

THE CORPORATION OF THE TOWN OF PICKERING

BY-LAW NUMBER _____

Being a By-law to amend Restricted Area (Zoning) By-law 3036, as amended, to implement the Official Plan of the City of Pickering, in the Region of Durham in Part of Lot 33 Concession 2, in the City of Pickering

WHEREAS the Council of the Corporation of the City of Pickering deems it desirable to permit the development of multiple dwellings on the subject lands, specifically being Part of Lot 33 Concession 2, in the City of Pickering

AND WHEREAS an amendment to By-law 3036, as amended, is therefore deemed necessary;

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 is 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 33 Concession 2, City of Pickering, and designated "SX-X" on Schedule I attached hereto.

3. GENERAL PROVISIONS

No building, 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. DEFINITIONS

In this By-law,

- (1) (a) "Dwelling" shall mean a building or part of a building containing one or more dwelling units, but does not include a mobile home or trailer;
- (b) "Dwelling Unit" shall mean one or more habitable rooms occupied or capable of being occupied as a single, independent and separate housekeeping unit containing a separate kitchen and sanitary facilities;
- (c) "Dwelling, Single or Single Dwelling" shall mean a single dwelling containing one dwelling unit and uses accessory thereto;
- (d) "Dwelling, Detached or Detached Dwelling" shall mean a single dwelling which is freestanding, separate, and detached from other main buildings or structures;
- (2) (a) "Gross Floor Area-Residential" shall mean the aggregate of the floor area of all storeys of a building or structure, or part thereof as the case may be, other than a private garage, an attic or a cellar;

- (b) “Floor Area- Residential” shall mean the area of the floor surface contained within the outside walls of a storey or part of a storey;
- (3)
 - (a) “Lot” shall mean an area of land fronting on a street which is used or intended to be used as the site of a building, or group of buildings, as the case may be, together with any accessory buildings or structures, or a public park or open space area, regardless of whether or not such lot constitutes the whole of a lot or block on a registered plan of subdivision
 - (b) “Lot Coverage” shall mean the percentage of lot area covered by all buildings on the lot;
 - (c) “Lot Frontage” shall mean the width of a lot between the lines measured along a line parallel to and 7.5m distant from the front lot line;
- (4) “Private Garage” shall mean an enclosed or partially enclosed structure for the storage of one or more vehicles in which structure no business or service is conducted for profit or otherwise;
- (5)
 - (a) “Yard” shall mean an area of land which is appurtenant to and located on the same lot as a building or structure and is open, uncovered, and unoccupied above the ground except for such accessory buildings, structures, or other uses as are specifically permitted thereon;
 - (b) “Front Yard” shall mean a yard extending across the full width of a lot between the front lot line of the lot and the nearest wall of the nearest main building or structure on a lot;
 - (c) “Front Yard Depth” shall mean the shortest horizontal dimension of a front yard of a lot between the front lot line and the nearest wall of the nearest main building or structure on the lot;
 - (d) “Rear Yard” shall mean a yard extending across the full width of a lot between the rear lot line of the lot, or where there is not rear lot line, the junction of the side lot lines, and the nearest wall of the nearest building or structure on the lot;
 - (e) “Rear Yard Depth” shall mean the shortest horizontal dimension of a rear yard of a lot between the rear lot line of the lot, or where there is no rear lot line, the junction point of the side lot lines, and the nearest wall of the nearest main building or structure on the lot;
 - (f) “Side Yard” shall mean a yard of a lot extending from the front yard to the rear yard, and from the side lot line to the nearest wall of the nearest building or structure on the lot;
 - (g) “Side Yard Width” shall mean the shortest horizontal dimension of a side yard of a lot between the side lot line and the nearest wall of the nearest main building or structure on the lot;

- (h) “Flankage Side Yard” shall mean a side yard immediately adjoining a street or abutting on a reserve on the opposite side of which is a street;
- (i) “Flankage Side Yard Width” shall mean the shortest horizontal dimension of a flankage side yard of a lot between the lot line adjoining a street or abutting a reserve on the opposite side of which is a street, and the nearest wall of the nearest main building or structure on the lot;
- (j) “Interior Side Yard” shall mean a side yard other than a flankage side yard.

5. PROVISIONS

(1) (a) Uses Permitted (“SX-X” Zone)

No person shall within the lands designated "SX-X" on Schedule I attached here to use any lot or erect, alter or use any building or structure for any purpose except the following:

- (a) detached dwelling residential use

(b) Zone Requirements ("SX-X" Zone)

No person shall within the lands designated "SX-X" on Schedule I attached hereto use any lot or erect, alter or use any building except in accordance with the following provisions:

- (i) LOT AREA (minimum): 460 Square Metres
- (ii) LOT FRONTAGE (minimum): 15 Metres
- (iii) FRONT YARD DEPTH (minimum): 4.5 Metres
- (iv) INTERIOR SIDE YARD WIDTH (minimum): 1.2 Metres
- (v) FLANKAGE SIDE YARD WIDTH (minimum): 2.7 Metres
- (vi) REAR YARD DEPTH (minimum): 7.5 Metres
- (vii) LOT COVERAGE (maximum): 38 percent for all buildings and structures on a lot;
- (viii) BUILDING HEIGHT (maximum): 9.0 Metres
- (ix) DWELLING UNIT REQUIREMENTS: maximum one dwelling unit per lot and minimum gross floor area residential of 100 square metres.
- (x) PARKING REQUIRMENTS:
 - a. Minimum one private garage per lot attached to the main building;

- b. Any vehicular entrance which shall be located a minimum of 6 metres from the front lot line, and 6 metres from and side lot line immediately adjoining a street or abutting on a reserve on the opposite side of which is a street; and,
- c. Maximum projection of the garage front entrance from the wall containing the main entrance to the dwelling unit shall not exceed 2.5 metres in length, whether or not such garage has a second storey, except where a covered and unenclosed porch or veranda extends a minimum of 1.8 metres from the wall containing the main entrance to the dwelling unit, in which case no part of any attached private garage shall extend more than 3.0 metres beyond the wall containing the main entrance to the dwelling unit.

(xi) SPECIAL REGULATION:

- a. Notwithstanding clause 5.7(b) of By-law 3036, as amended, uncovered steps and platforms exceeding 1.0 metre in height above grade may project a maximum of 2.5 metres in depth into the required rear yard of a lot provided no part of excess 6.0 metres in width.
- b. Notwithstanding clause 5.7(b) of By-law 3036, as amended, unenclosed covered or uncovered porches with or without cold cellars may encroach a minimum of 1.5 metres into a required front or flankage side yard.
- c. Where a lot abuts a daylight triangle, the setback provisions shall be measured as if the daylight triangle did not exist, provided all buildings are setback 0.6 m from the daylight triangle with the exception of windowsills, belt courses, cornices, eaves, and eave troughs which may project to within 0.3 m of the daylight triangle.

(xii) Model Homes and Temporary Sales Office

- a. Despite the provisions of Section 6.1 of By-law 3036, a maximum of two model homes, together with not fewer than two parking spaces per model home, may be constructed on the lands set out in Schedule I to this By-law, prior to the division of these lands by registration of a plan of subdivision.

6. **BY-LAW 3036**

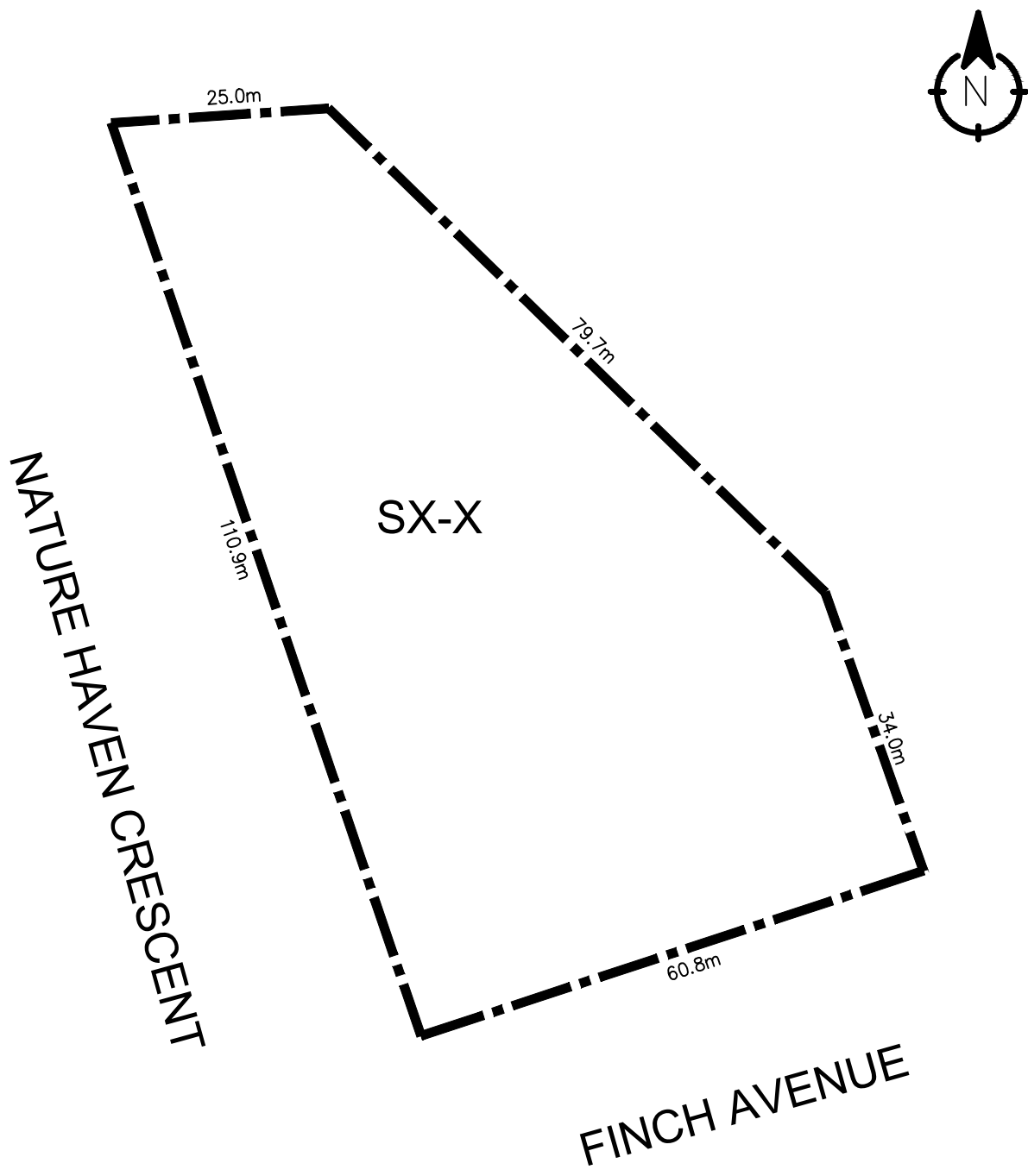
By-law 3036, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule I attached hereto. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 3036, as amended.

7. **EFFECTIVE DATE**

This By-law shall take effect from the day of passing hereof subject to the approval of the Ontario Land Tribunal, if required.

By-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS _____
DAY OF _____, 20____.

Schedule - I



SCHEDULE _ TO BY LAW _____
PASSED THIS _____
DAY OF _____ 2021
MAYOR _____
CLERK _____