

The Corporation of the City of Pickering

By-law No. XXXX/19

Being a by-law to adopt Amendment No. XXX to the  
Official Plan of the City of Pickering

Whereas the Council of The Corporation of the City of Pickering received an application to redesignate the subject lands being Part of Lot 22, Range 3, Broken Front Concession, in the City of Pickering to permit a mixed use development consisting of apartment dwellings that contain ground floor commercial uses.

And whereas an amendment to the Official Plan is required to permit the proposed development;

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

**1. Schedule I**

Schedule I attached hereto with notations and references shown thereon are hereby declared to represent the amendment required to Schedules I of the Official Plan, to redesignate the subject lands to *Mixed Use Areas – Community Node* and define the limits between the *Mixed Use Areas - Community Node* boundary and the *Natural Areas* boundary.

**2. Policies**

A site-specific exemption to Table 6 of the Official Plan is hereby enacted as it relates to the Subject Lands and as follows:

Maximum and Minimum Net Residential Density - Over 140 and up to and including 340 dwellings per hectare;

Maximum Floorspace Index (total building floorspace divided by total lot area) – up to and including 4.4 FSI

**3. Effective Date**

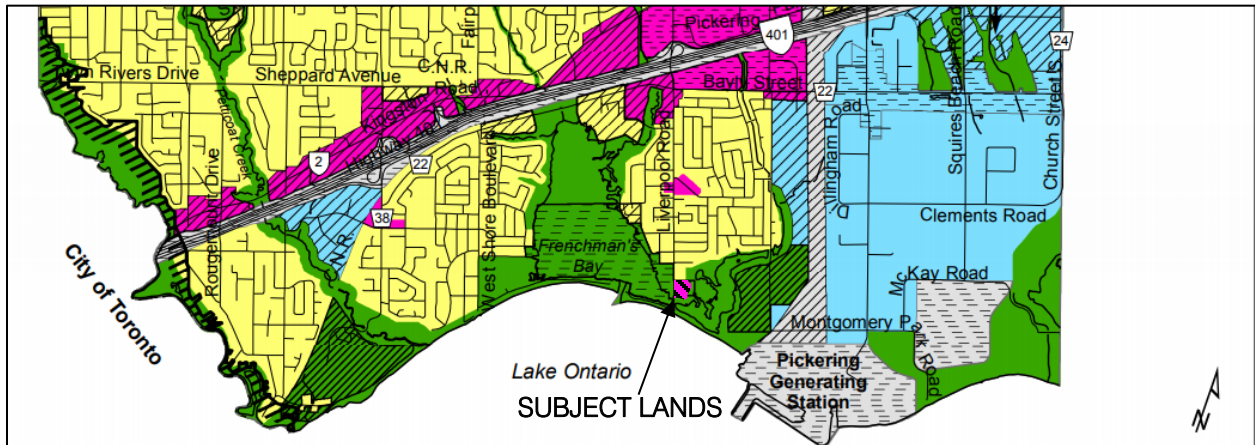
This By-law shall come into force in accordance with the provisions of the *Planning Act*.

By-law passed this       day of       , 2019.

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David Ryan, Mayor

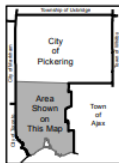
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Debbie Shields, City Clerk

Schedule I



Schedule I to the  
**Pickering  
Official Plan**

Edition 8



Sheet 1 of 3

City of Pickering  
City Development Department  
© July 2014  
This Map Form Part of Edition 8 of the Pickering Official Plan and  
Must Be Read in Conjunction with the Other Schedules and the Text.

**Open Space System**

- Seaton Natural Heritage System
- Natural Areas
- Active Recreational Areas
- Marina Areas
- Hamlet Heritage Open Space

**Rural Settlements**

- Rural Clusters
- Rural Hamlets

**Land Use Structure**

**Urban Residential Areas**

- Low Density Areas
- Medium Density Areas
- High Density Areas

**Mixed Use Areas**

- Local Nodes
- Community Nodes
- Mixed Corridors
- Specialty Retailing Node
- City Centre

**Employment Areas**

- General Employment
- Prestige Employment
- Mixed Employment

**Freeways and Major Utilities**

- Controlled Access Areas
- Potential Multi Use Areas

**Seaton Symbols**

- District Park
- Community Park
- High School

**Other Designations**

- Prime Agricultural Areas
- Deferrals
- Greenbelt Boundary