

The following Table 1 establishes the permitted use exceptions that apply to all zones within the Seaton Urban Area.

**Table 1: Permitted Use Exceptions**

<b>Exception</b>	<b>Zone</b>	<b>Address</b>	<b>Additional Uses Permitted</b>	<b>Sole Permitted Uses</b>	<b>Excluded Uses</b>
354	SLD1-1 (By-law 7364/14)	Whitevale Road frontage, west of Sideline 26 SP-2009-01, Lots 137 and 138 SP-2009-05, Lots 249- 251 and Lots 259-262 SP-2009-07, Lots 1-8, Lots 210-213 and Lot 215		<b>Detached dwelling</b>	
355	SMC1-1 (By-law 7364/14)	SP-2009-13, West of Sideline 24, south of the pipeline but excluding the lots fronting onto Sideline 24	<b>Detached dwelling</b> in accordance with the provisions of the SLD2 zone.		
356	SLN-1 (By-law 7364/14)	SP-2008-12, north of Whitevale Road By-pass, west of Sideline 24, Lot 568	<b>Car washing establishment</b>		
357	SPEG-1 (By-law 7364/14, as amended by By-law 7659/18)	Part of Lots 23 and 24, Concession 5, now Part 1, 40R-29998 and Part of Part 7, 40R-25010	Controlled Open Storage <sup>(1)</sup> Accessory Display <sup>(2)</sup>		

Exception	Zone	Address	Additional Uses Permitted	Sole Permitted Uses	Excluded Uses
358	SMC1-5		<b>Detached dwelling</b> in accordance with the provisions of the SLD2 zone.		

**Notes:**

1. Controlled open storage areas may be permitted if accessory and incidental to a manufacturing/assembly plant as the principal use on the same lot, subject to the following:
  - a) An open storage area shall be permitted only in a **rear yard** and not closer than 9.0 m to any **street line**, provided that such storage area shall be so located that it is not visible from a **street** along any line that is perpendicular to such **street**;
  - b) An open storage area shall not extend over more than 15% of the **lot area** and such area shall be exclusive of **parking spaces** required by Section 14.2 of this By-law, and shall not exceed the **ground floor area of buildings** upon the **lot**; and
  - c) An open storage area can be used for only:
    - i. the temporary storage of products manufactured, assembled or used on the premises.
2. As an **accessory** use to the manufacturing/assembly plant, limited display of finished products in a visible location may be permitted.

The following Table 2 establishes the **lot** and **building** and **structure** exceptions that apply to all zones within the Seaton Urban Area.

**Table 2: Lot and Building and Structure Exceptions**

Exception	Zone	Address	Description of Special Provision
354	SLD1-1 (By-law 7364/14)	Whitevale Road <b>frontage</b> , west of Sideline 26 SP-2009-01, Lots 137 and 138 SP-2009-05, Lots 249-251 and Lots 259-262 SP-2009-07, Lots 1-8, Lots 210-213 and Lot 215	Minimum <b>lot frontage</b> : 16.0 m Minimum <b>lot area</b> : 430 m <sup>2</sup> Minimum <b>front yard</b> where a <b>front yard</b> abuts Whitevale Road: 6.0 m Minimum <b>interior side yard</b> where an <b>interior side yard</b> abuts Whitevale Road: 1.8 m Minimum <b>flankage yard</b> : 6.0 m
359	SLD1-2 (By-law 7364/14)	SP-2009-05, Street K, east of Sideline 28, Lots 233-235	Minimum <b>rear yard</b> : 7.5 m
360	SLD1-4 (By-law 7364/14)	SP-2009-01, Whitevale Road, east of Sideline 26, Lots 303 and 304	Minimum <b>lot frontage</b> : 22.0 m Minimum <b>front yard</b> for Lot 303: 10.0 m
361	SLD1-5 (By-law 7364/14)	SP-2008-12, Whitevale Road, east of Street P, Lots 121-125)	Minimum <b>setback</b> for <b>private garages</b> and <b>coach houses</b> from Whitevale Road: 6.0 m
362	SLD1-6 (By-law 7364/14)	SP-2009-02, Street 3, Lot 38 SP-2009-03, Street 2, Lot 28	Minimum <b>rear yard</b> : 1.2 m Minimum <b>interior side yard</b> : 1.2 m and 6.0 m
363	SLD2-1 (By-law 7364/14)	SP-2009-13, Street 3, Blocks 36 and 37, Street 11, Blocks 33, 34 and 35 and Street 13, Block 38 where they abut the Trans-northern pipeline	Any <b>building</b> , <b>porch</b> or <b>deck</b> shall have a minimum 5.0 m. <b>setback</b> from the <b>lot line</b> abutting the SUT zone.

<b>Exception</b>	<b>Zone</b>	<b>Address</b>	<b>Description of Special Provision</b>
364	SLD2M-1 (By-law 7364/14)	SP-2009-01, Sideline 26/ Whites Road, Blocks 229 to 236	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup>
365	SLD2M-2 (By-law 7364/14)	SP-2009-01, Sideline 26/ Whites Road, Block 375	For attached <b>private garages</b> accessed by a <b>lane</b> , the wall of the <b>private garage</b> facing the <b>lane</b> is located no further than 12.0 m from the <b>rear lot line</b> .
366	SLD2M-3 (By-law 7364/14)	SP-2009-01, Street 10, Blocks 369 and 370	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup> The <b>lot line</b> facing the SOS zone shall be deemed to be the <b>front lot line</b> . The <b>primary entrance door</b> shall face the <b>front lot line</b> . The zone standards in Table 14.43 shall apply as if the <b>lots</b> were <b>through lots</b> . For detached <b>private garages</b> , the <b>private garage</b> and <b>driveway</b> requirements of Section 14.2.16 would apply as if the <b>lots</b> were <b>through lots</b> .
367	SMDDS-1 (By-law 7364/14)	SP-2009-04, Street 1, Lot 22 SP-2009-02, Street 30, Lot 395	Minimum <b>rear yard</b> : 1.2 m Minimum <b>interior side yard</b> : 1.2 m and 6.0 m
368	SMMDS-2 (By-law 7364/14, as amended by By-law 7962/22)	SP-2015-05 (R) Block 37 A 05/15 (R)	Notwithstanding Table 14.47, a minimum rear yard shall be 4.3 metres for detached dwelling, accessed from a street abutting the front lot line or flankage lot line for lands zoned MD-DS-2.

Exception	Zone	Address	Description of Special Provision
369	SMDM-1 (By-law 7364/14)	SP-2009-01, Sideline 26/ Whites Road, Blocks 225 to 228, 237 to 240 and 380. SP-2009-02, Sideline 26/ Whites Road, Blocks 1, 2, 10, 11, 291 to 299, 446, 447	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup>
370	SMDM-2 (By-law 7364/14)	SP-2009-05, Street Q, Block 380 SP-2009-06, Street N and Whitevale By-pass, Blocks 365 to 374	Minimum <b>front yard</b> : 2.4 m
371	SMDM-3 (By-law 7364/14)	SP-2009-07, Blocks 216 and 217	The <b>lot line</b> facing the SOS zone shall be deemed to be the <b>front lot line</b> . The <b>primary entrance door</b> shall face the <b>front lot line</b> . The zone standards in Table 14.8 shall apply as if the <b>lots</b> were <b>through lots</b> . For detached <b>private garages</b> , the <b>private garage</b> and <b>driveway</b> requirements of Section 14.1.16 would apply as if the <b>lots</b> were <b>through lots</b> . The minimum <b>lot frontage</b> abutting the SOS zone for most westerly end <b>lot</b> in Block 216: 2.8 m
372	SMC1-2 (By-law 7364/14, as amended by By-law 7840/21)	SP-2009-13, South of Taunton Road west of Sideline 24, north of the pipeline	The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267

Exception	Zone	Address	Description of Special Provision
373	SMC2-1 (By-law 7364/14, as amended by By-law 7840/21)	Part of Lots 25 and 26, Concession 3, Now Parts 1 and 2, 40R-24268 and Part of Lot 3, 40R-29614	<p>The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267</p> <p><b>Building, Multiple Attached</b> means a <b>building</b> containing three or more <b>dwelling units</b>, and may contain some of the <b>dwelling units</b> accessed directly from the outside.</p> <p><b>Building, Block Townhouse or Block Townhouse Building</b> means a <b>building</b> or <b>structure</b> that is vertically and/or horizontally divided into a minimum of three <b>dwelling units</b>, each of which has an independent entrance from <b>grade</b> to the front and rear of the <b>building</b>, and each of which are divided vertically and/or horizontally above <b>grade</b> by a common wall adjoining <b>dwelling units</b> or a <b>private garage</b> above <b>grade</b> and where all dwelling units are located on one lot and accessed from a <b>private street</b>, laneway or common condominium driveway.</p> <p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>Minimum number of dwelling units: 74 units</p> <p>Minimum <b>Front Yard</b>: No requirement</p> <p>Maximum <b>Front Yard</b>: 5.5 m</p> <p>Minimum <b>Rear Yard</b>: No requirement</p>

Exception	Zone	Address	Description of Special Provision
			Minimum <b>Front Landscaped Open Space</b> : No requirement Minimum <b>Park, Private</b> : 95 m <sup>2</sup> Maximum <b>Building Height</b> for <b>Block, Townhouse Building</b> : 16 m Section 14.3.5.2 and 14.3.5.3 shall not apply.
374	SMC1-3 (By-law 7364/14)	SP-2009-13, Street 2, Blocks 8 and 9 and Street 13, Blocks 38, 39 and 40 where they abut the Trans-northern pipeline	Maximum encroachment of a <b>porch</b> or <b>deck</b> into the required <b>rear yard</b> shall be 1.0 m
375	SMC1-4 (By-law 7364/14)	SP-2008-05, Sideline 26 / Whites Road, Blocks 165 to 169 SP-2008-06, Sideline 26 / Whites Road, Blocks 32 to 35 and 6 to 10	Minimum <b>lot frontage</b> : 4.0 m Minimum <b>amenity area</b> : 9.0 m <sup>2</sup> Minimum <b>lot area</b> : 100 m <sup>2</sup>
376	SMC2-2 (By-law 7364/14)	SP-2008-05, Street 10, Blocks 222-225	The <b>lot line</b> facing the SOS zone shall be deemed to be the <b>front lot line</b> . The <b>primary entrance door</b> shall face the <b>front lot line</b> . The zone standards in Table 14.52 shall apply as if the <b>lots</b> were <b>through lots</b> . For detached <b>private garages</b> , the <b>private garage</b> and <b>driveway</b> requirements of Section 14.2.16 would apply as if the <b>lots</b> were <b>through lots</b> .

Exception	Zone	Address	Description of Special Provision
377	SMC2-3 (By-law 7364/14)	SP-2009-13, South of Taunton Road, west of Sideline 24, east and west of Street 3, Blocks 5, 6, 12 and 14	<p>The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267</p> <p>Minimum <b>lot area</b>: 84.0 m<sup>2</sup></p> <p><b>Building, Multiple Attached</b> means a <b>building</b> containing three or more <b>dwelling units</b>, and may contain some of the <b>dwelling units</b> accessed directly from the outside.</p> <p><b>Building, Block Townhouse or Block Townhouse Building</b> means a <b>building</b> or <b>structure</b> that is vertically and/or horizontally divided into a minimum of three <b>dwelling units</b>, each of which has an independent entrance from <b>grade</b> to the front and rear of the <b>building</b>, and each of which are divided vertically and/or horizontally above <b>grade</b> by a common wall adjoining <b>dwelling units</b> or a <b>private garage</b> above <b>grade</b> and where all dwelling units are located on one lot and accessed from a <b>private street</b>, laneway or common condominium driveway.</p> <p><b>Park, Private</b> means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.</p> <p>Minimum number of dwelling units: 74 units</p> <p>Minimum <b>Front Yard</b>: No requirement</p> <p>Maximum <b>Front Yard</b>: 5.5 m</p> <p>Minimum <b>Rear Yard</b>: No requirement</p>

Exception	Zone	Address	Description of Special Provision
			Minimum <b>Front Landscaped Open Space</b> : No requirement Minimum <b>Park, Private</b> : 95 m <sup>2</sup> Maximum <b>Building Height</b> for <b>Block, Townhouse Building</b> : 16 m Section 14.3.5.2 and 14.3.5.3 shall not apply.
378	SCN-1 (By-law 7364/14)	Community Node straddling Taunton Road between Sideline 22 and Sideline 24, SP-2008-07 Blocks 190-191 and SP-2009-14 Block 76	The <b>gross leasable area</b> on the <b>ground floor</b> of all <b>buildings</b> within the Seaton Community Node (SCN) including any adjacent SCNPP zone shall not exceed 60,000 m <sup>2</sup> for the retailing of goods and services.
379	SCU-1 (By-law 7364/14)	Block 615, Plan SP-2008-11, Sideline 24	The <b>secondary school</b> site shall be exempt from the provisions of Section 14.7.2.3.4 which requires a <b>primary entrance door</b> to be incorporated into the <b>front wall</b> of the <b>building</b> facing the <b>front lot line</b> .
358	SMC1-5		Maximum encroachment of a <b>porch</b> or <b>deck</b> into the required <b>rear yard</b> shall be 1.0 m
380	SMC1-6		The minimum number of dwelling units combined within the SMC1-2, SMC1-6, SMC2-1, and SMC2-3 zones: 267  Maximum encroachment of a <b>porch</b> or <b>deck</b> into the required <b>rear yard</b> shall be 1.0 m

### **15.381 Exception Zone 381 (By-law 7364/14)**

1. The following Holding provisions apply to the properties specified:

The lands beyond the Phase 1 lands as identified on Figure C of the staged servicing and Implementation Strategy dated October 2012.

2. The “(H)” Holding Symbol shall be removed when:
  - a) a transportation study is completed identifying the need, and if warranted, the extent and timing of additional transportation improvements including collector and arterial roads internal to the Seaton Urban Area, road linkages external to the Seaton Urban Area including linkages internal and external to Durham Region and interchanges with Highway 407 ETR that may be required to support development beyond the first phase, which shall not exceed 9,800 detached equivalent units, as defined in the Staged Servicing and Implementation Strategy. The transportation study is to be undertaken by the landowners in consultation with the City of Pickering, Durham Region, City of Toronto, and York Region and shall be in accordance with Policy 11.74 (b) of the Pickering Official Plan, as amended by Pickering Official Plan Amendment 22; and
  - b) the City is satisfied that the transportation improvements identified in the transportation study referred to in (a) above as required to support the development of the subsequent phase to be released from the H - holding provision will be provided in accordance with the timing recommended by the transportation study, and that satisfactory arrangements are in place for the funding of those transportation improvements.