>Apartment Dwelling</b>	

Requirement	CC Zones
<b>Block Townhouse Dwelling</b>	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <u>(4)</u>
<b>Back-to-Back Townhouse Dwelling</b>	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup> <u>(4)</u>
<b>Stacked Townhouse Dwelling</b>	4.0/unit, including at least 1 contiguous Common Outdoor Amenity Area with at least 40.0 m <sup>2</sup>

**Notes:**

- For residential **buildings** located outside the required **Active at Grade Frontages**, as shown on Schedule 7 to this By-law, the maximum **setback** from **street line** shall be 6.0 m.
- The maximum **setback** may be increased up to an additional 5.0 m where the entire **setback** is used for publicly-accessible open space, in the form of a plaza or courtyard, and does not include parking or **loading spaces**.
- The minimum **landscaped open space** requirement is to be calculated as follows:
  - To qualify for any minimum **landscaped open space** requirement of this table, an individual area of **landscaped open space** provided on a **lot** shall have a minimum dimension of 3.0 m by 3.0 m; and
  - b) Landscaping provided on a roof of a building may be included in the calculation of required **landscaped open space** on the **lot**, provided it meets the requirements of subsection a) above.
- Freehold dwellings are exempt.

## 12 Rural and Oak Ridges Moraine Zone Regulations

Omission – Table 12.3 reinstates the Maximum Building **Height** provision from superseded By-laws 3036 and 3037. Height exemptions from Section 4.13 j) of By-law 8149/24 continues to apply.

**Table 12.3 Lot and Building Requirements for the Rural Zones**

<b>Requirement</b>	<b>A</b>	<b>Q</b>
Minimum <b>Lot Area</b> (ha)		-
<b>Residential Uses</b>	0.8	-
<b>Pit or Quarry</b>	-	0.4
<b>Agricultural, Agriculture-Related, and On-farm Diversified Uses</b>	4.0	4.0
Specified <b>Accessory Uses</b>	-	0.009
Minimum <b>Frontage</b> (m)	60.0 <sup>(1)</sup>	-
<b>Residential Uses</b>	60.0	
<b>Pit or Quarry</b>	-	30.0
<b>Agricultural, Agriculture-Related, and On-farm Diversified Uses</b>	150.0	150.0
Specified <b>Accessory Uses</b>	-	229.0
Minimum <b>Lot Line</b> (m)	-	15.0
Abutting Creeks, Lakes or Rivers	-	15.0
Abutting Residential <b>Dwellings</b> or Residential <b>zones</b>	-	60.0 in horizontal distance and 15.0 <b>setback</b> from <b>lot line</b> in horizontal distance
Minimum <b>Front Yard</b> (m)	-	-
<b>Residential Uses</b>	12.0	12.0
<b>Agricultural, Agriculture-Related, and On-farm Diversified Uses</b>	15.0	15.0
Specified <b>Accessory Uses</b>	15.0	15.0
Minimum <b>Side Yard</b> (m)	-	-
<b>Residential Uses</b>	3.0	3.0
<b>Agricultural, Agriculture-Related, and On-farm Diversified Uses</b>	6.0	3.0

Requirement	A	Q
Specified <b>Accessory Uses</b>	6.0	6.0
Minimum <b>Rear Yard</b> (m)	-	-
Residential <b>Uses</b>	12.0	12.0
<b>Agricultural</b> , Agriculture-Related, and On-farm Diversified <b>Uses</b>	15.0	15.0
Specified <b>Accessory Uses</b>	15.0	15.0
<u>Maximum Building Height (m)</u>	<u>18.0</u>	<u>=</u>
Minimum <b>Gross Floor Area</b> (m <sup>2</sup> )	-	-
<b>Accessory Dwelling Unit</b>	110.0	69.0
<b>Detached Dwelling</b>	139.0	-
Maximum <b>Lot Coverage</b> (%)	-	-
Residential <b>Uses</b>	10	-
<b>Agricultural Uses</b>	20	20
Agriculture-Related Uses	20	20
On-Farm Diversified Uses	2.0 <sup>(2)</sup>	-

**Notes:**

1. Minimum **lot frontage** for **existing lots** in the Agriculture (A) **zone** shall be 20.0 m.
2. See Section 4.23 of this By-law.