



**Planning & Development  
Committee Agenda  
Monday, November 6, 2017  
Council Chambers  
7:00 pm  
Chair: Councillor Butt**

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Anything **highlighted** denotes an attachment or link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuvre back to the agenda page use the Ctrl + Home keys simultaneously, or use the “bookmark” icon to the left of your screen to navigate from one report to the next.

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**(I) Part 'A'  
Information Reports**

**Pages**

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- Subject: **Information Report No. 09-17** 1-16  
Official Plan Amendment Application OPA 17-002/P  
Zoning By-law Amendment Application A 02/17  
2388116 Ontario Inc.  
Part of Lot 5, and Lots 8, 9, 10, 11 and 12, Plan M-89  
(1280, 1288, 1290, 1292 and 1294 Wharf Street, and 607 Annland Street)
- Subject: **Information Report No. 10-17** 17-33  
Draft Plan of Subdivision Application SP-2017-04  
Draft Plan of Condominium Application CP-2017-02  
Zoning By-law Amendment Application A 07/17  
Madison Brock Limited  
Part of Lot 19, Concession 3; Parts 2,3,4 and 5, 40R-26764  
Part 40, 40R-6934; and Part 2, 40R-29605  
(2480 and 2510 Brock Road)
- Subject: **Information Report No. 08-17** 34-42  
Zoning By-law Amendment Application A 09/17  
City Initiated: Maximum Building Height

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For information related to accessibility requirements please contact:

Linda Roberts

905.420.4660 extension 2928

[lroberts@pickering.ca](mailto:lroberts@pickering.ca)

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**(II) Part 'B'  
Planning & Development Reports**

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1. Director, City Development, Report PLN 17-17 43-82  
Official Plan Amendment Application OPA 15-004/P Page 73 has  
Amendment 27 to the Pickering Official Plan been revised  
Informational Revision 22 to the Pickering Official Plan  
City Initiated  
Official Plan Review: The Environment and Countryside

Recommendation

1. That the Region of Durham be advised that Pickering Council concurs with the proposed modifications to Amendment 27 to the Pickering Official Plan, as set out in Appendix I to Report PLN 17-17;
2. That Council approve the modifications to Informational Revision 22 to the Pickering Official Plan, arising from related modifications to Amendment 27, as set out in Appendix II to Report PLN 17-17;
3. That the Region of Durham be requested to defer the identification of a portion of the significant wetlands and a portion of the significant woodlot on the lands located west of Church Street and north of Bayly Street, on Schedules I (Sheet 1), IIIA, IIIB and IIIC to Amendment 27, as identified on Attachments #1 to #4 to Report PLN 17-17, to allow for further discussion between the landowner, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, and the City of Pickering; and
4. That a copy of Report PLN 17-17 and Council's Resolution be forwarded to Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, Triple Properties, and Geranium Corporation.

**(III) Other Business**

**(IV) Adjournment**

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**From:** Catherine Rose, MCIP, RPP  
Chief Planner

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**Subject:** Official Plan Amendment Application OPA 17-002/P  
Zoning By-law Amendment Application A 02/17  
2388116 Ontario Inc.  
Part of Lot 5, and Lots 8, 9, 10, 11 and 12, Plan M-89  
(1280, 1288, 1290, 1292 and 1294 Wharf Street, and 607 Annland Street)

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**1. Purpose of this Report**

The purpose of this report is to provide preliminary information regarding applications for Official Plan Amendment and Zoning By-law Amendment, submitted by 2388116 Ontario Inc., to permit an 8-storey condominium apartment building. This report contains general information on the applicable Official Plan and other related policies, and identifies matters raised to date.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. The Planning & Development Committee will hear public delegations on the applications, ask questions of clarification, and identify any planning issues. This report is for information purposes and no decision on these applications are being made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal.

**2. Property Location and Description**

The subject properties are located north of Wharf Street, south of Annland Street and west of Liverpool Road (see Location Map, Attachment #1). The subject lands, which comprise six properties having the municipal addresses of 1280, 1288, 1290, 1292 and 1294 Wharf Street, and 607 Annland Street (see Municipal Address Map, Attachment #2), have a combined area of approximately 0.5 of a hectare with approximately 94 metres of frontage along Wharf Street and 35 metres of frontage along Annland Street. The applicant also owns a parcel of land along Frenchman's Bay (1276 Wharf Street), located to the west of the subject lands, having an area of approximately 345 square metres, which is indicated as 'Additional Lands' on the Location Map.

A detached dwelling occupies 1280, 1288 and 1290 Wharf Street, and 607 Annland Street. The rear yard of 1290 Wharf Street is currently used for outside storage of boats. The property at 1292 Wharf Street is used for outside storage of equipment and materials, and overflow parking for the Port Restaurant. A metal storage building and outside storage occupies 1294 Wharf Street.

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Surrounding land uses include (see Aerial Photo Map, Attachment #3):

North: across Annland Street are detached dwellings

East: two properties occupied by detached dwellings and accessory structures (garage), and are also used for outside storage of boats

South: across Wharf Street are townhouse dwellings, the Port Restaurant and a waterfront property occupied by a detached dwelling

West: two waterfront properties occupied by detached dwellings, vacant properties utilized for outside storage of boats and equipment, and a vacant waterfront property owned by the applicant; a 7.0 metre wide easement is registered over a portion of the vacant lands immediately to the west to accommodate a 4509 millimetre trunk sanitary sewer in favour of the Region of Durham serving areas to the north in the Bay Ridges Community, and a private right-of-way providing access to 1276, 1280 and 1288 Wharf Street

### 3. Applicant's Proposal

The applicant is proposing an 8-storey 'L' shaped condominium apartment building consisting of 118 dwelling units containing one and two bedroom units and a visitors' suite (see Submitted Plan, Attachment #4). A three-level parking structure partially below-grade is proposed to accommodate a total of 167 parking spaces for both residents and visitors. Access to the parking structure is from Annland Street and a loading/delivery area is accessed from Wharf Street. The principal pedestrian entrance is proposed from Wharf Street in the southeast corner of the site. A secondary pedestrian entrance is provided in the vicinity of the Annland Street entrance to the underground parking structure.

The overall building height varies from 27.5 metres at the southeasterly corner of the building in the vicinity of Wharf Street to 30 metres at the northwesterly corner of the building in the vicinity of Annland Street. Exclusive of outdoor common amenity areas and private amenity areas, the proposed building has a total gross floor area of approximately 16,030 square metres, a Floor Space Index of 3.2 and a density of approximately 230 units per net hectare.

Building stepbacks are proposed along the Wharf Street elevation above the below grade parking structure at the first, third, fifth, seventh and eighth floors. Building stepbacks are also proposed along the west elevation, overlooking Frenchman's Bay, at the first, fifth and eighth floors (see Submitted South and West Building Elevations, Attachment #5). No building stepbacks are proposed along the north (Annland Street) and east (Liverpool Road) elevations, but contain balconies that are recessed from the face of the building (see Submitted North and East Building Elevations, Attachment #6). Exclusive use private amenity areas adjacent the first floor units and the outdoor common amenity areas are located on top of the below grade parking structure along the south (Wharf Street), west (Frenchman's Bay), and partially along the east elevations.

The applicant proposes to dedicate to the City of Pickering for the purposes of public parkland the 'Additional Lands' (1276 Wharf Street) that are owned by the applicant and located on Frenchman's Bay. The 'Additional Lands' are not subject of the applications for Official Plan Amendment and Zoning By-law Amendment.

At the request of the City Development, a Block Plan was submitted by the applicant that demonstrates the applicant's vision of how the development of the 'Additional Lands' for park purposes would connect Front Road to Wharf Street. The plan also demonstrated an option of how the abutting lands to the east could accommodate a possible future development. These adjacent lands to the east are not owned by the applicant and the Block Plan has no approval status.

The applicant has submitted an application for an Official Plan Amendment to re-designate the subject lands from "Open Space System – Marina Areas" and "Urban Residential Areas – Low Density Areas" to "Urban Residential Areas – High Density Areas". Also submitted is a Zoning By-law Amendment Application to rezone the subject lands to an appropriate residential zone category to facilitate the proposal. While the 'Additional Lands' are not part of the Zoning By-law Amendment Application, the applicant is proposing that the City initiate a site specific amendment to rezone the property to an appropriate zone category for recreation/park uses.

#### **4. Policy Framework**

##### **4.1 Durham Regional Official Plan**

The subject lands are designated as "Waterfront Areas" and "Living Areas", and Frenchman's Bay is designated as "Waterfront Places – Frenchman's Bay" in the Durham Regional Official Plan.

Lands within the "Waterfront Areas" designation shall generally be developed as people places. Lands within the "Living Areas" designation are predominantly for housing purposes and incorporate a variety of housing types, sizes and tenure. Living Areas shall be developed in a compact form through higher densities, especially along arterial roads by intensifying and redeveloping in existing areas, provided that it complies with the provisions of the area municipal official plan and zoning by-law.

The "Waterfront Places – Frenchman's Bay" designation requires waterfront areas within the vicinity of Frenchman's Bay designation to be developed as focal points along the Lake Ontario waterfront having a mix of uses, which may include residential, commercial, marina, recreational, tourist, and cultural and community facilities. The scale of development shall be based on and reflect the characteristics of each Waterfront Place. The boundaries and land uses of Waterfront Places are to be defined in local official plans. Where appropriate, Waterfront Places shall be planned to support an overall, long-term density target of at least 60 residential units per gross hectare and a floor space index of 2.0. The built form should vary, and be developed in a manner that is sensitive to the interface with the natural environment, as detailed in area municipal official plans.

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## 4.2 Pickering Official Plan

The westerly portion of the subject lands (1280 and 1288 Wharf Street and 607 Annland Street) are designated “Open Space System – Marina Areas” and the remaining lands (1290, 1292 and 1294 Wharf Street) are designated “Urban Residential Areas – Low Density Areas” within the Bay Ridges Neighbourhood.

The “Open Space System – Marina Areas” designation provides for marinas, yacht clubs, marina supportive uses such as restaurants, limited retail sales, limited residential uses in conjunction with marinas and yacht clubs, and aquaculture in addition to conservation, environmental protection, and agricultural uses. The “Urban Residential Areas – Low Density Areas” designation provides for housing and related uses with a maximum net residential density of 30 units per hectare. The applicant’s proposal illustrates a density of approximately 230 units per net hectare. Notwithstanding the current land use permissions, the Bay Ridges Neighbourhood policies further restrict permitted uses on the subject lands to only non-residential uses listed above.

The Bay Ridges Neighbourhood Policies recognize the subject lands as being within the “Liverpool Road Waterfront Node”, which is described as an area that exhibits an unique mix of built and natural attributes. Building form and public space within the Waterfront Node are to be of high quality design with a nautical theme as detailed in the Liverpool Road Waterfront Node Development Guidelines.

The applicant’s proposal will be reviewed in detail for conformity with the policy provisions of the City’s Official Plan.

## 4.3 Liverpool Road Waterfront Node Development Guidelines

The Tertiary Plan of the Council adopted Liverpool Road Waterfront Node Development Guidelines designates the subject lands as Marina Mixed Use Area. Lands in this designation are intended to develop in a manner that creates a high quality built form that is sensitive to views of the water, provides a critical link for visual and physical public accessibility to the waterfront where appropriate, has an attractive pedestrian scale, and builds upon existing neighbourhood patterns.

The Guidelines set out detailed development standards and policies addressing the protection of views and vistas, maintenance of existing road network, opportunities for additional off-road trail connections, continuance of street and block patterns, provision of pedestrian friendly built form, creative parking strategies, compliance with relevant environmental management policies, and stormwater best management practices ensuring post development flows are of equal or better to that of predevelopment flows.

The applicant’s proposal will be reviewed in detail for compliance with the requirements of the Liverpool Road Waterfront Node Development Guidelines.

#### 4.4 Zoning By-law 2511

The subject properties are zoned "O3B" – Waterfront and "O3B(H)" – Waterfront (Holding) within Zoning By-law 2511, as amended by By-laws 3179 and 6689/06. The "O3B" Zone permits a variety of open space uses as well as marinas which includes associated uses such as parking areas, boat moorings, launching ramps, tennis courts, picnic areas, parks, playgrounds, swimming pools, beaches, lockers and locker room facilities, enclosed storage areas, winter storage areas, a marine service station, marine railway equipment, restaurant facilities, refreshment stands, repair facilities, a boatel, sales and display offices, a boat livery and retail outlets.

In 1966, the Township of Pickering Council enacted amending By-law 3179 rezoning the subject lands making these properties subject to an "H" Holding Provision. The Holding Provisions prevented any new development until Council was satisfied with the site design. In 2006, the City of Pickering Council enacted amending By-law 6689/06 removing the "H" Holding Provision from the Port Restaurant lands, and 1292 and 1294 Wharf Street. The "H" Holding Provisions continue to apply to the remainder of the subject lands.

The applicant has requested that the subject properties be rezoned to an appropriate residential zone to permit the proposed 8-storey residential condominium building.

#### 5. Comments Received

##### 5.1 Public comments from public open house meetings and written submissions

On October 11, 2017, a Public Open House meeting was hosted by City Development Department to inform area residents about the development proposal. Approximately 100 persons attended the Open House meeting. The following is a list of key concerns that were verbally expressed by area residents at the meeting and written submissions received from approximately 20 residents:

- opposed to the proposed development and ask that the City deny the application
- concerned that the proposal is out-of-character with the community
- concerned that this proposal may be the catalyst for similar developments in the area
- commented that there are three existing problems in the area including parking, traffic and enforcement, and that this development would further exacerbate these issues
- commented that the traffic impact study submitted in support of the applications should include data from the summer months (particularly during weekend events), and traffic data for Front Road traffic
- commented that the location of the access to the underground parking garage from Annland Street is located on a dangerous bend and could cause potential operational conflicts or accidents
- questioned the ability of the community to object to the proposal considering expected changes to the *Planning Act*
- supportive of development of the subject lands that would not exceed the height of existing residences in the area
- concerned with potential noise generated by service vehicles



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- concerned that the proposed height will permit new residents to overlook into existing residents' yards and have shadow impacts on the surrounding community
  - requested an animated shadow study
  - concerned that the proposed height has potential implications on the landing of float planes in Frenchman's Bay
  - concerned about impacts on the water table and increased basement flooding in the area
  - concerned that the proposal will result in an increase in traffic congestion particularly during the summer months
  - concerned that development of the subject lands removes overflow parking for the Port Restaurant that was tied to the Restaurant's development approvals
  - opposed to the use of underground garage for overflow parking for the Port Restaurant
  - commented that the area is not well served by public transit to be a real transportation alternative
  - concerned that the proposed development will have an impact on ingress/egress to neighbouring properties
  - concerned that visitor parking will overflow onto City streets
  - commented that the groundwater risks are not appropriately addressed in the supporting report and existing flooding concerns on neighbouring properties may increase
  - commented that the proposal does not adhere to the ambience of the nautical village that has been established in the area
  - commented that Liverpool Road is the sole access road to this area, and it cannot handle the traffic and that access to existing homes will be disrupted
  - commented that the quality of life for existing residents will be impacted
  - commented that in favour of good development, but not eight storeys, would support a maximum of four storeys as it is a better fit for the community
  - concerned that the proposal would compound an existing parking problem in the south end of Liverpool Road
  - concerned that the proposed development is too dense for the area and would cause traffic conditions leading to safety and security issues for emergency vehicles
  - commented that Pleasant Street and Annland Street, which are now quiet local streets, will experience increased traffic
  - concerned that the proposed 8-storey development will change the quaint and waterfront feel of the area
  - commented that townhouses would fit in with current development in the area
  - commented that it is already difficult to access Liverpool Road from Annland Street and is concerned that this development will make it more challenging to make left turns onto Liverpool Road
  - commented that the proposal does not represent making the best use of the subject lands, integration into the existing neighbourhood, and preserving the area's natural resources and built heritage
  - commented that the proposal provides insufficient parking and each unit will require parking for two or more vehicles
  - concerned that the proposed 8-storey building will block cooling southwest breezes that existing residents have enjoyed

- concerned that the proposed development will contribute to the declining support of recreational boating in the area, and questioned why three levels of government recently spent more than \$9,000,000.00 on rebuilding the harbour entrance to Frenchman's Bay
- questioned how long it would take for an 8-storey building to be evacuated in an emergency
- questioned the impact of an 8-storey building on the monarch butterfly migration
- commented that the proposed building is unattractive

**5.2 Agency Comments**

Region of Durham –  
 Planning and Economic  
 Development Department

- the proposed development is permitted by the Region of Durham Official Plan as it supports infill development within the urban area, implementing the intensification policies of the Region of Durham Official Plan
- sanitary and water services are available
- as a change to a more sensitive land use is being proposed, the Region will require a Record of Site Condition to the Region's satisfaction
- the Region requires the registration of the archaeological assessment with the Ministry of Tourism, Culture and Sport, and copy of the Ministry's clearance letter
- the proposal achieves the principle that transit services should be available within a reasonable walking distance, defined as approximately 400 metres, as such the Region has no concerns from a transit perspective
- the application to amend the City of Pickering Official Plan is considered to have no significant Regional or Provincial concerns and is exempt from Regional approval

Durham District School  
 Board

- no objections to the proposed development
- students generated from this development will attend existing neighbourhood schools

Durham Catholic District  
 School Board

- no objections to the proposed development
- students from this development will attend Father Fenelon Catholic Elementary School located at 795 Eyer Drive and St. Mary Catholic Secondary School located at 1918 Whites Road

### 5.3 City Departments Comments

#### Engineering Services

As of the writing of this report, no comments or concerns have been received.

### 6. Planning & Design Section Comments

The following is a summary of key concerns/issues or matters of importance raised to date. These matters, and other identified through the circulation and detailed review of the proposal, are required to be addressed by the applicant prior to a final recommendation report to Planning & Development Committee:

- assess the proposal against the Provincial Policy Statement, the Growth Plan, and the Region of Durham Official Plan
- assess the Planning Rationale submitted in support of the application against the intent of the policies of the City's Official Plan, Bay Ridges Neighbourhood policies and Liverpool Road Waterfront Node Development Guidelines
- assess whether the Waterfront Place designation in the Region of Durham Official Plan suggests a new visioning exercise for the area
- assess whether the proposed density, building height and massing, and scale of development is in keeping with the established character of the surrounding established neighbourhood
- assess the shadow impacts of the proposed 8-storey building on the neighbouring properties
- review the proposed site layout, building design, setbacks, landscape buffers, private outdoor area, vehicular and pedestrian access locations, service areas, and at grade building design/treatment along Wharf Street
- assess the suitability of the lands along Frenchman's Bay as illustrated on the applicant's concept plan for park purposes and the feasibility of acquiring these additional lands
- assess whether the proposal will result in any significant traffic impacts and/or operation issues on Liverpool Road and local roads
- require a revised traffic impact study to include analysis during major summer community waterfront events and impacts on local streets such as Front Road
- review the location of the proposed vehicle access on Annland Street to ensure appropriate sightlines are maintained for safe turning movements
- ensure sufficient resident and visitor parking is provided on-site to support the proposal, including overflow parking for the Port Restaurant
- assess whether the current private right-of-way providing access to 1276 Wharf Street would permit public access to a future public park
- assess the impact of the proposal on the future of marina activities in the area
- ensure that the required technical submissions and reports meet City standards
- further issues may be identified following receipt and review of comments from the circulated departments, agencies and the public

The City Development Department will conclude its position on the application after it has received and assessed comments from the circulated departments, agencies and the public.

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## 7. Information Received

Copies of the plans and studies listed below are available for online viewing at [pickering.ca/devapp](http://pickering.ca/devapp) or in person at the offices of the City of Pickering, City Development Department:

- Conceptual Site Plan, McDermott & Associates Limited/Naylor Architect Inc., received February 3, 2017
- Functional Grading Plan, Functional Servicing Plan, Odan-Detech Consulting Engineers, December 2015
- Rendering View from Annland Street and Liverpool Road
- Rendering View from Pleasant Street
- Rendering View from Wharf Street
- Wharf Street Condo – Conceptual Block Plan
- Bird Strike Mitigation Report, Niblett Environmental Associates Inc., April 18, 2017
- Environmental Report, Niblett Environmental Associates Inc., March 2016
- Functional Servicing Report, Odan-Detech Consulting Engineers, September 27, 2016
- Geotechnical Investigation, V.A. Wood Associates Limited, December 2015
- Land Use Planning & Urban Design Rationale, McDermott & Associates Limited, November 2016
- Land Use Planning & Urban Design Rationale – Compendium Document, McDermott & Associates Limited, November 2016
- Phase One Environmental Site Assessment, Pinchin, April 12, 2017
- Phase Two Environmental Site Assessment, Pinchin, April 12, 2017
- Shadow Impact Study, Ralph Bouwmeester, February 9, 2016
- Stage 1 and 2 Archaeological Assessment, ASI, February 3, 2016
- Transportation Impact Study, Dionne Bacchus & Associates, December 16, 2016

## 8. Procedural Information

### 8.1 General

- written comments regarding this proposal should be directed to the City Development Department
- oral comments may be made at the Public Information Meeting
- all comments received will be noted and used as input to a Planning Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk

## 9. Owner/Applicant Information

The owner of these properties are Ralph Morgan, Wharf Marina Ltd., and Janice Gamblin.

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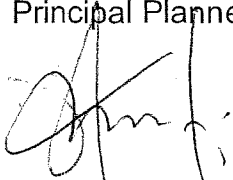
**Attachments**

1. Location Map
  2. Municipal Address Map
  3. Aerial Photo Map
  4. Submitted Plan
  5. Submitted South and West Building Elevations
  6. Submitted North and East Building Elevations
- 

**Prepared By:**



Deborah Wylie, MCIP, RPP  
Principal Planner, Development Review



Niles Surti, MCIP, RPP  
Manager, Development Review  
& Urban Design

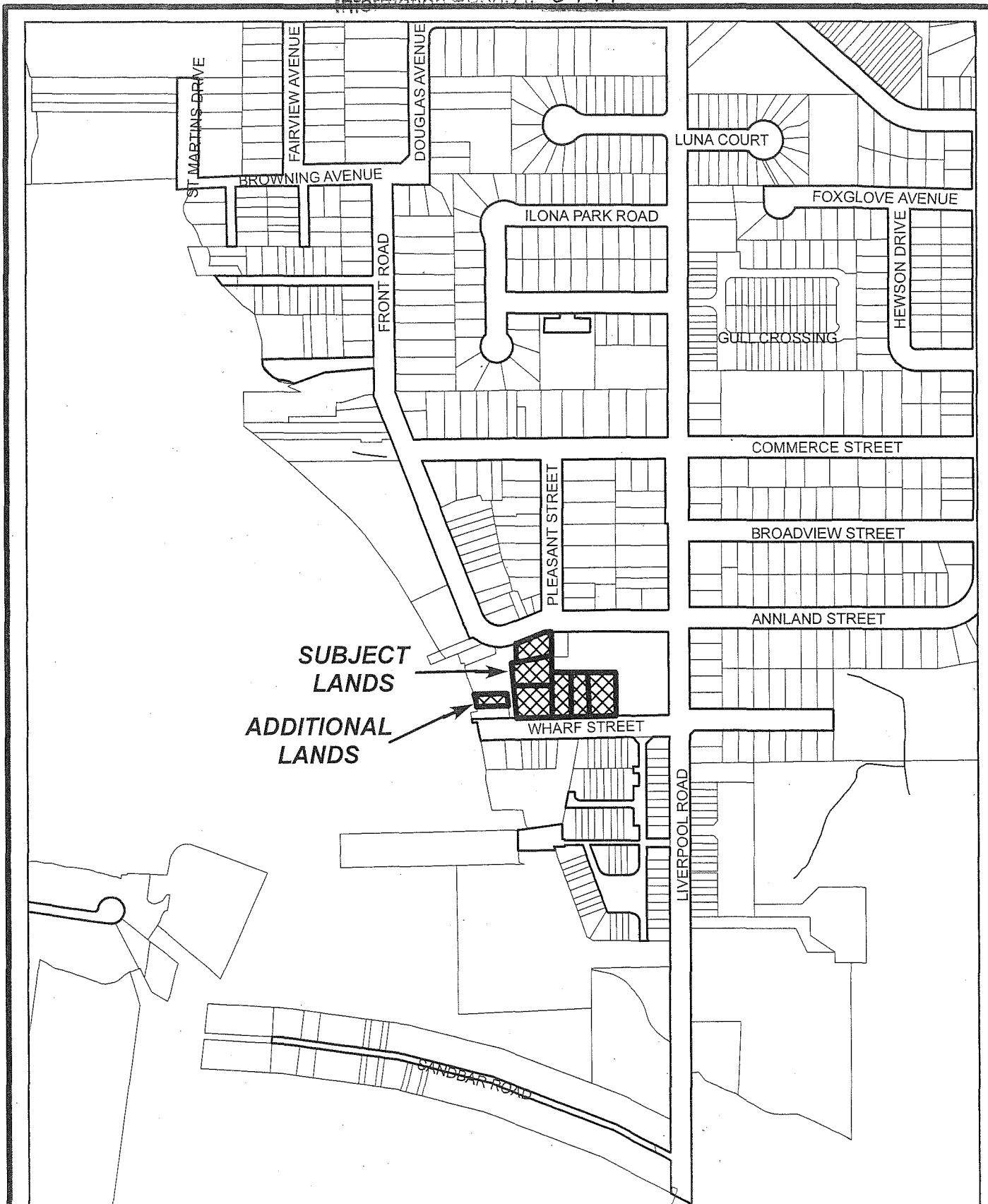
**Approved/Endorsed By:**



Catherine Rose, MCIP, RPP  
Chief Planner

DW:ld

Date of Report: October 17, 2017



City of  
**PICKERING**

City Development  
Department

**Location Map**

File: OPA 17-002/P and A 02/17

Applicant: 2388116 Ontario Inc.

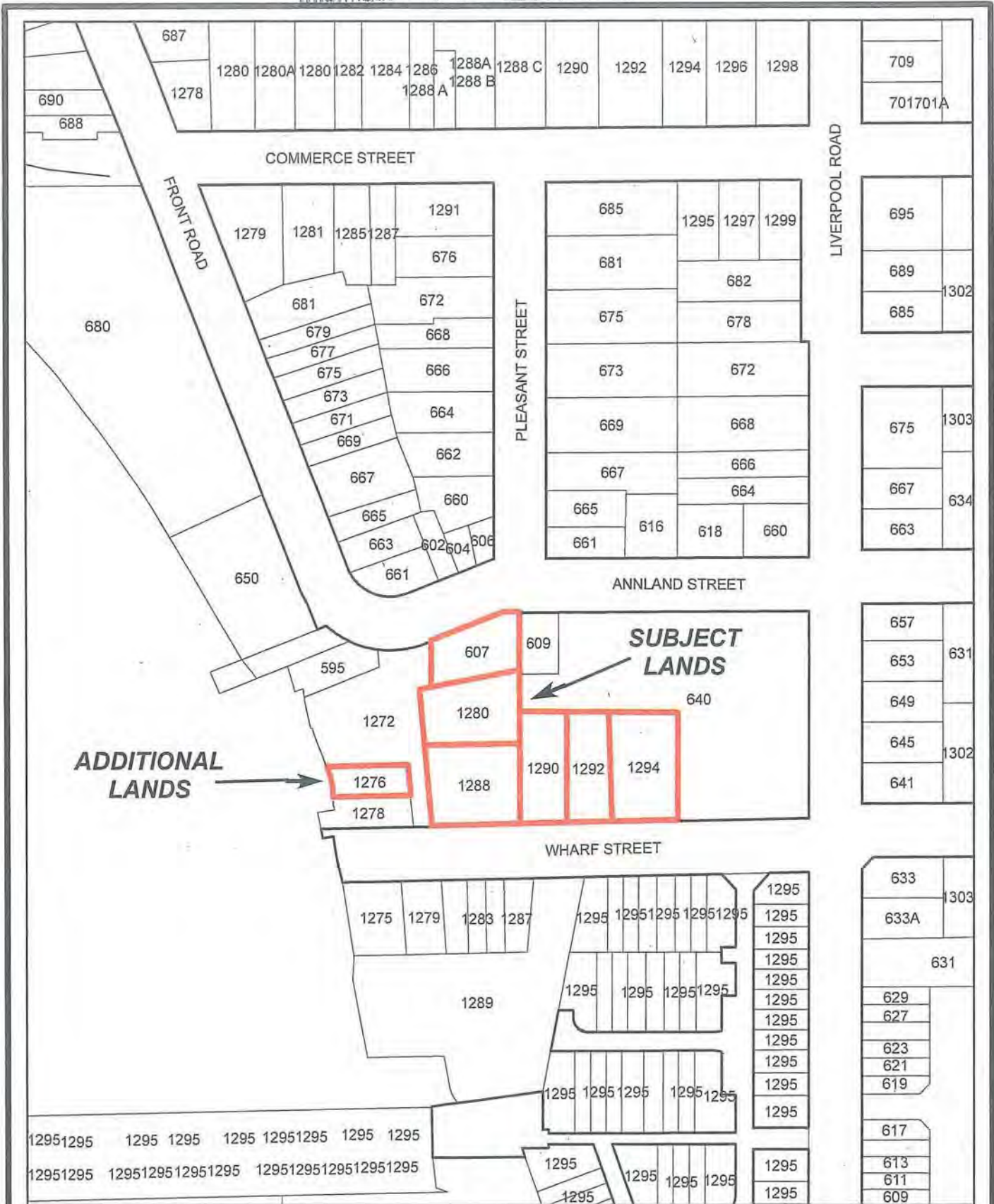
**Property Description:** Part Lot 5 and Lots 8 - 12, Plan M-89

(1280, 1288, 1290, 1292, 1294 Wharf St, & 607 Annland St)

SCALE: 1:5,000  
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Date: Oct. 12, 2017



*City of*  
**PICKERING**  
 City Development  
 Department

**Municipal Address Map**  
**File:** OPA 17-002/P and A 02/17  
**Applicant:** 2388116 Ontario Inc.  
**Property Description:** Part Lot 5 and Lots 8 - 12, Plan M-89  
 (1280, 1288, 1290, 1292, 1294 Wharf St, & 607 Annland St)

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Date: Oct. 12, 2017



**SUBJECT  
LANDS**

**ADDITIONAL  
LANDS**

City of  
**PICKERING**

City Development  
Department

**Aerial Map**

**File:** OPA 17-002/P and A 02/17

**Applicant:** 2388116 Ontario Inc.

**Property Description:** Part Lot 5 and Lots 8 - 12, Plan M-89

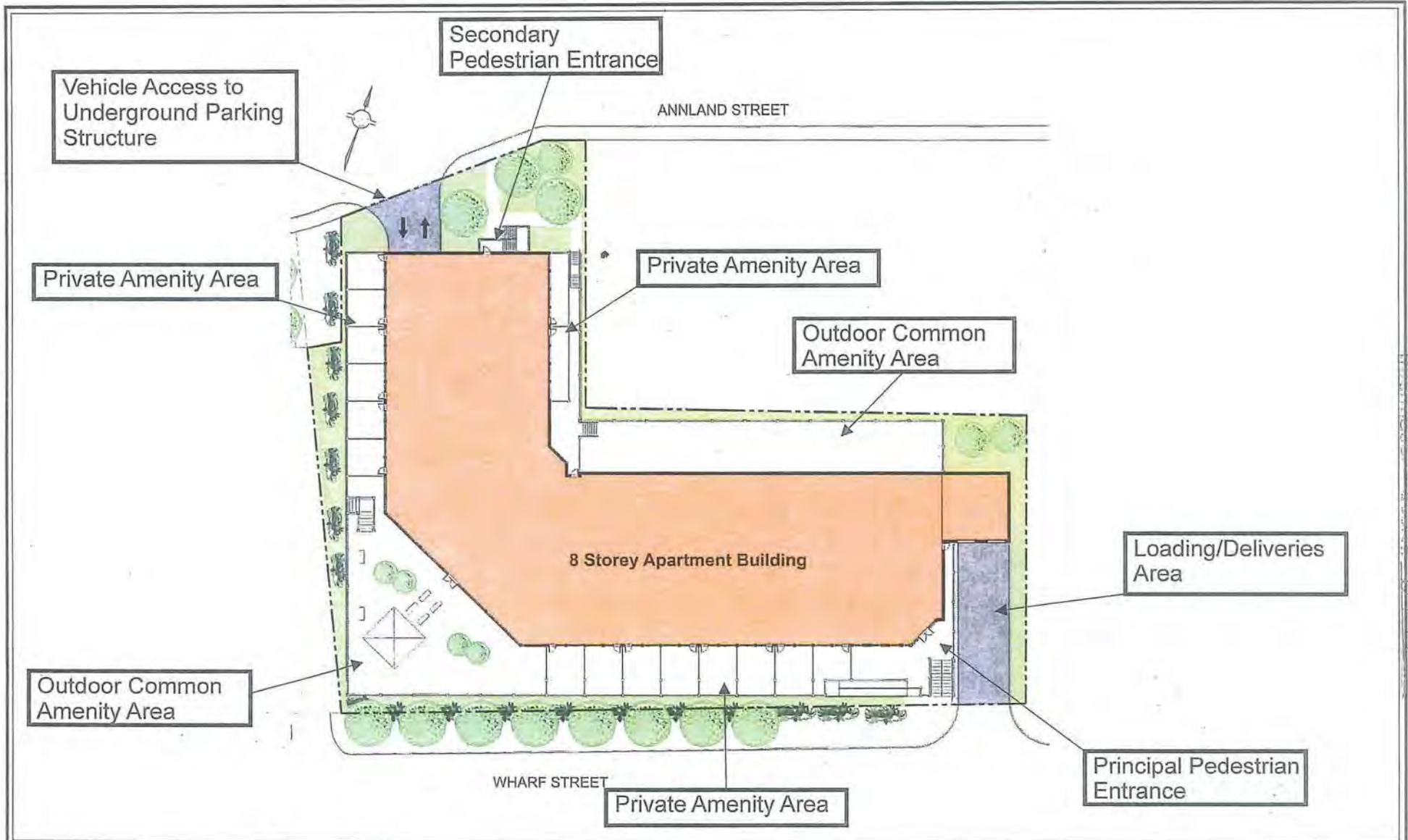
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**Date:** Oct. 12, 2017





Attachment # 4 to 09-17  
 Planning Committee Report

*City of*  
**PICKERING**

City Development  
 Department

**Submitted Plan**

**File No:** OPA 17-002/P and A 02/17

**Applicant:** 2388116 Ontario Inc.

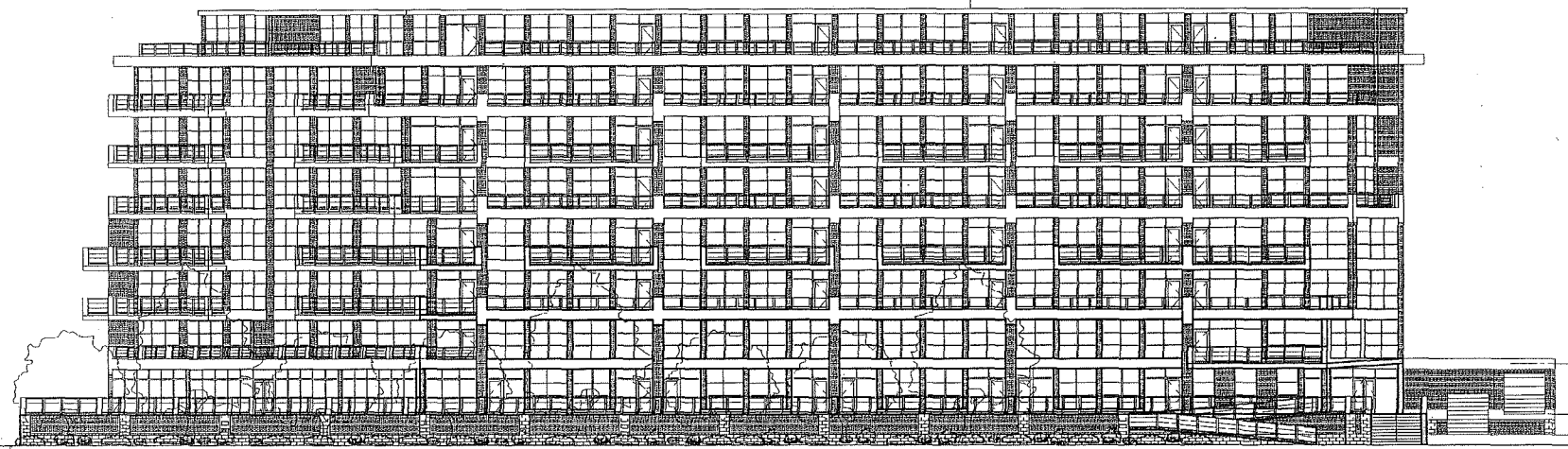
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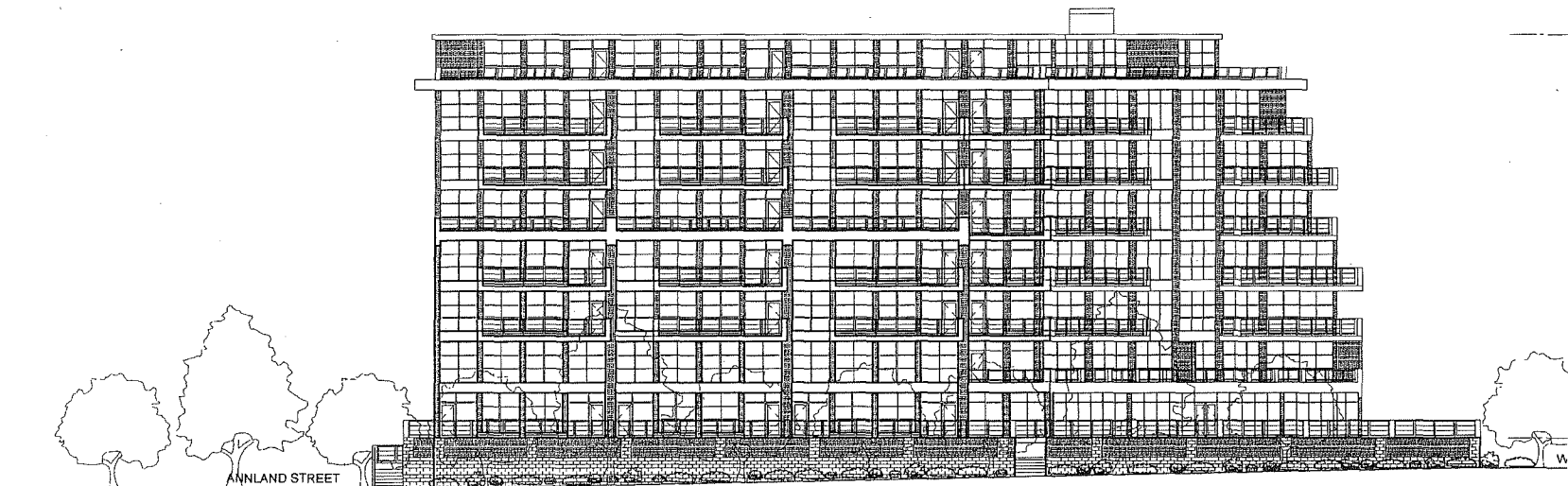
FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 12, 2017

Attachment # 5 to  
Information Report 09-17



South Elevation (view from Wharf Street)



West Elevation (view from Frenchman's Bay)

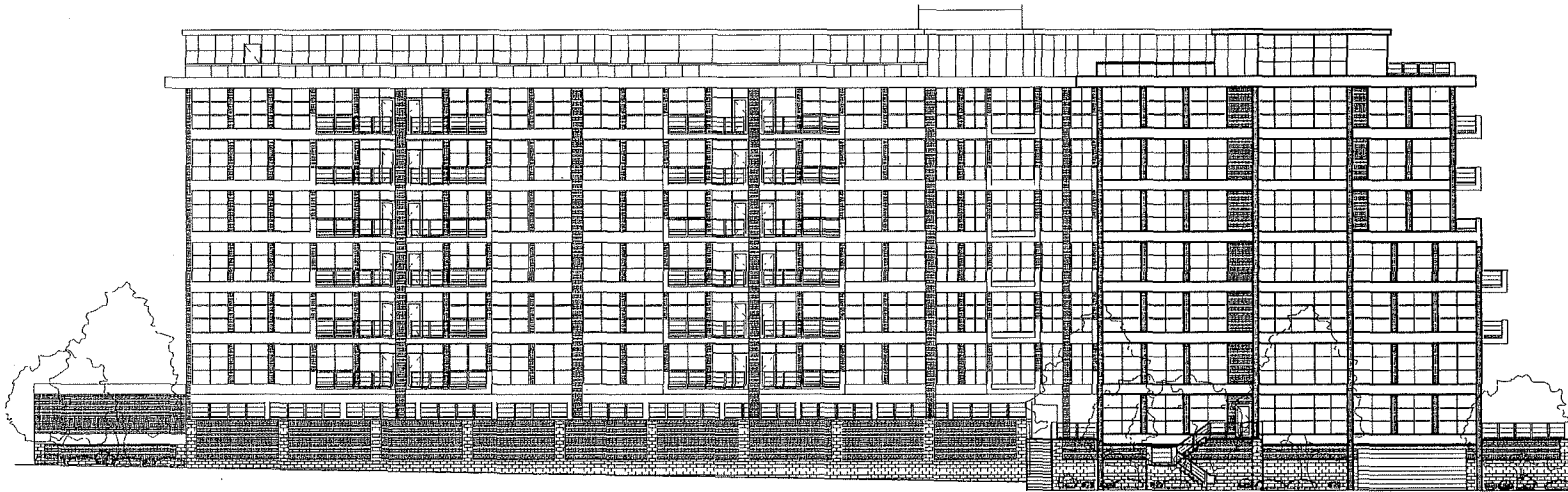
City of  
**PICKERING**

City Development  
Department

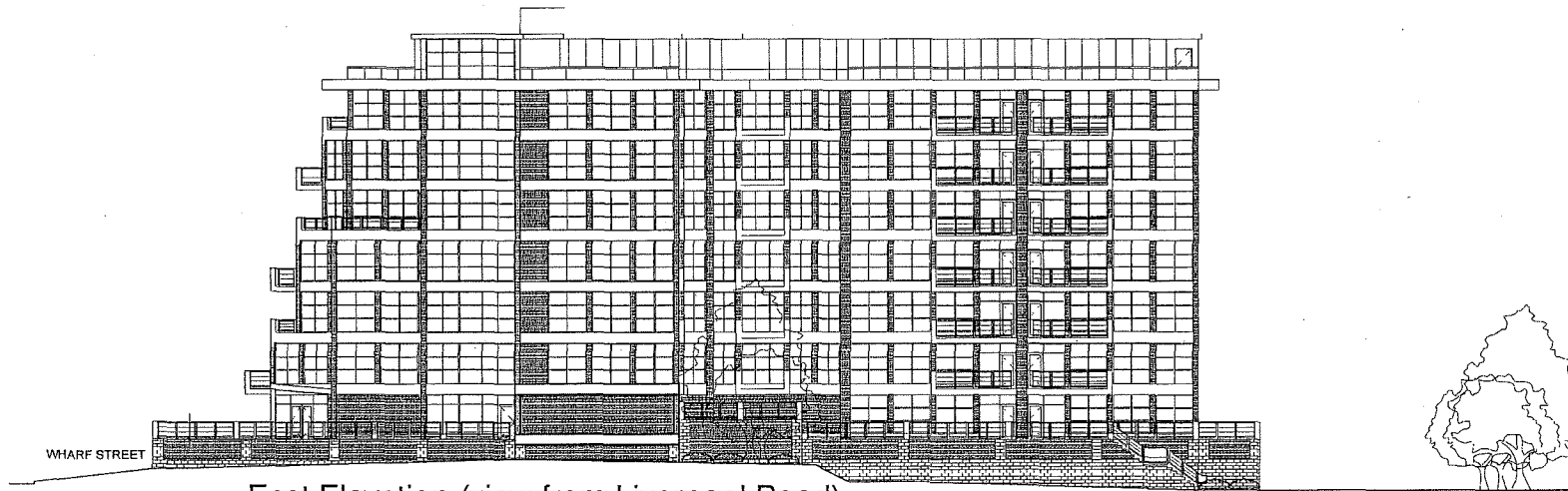
**Submitted South and West Building Elevations**  
**File No:** OPA 17-002/P and A 02/17  
**Applicant:** 2388116 Ontario Inc.  
**Property Description:** Part Lot 5 and Lots 8 - 12, Plan M-89  
(1280, 1288, 1290, 1292, 1294, Wharf Street and 607 Annland Street)

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CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 12, 2017



North Elevation (view from Annland Street)



East Elevation (view from Liverpool Road)

Attachment # 6 to Information Report 09-17

City of PICKERING

City Development Department

**Submitted North and East Building Elevations**

**File No:** OPA 17-002/P and A 02/17

**Applicant:** 2388116 Ontario Inc.

**Property Description:** Part Lot 5 and Lots 8 - 12, Plan M-89

(1280, 1288, 1290, 1292, 1294, Wharf Street and 607 Annland Street)

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 12, 2017

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**From:** Catherine Rose, MCIP, RPP  
Chief Planner

---

**Subject:** Draft Plan of Subdivision Application SP-2017-04  
Draft Plan of Condominium Application CP-2017-02  
Zoning By-law Amendment Application A 07/17  
Madison Brock Limited  
Part of Lot 19, Concession 3; Parts 2, 3, 4 and 5, 40R-26764;  
Part 40, 40R-6934; and Part 2, 40R-29605  
(2480 and 2510 Brock Road)

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**1. Purpose of this Report**

The purpose of this report is to provide preliminary information regarding applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment, submitted by Madison Brock Limited, to permit a residential condominium development. This report contains general information on the applicable Official Plan and other related policies, and identifies matters raised to date.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. The Planning & Development Committee will hear public delegations on the applications, ask questions of clarification, and identify any planning issues. This report is for information and no decision on these applications are being made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal.

**2. Property Location and Description**

The subject lands are located on the west side of Brock Road, south of Dersan Street within the Duffin Heights Neighbourhood (see Location Map, Attachment #1). The subject lands, which comprise two properties, have a combined area of approximately 4.3 hectares, with approximately 312 metres of frontage along Brock Road. The site is largely vacant with clusters of existing trees, scattered hedgerows, and various vacant buildings, which are proposed to be removed to accommodate the development (see Aerial Photo Map, Attachment #2). Madison Brock Limited acquired the subject lands from the City of Pickering in June 2017.

Surrounding land uses include:

- North: a temporary sales office and vacant lands designated as “Mixed Use Areas - Mixed Corridor” in the City’s Official Plan
- East: across Brock Road, Duffin Meadows Cemetery and a landscaping business
- South: vacant lands for which Council has approved applications for official plan and zoning amendments, submitted by Duffin’s Point Inc., to permit a retail/commercial development
- West: vacant lands for which the City has received complete applications, submitted by 9004827 Canada Inc. (Stonepay), for a residential condominium development consisting of 764 units for various stacked townhouses and back-to-back townhouses

### 3. Applicant’s Proposal

The applicant has submitted applications for draft plan of subdivision, draft plan of condominium and zoning by-law amendment to facilitate a residential condominium development.

The Draft Plan of Subdivision proposes 2 development blocks for residential use and 2 blocks for public roads (see Submitted Draft Plan of Subdivision, Attachment #3). A standard condominium consisting of 75 stacked townhouse units is proposed within Block 1. The standard condominium will be created through a Draft Plan of Condominium application to be submitted at a later date. A common element condominium is proposed within Block 2 having a total of 119 units consisting of 60 street townhouse units and 59 rear lane townhouse units (see Submitted Conceptual Site Plan, Attachment #4). The submitted Draft Plan of Condominium application for the Block 2 lands is to facilitate the future subdivision of lots through exemption from part lot control. The common element areas include, but are not limited to, private roads, laneways, sidewalks, a private open space area and visitor parking spaces (see Submitted Draft Plan of Condominium, Attachment #5).

Proposed are two public right-of-ways, one being the westerly extension of Valley Farm Road, and the other being a north-south local road that will connect to Dersan Street to the north and to the Valley Farm Road extension to the south. Access to the development will be from the north-south local road by way of two private roads.

Visitor parking spaces and some of the resident parking spaces associated with the stacked townhouse units are provided in surface parking areas. These surface parking areas are proposed to be shared between the standard condominium and the common element condominium. Reciprocal easements and agreements to secure shared access to the development from Street ‘1’ and for the shared use of the visitor parking spaces will be required in favour of the standard and common element condominiums.

The table below provides a summary of the proposal:

Block	Area (hectares)	Units	Unit Type and Land Use
Block 1 (Residential Dev.)	0.706	75	75 stacked townhouse units
Block 2 (Residential Dev.)	2.636	119	59 rear lane townhouse units 60 street townhouse units
Municipal Right-of-Ways	0.951	--	Street '1': North-South Local Road – Collector (proposed right-of-way width 20.0 metres)  Street '2' :Valley Farm Road - Type 'C' Arterial (proposed right-of-way width 27.0 metres)
<b>Total</b>	4.293	194	
<b>Net Developable Area</b>	3.342		
<b>Net Residential Density</b>	58 units per net hectare		

Within the 2 residential blocks, the applicant has proposed three different types of townhouses including stacked, rear lane and street townhouse units (see Submitted Conceptual Elevation Plans, Attachments #6, #7 and #8). The tables below outline the differences between the three types of townhouses:

Housing Typology	Description
Stacked Townhouses	Along Brock Road, 5 modules of 3-storey stacked townhouse units are proposed consisting of a total of 75 units. The stacked townhouse modules have dual frontages, one that addresses Brock Road for the grade related units and the other along the private lane for the upper units. Vehicular access for all the stacked townhouse units is from a rear private lane. Each unit will have a private amenity space.
Rear Lane Townhouses	The 59, 3-storey rear lane townhouse units have frontage along the future Valley Farm Road extension and Street '1' with rear lane vehicular access. There are also two blocks of rear lane townhouse units internal to the development. A private amenity space will be provided on the roof of the private garages located at the rear of the units.
Street Townhouses	The 60, 3-storey street townhouse units are located internal to the site with vehicular access from the private road. A 7.0 metre rear yard provides private amenity spaces for these units.

Housing Typology	Unit Width (metres)	No. of Units	Parking Ratio and Arrangement
Stacked Townhouses	--	75	60 units at 2.0 resident spaces per unit (one space in a private garage and one space on a driveway in front of the garage)
			15 units at 1.0 resident space per unit (one parking space within the surface parking area located across the private road from the unit)
Rear Lane Townhouses	4.5	59	2.0 resident spaces per unit (one space in a private garage and one space on a driveway in front of the garage)
Street Townhouses	5.5	60	

A total of 49 parking spaces are proposed for visitor parking at a ratio of 0.25 spaces per unit throughout the site, which includes 3 accessible visitor parking spaces. The visitor parking spaces are proposed to be shared between the common element and the standard condominiums.

A centrally located private open space area is proposed to serve the development and is accessible to the future residents by pedestrian walkways. The two public right-of-ways will include active transportation facilities to accommodate pedestrians and cyclists. The Valley Farm Road extension will have a multi-use path on the north side of the street, which will connect to a multi-use path along Brock Road. Municipal sidewalks are proposed on both sides of Street '1' and on the south side of the Valley Farm Road extension. Also proposed is a network of private roads and pedestrian connections, including mid-block pedestrian walkways connecting the internal private roads to Brock Road.

The development will be subject to site plan approval.

**4. Policy Framework**

**4.1 Durham Regional Official Plan**

The subject lands are designated as "Living Areas" with a "Regional Corridor" overlay in the Durham Regional Official Plan. Lands within this designation are predominately intended for housing purposes. In addition, limited office development and limited retailing of goods and services, in appropriate locations, as components of mixed use developments, are permitted. In the consideration of development proposals, regard shall be had to achieving a compact urban form, including intensive residential, office, retail and service, and mixed uses along arterial roads, in conjunction with present and potential transit facilities.

Regional Corridors shall be planned and developed in accordance with the underlying land use designation, as higher density mixed-use areas, supporting higher order transit services and pedestrian oriented design. Regional Corridors are intended to support an overall, long-term density target of at least 60 residential units per gross hectare and a floor-space index (FSI) of 2.5, with a wide variety of building forms, generally mid-rise in height, with some higher buildings, as detailed in municipal official plans.

Brock Road is designated as a Type 'A' Arterial Road and a Transit Spine in the Durham Regional Official Plan. Type 'A' Arterial Roads are designed to carry large volumes of traffic at moderate to high speeds, have some access restrictions and generally have a right-of-way width ranging from 36 to 50 metres. Transit Spines are recognized corridors where higher levels of transit service is to be encouraged.

The applications will be assessed against the policies and provisions of the Regional Official Plan during the further processing of the applications.

#### **4.2 Pickering Official Plan**

The subject lands are located within the Duffin Heights Neighbourhood and are designated "Mixed Use Areas – Mixed Corridors". Mixed Use Areas are recognized as lands that have or are intended to have the widest variety of uses and highest levels of activity in the City. The Mixed Corridors designation is intended primarily for residential, retail, community, cultural and recreational uses at a scale serving the community and provides for a range of commercial uses and residential development at a density range of over 30 units up to and including 140 units per net hectare and a maximum FSI up to and including 2.5 FSI. The proposed development has a net residential density of approximately 58 units per net hectare and a FSI of 0.9.

#### **4.3 Duffin Heights Neighbourhood Policies**

Policies for the Mixed Use Areas – Mixed Corridors designation in this neighbourhood require the following:

- new development to provide a strong and identifiable urban image by establishing buildings closer to the street, providing safe and convenient pedestrian access and requiring all buildings to be multi-storey
- require higher intensity multi-unit housing forms on lands adjacent to Brock Road and restrict grade related residential development to lands adjacent to collector or local roads
- the development of future roads adjacent to the Mixed Corridor designation on both sides of Brock Road to provide alternative access and potential transit routes

The subject lands are located at the intersection of Brock Road and the extension of Valley Farm Road, which has been identified as a Focal Point within the Duffin Heights Neighbourhood. Development within Focal Points is to contribute to the prominence of the intersection by requiring:

- initial development on each property to occur at the corner of the intersection
- the inclusion of appropriate provisions in the implementing zoning by-law to address such matters as the location and extent of build-to-zones, mix of permitted uses, and required building articulation
- the use of other site development features such as building design, building material, architectural features or structures, landscaping, public art and public realm enhancements such as squares or landscaped seating areas to help achieve focal point prominence, and
- all buildings to be a minimum of three functional storeys with four storey massing



The Duffin Heights Neighbourhood Policies also require landowners to:

- submit a Functional Servicing and Stormwater Management Report that demonstrates how the proposal is consistent with the Duffin Heights Environmental Servicing Plan to the satisfaction of the Region, City and the Toronto and Region Conservation Authority
- become a party to the cost sharing agreement for Duffin Heights or receive an acknowledgement from the Trustee of the Duffin Heights Landowners Group Inc. that the benefitting landowner has made satisfactory arrangements to pay its proportion of the shared development cost

The applications will be assessed against the Duffin Heights Neighbourhood policies and provisions of the Pickering Official Plan during the further processing of the applications.

#### **4.4 Duffin Heights Neighbourhood Development Guidelines**

The intent of the Duffin Heights Neighbourhood Development Guidelines is to further the objectives of the Official Plan and to achieve the following design objectives for the neighbourhood:

- to create a streetscape which is attractive, safe and encourages social interaction within the neighbourhood
- to establish a central focus to the neighbourhood which is safe, lively and attractive
- to provide a diversity of uses to support neighbourhood and City functions

The subject lands are delineated as Brock Road Streetscape on the Tertiary Plan, which encourages higher density, mid-rise and mixed use buildings with a high level of architectural quality. The Tertiary Plan also identifies the intersection of Brock Road and the extension of Valley Farm Road as a focal point that will require special design considerations through the use of appropriate building heights, massing, architectural features and landscaping in order to establish a prominent image at these intersections.

The guidelines for lands within the Brock Road Streetscape include the following:

- properties fronting Brock Road shall be required to provide a built form across a minimum of 60 percent of the lot frontage, and all primary frontages of buildings shall front Brock Road and provide pedestrian access directly to the sidewalk and multi-use trail along Brock Road
- multiple pedestrian linkages shall be provided to commercial development, including direct sidewalk connections at intersections and through mid-block developments
- large walls visible from Brock Road shall be articulated through various treatments such as offsets in massing; blank façades will not be permitted facing Brock Road or any street

#### **4.5 Zoning By-law 3037**

The subject lands are currently zoned "A" – Rural Agricultural Zone with Zoning By-law 3037, as amended, which permits a detached dwelling, home occupation, agricultural and related uses, recreational and limited institutional uses. The applicant is requesting to rezone the subject lands to appropriate zone categories with site-specific performance standards to facilitate the proposal.

## 5. Comments Received

### 5.1 Resident Comments

As of the writing of this report, no comments or concerns have been received.

### 5.2 City Department Comments

#### Engineering Services

As of the writing of this report, no comments or concerns have been received.

### 5.3 Agency Comments

Durham District School Board

- the Board has no objections to the proposed development
- approximately 97 elementary students could be generated from the proposed development
- students generated from this development will attend existing neighbourhood schools

## 6. Planning & Design Section Comments

The following is a summary of key concerns/issues or matters of importance raised to date. These matters, and other identified through the circulation and detailed review of the proposal, are required to be addressed by the applicant prior to a final recommendation report to Planning & Development Committee:

- ensure conformity with City's Official Plan and Duffin Heights Neighbourhood policies
- assess the intensity of the proposed development against the Region's density targets for lands along the Brock Road corridor
- ensure that the site layout and design of the proposal addresses the goals and objectives of the Duffin Heights Neighbourhood Development Guidelines with respect to building siting and setbacks, building heights and massing, architectural features and materials, landscaping, outdoor open space, and pedestrian connectivity within and external to the site
- evaluate the design of the private and public road networks, pedestrian connections to open spaces and location of transit stops
- ensure sufficient resident and visitor parking is provided to support the proposal
- ensure satisfactory arrangements have been made regarding the construction of Valley Farm Road, including financial contributions to the signalized intersection at Brock Road and Valley Farm Road, ahead of Regional warrants being met
- assess whether additional open space is required, given Councillor Pickles Notice of Motion, which was approved by Council Resolution #323/17 expressing concerns with the lack of neighbourhood park spaces on the west side of Brock Road
- assess whether the size and configuration of the proposed private amenity space is appropriate for the proposed development

- ensure that preliminary grades, municipal services and utilities, vehicle access locations and construction timelines of future roads and other infrastructure are coordinated with abutting landowners to the west and south
- ensure that the applicant becomes a party to the cost sharing agreement for Duffin Heights or receives an acknowledgement from the Trustee of the Duffin Heights Landowners Group Inc., that the benefitting landowner has made satisfactory arrangements to pay its proportion of the shared development cost
- further issues may be identified following receipt and review of comments from the circulated departments, agencies and public

The City Development Department will conclude its position on the applications after it has received and assessed comments from the circulated department, agencies and public.

## 7. Information Received

Copies of the plans and studies listed below are available for viewing on the City's website at [pickering.ca/devapp](http://pickering.ca/devapp) or in person at the offices of the City of Pickering, City Development Department:

- Arborist Report, prepared by Cosburn Nauboris Ltd., dated June 30, 2017
- Functional Servicing & Stormwater Management Report, prepared by Stantec, dated June 30, 2017
- Draft Plan of Common Element Condominium, prepared by KLM Planning, dated July 10, 2017
- Draft Plan of Subdivision, prepared by KLM Planning, dated June 19, 2017
- Landfill Impact Assessment (D4 Study), prepared by Soil Engineers Ltd., dated June 14, 2017
- Noise Feasibility Study, prepared by HGC Engineering, dated June 28, 2017
- Phase One Environmental Site Assessment, prepared by Soil Engineers Ltd., dated June 7, 2017
- Phase Two Environmental Site Assessment, prepared by Soil Engineers Ltd., dated June 9, 2017
- Planning Justification, prepared by KLM Planning, dated July 2017
- Site Plan, prepared by Flanagan Beresford & Patteson Architects, dated May 19, 2017, revised June 15, 2017
- Soil Investigation, prepared by Soil Engineers Ltd., dated April 2017
- Stage 1 and 2 Archaeological Assessment, prepared by ASI, dated June 5, 2017
- Survey, prepared by Schaeffer Dzaldov Bennett Ltd., dated May 18, 2017
- Transportation Demand Management Study, prepared by DevTrans Engineering Inc., dated June 2017
- Traffic Impact Study, prepared by DevTrans Engineering Inc., dated June 2017
- Tree Assessment Plan, prepared by Cosburn Nauboris Ltd., dated June 17, 2017

**8. Procedural Information**

**8.1 General**

- written comments regarding this proposal should be directed to the City Development Department
- oral comments may be made at the Public Information Meeting
- all comments received will be noted and used as input to a Planning Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk

**9. Owner/Applicant Information**

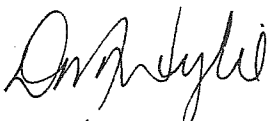
The owner of this property is Madison Brock Limited and represented by KLM Planning Partners Inc.

**Attachments**

1. Location Map
2. Aerial Photo Map
3. Submitted Draft Plan of Subdivision
4. Submitted Conceptual Site Plan
5. Submitted Draft Plan of Condominium
6. Submitted Stacked Townhouse Elevations
7. Submitted Rear Lane Townhouse Elevations
8. Submitted Street Townhouse Elevations

**Prepared By:**

**Approved/Endorsed By:**



Deborah Wylie, MCIP, RPP  
Principal Planner, Development Review



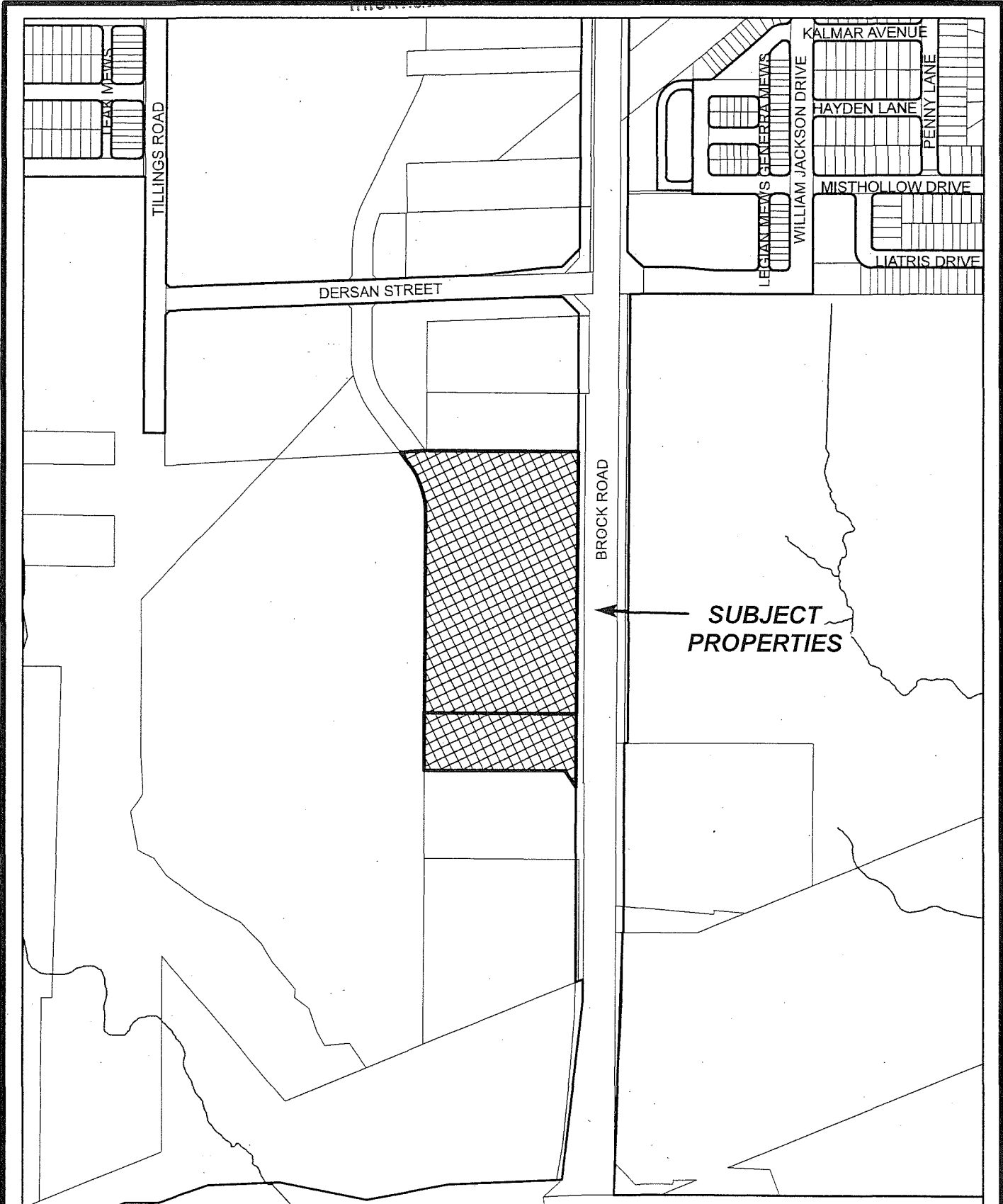
Catherine Rose, MCIP, RPP  
Chief Planner



Niles Surti, MCIP, RPP  
Manager, Development Review  
& Urban Design

DW:ld

Date of Report: October 17, 2017



City of  
**PICKERING**  
City Development  
Department

<b>Location Map</b>	
File: SP-2017-04, CP-2017-02 and A 7/17	
Applicant: Madison Brock Limited	
Property Description: Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2 (2480 & 2510 Brock Rd)	
Date: Jul. 26, 2017	SCALE: 1:5,000
THIS IS NOT A PLAN OF SURVEY	

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City of  
**PICKERING**  
City Development  
Department

**Aerial Photo Map**

**File:** SP-2017-04, CP-2017-02 and A 7/17

**Applicant:** Madison Brock Limited

**Property Description:** Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2 (2480 & 2510 Brock Rd)

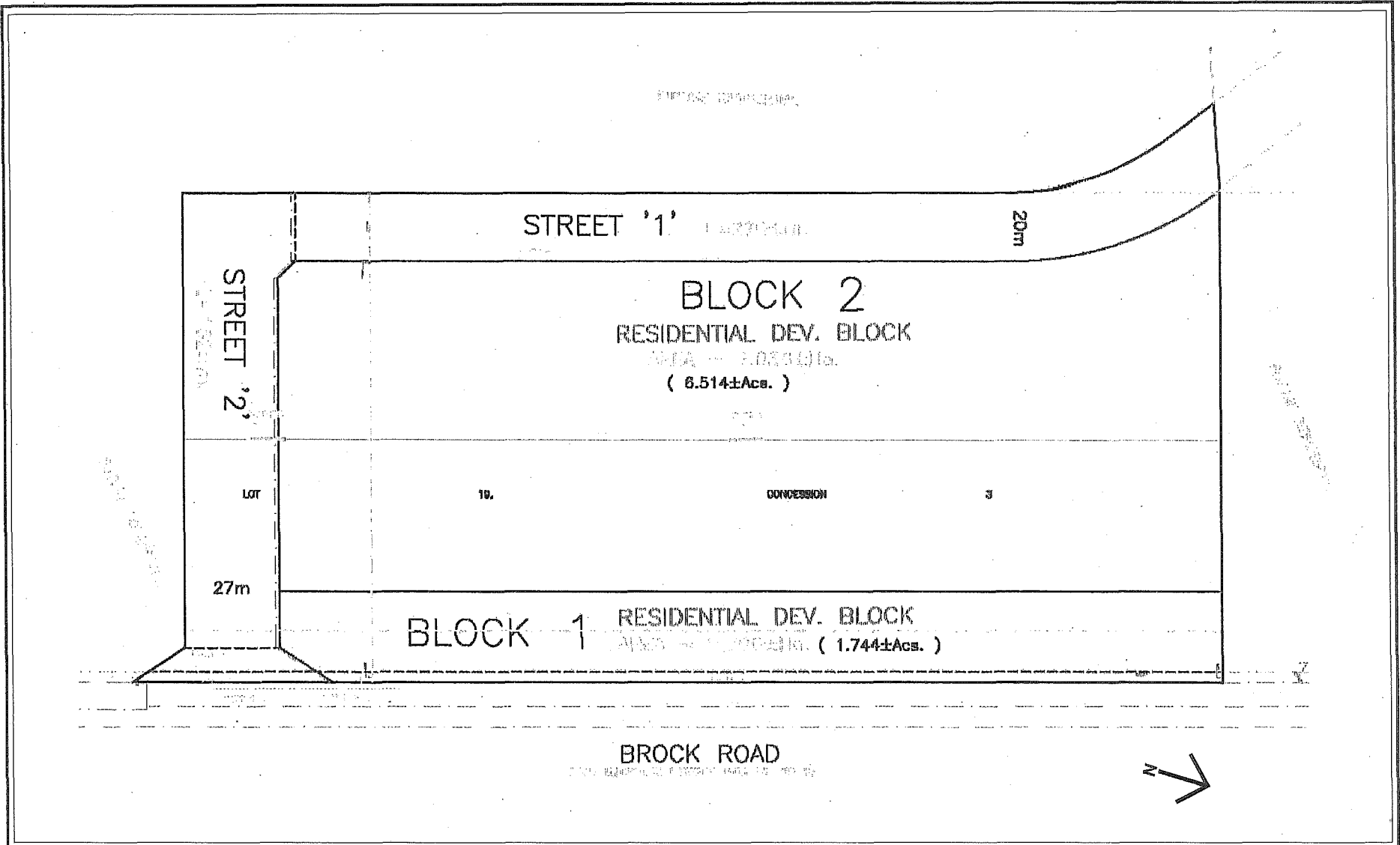
**Date:** Oct. 17, 2017

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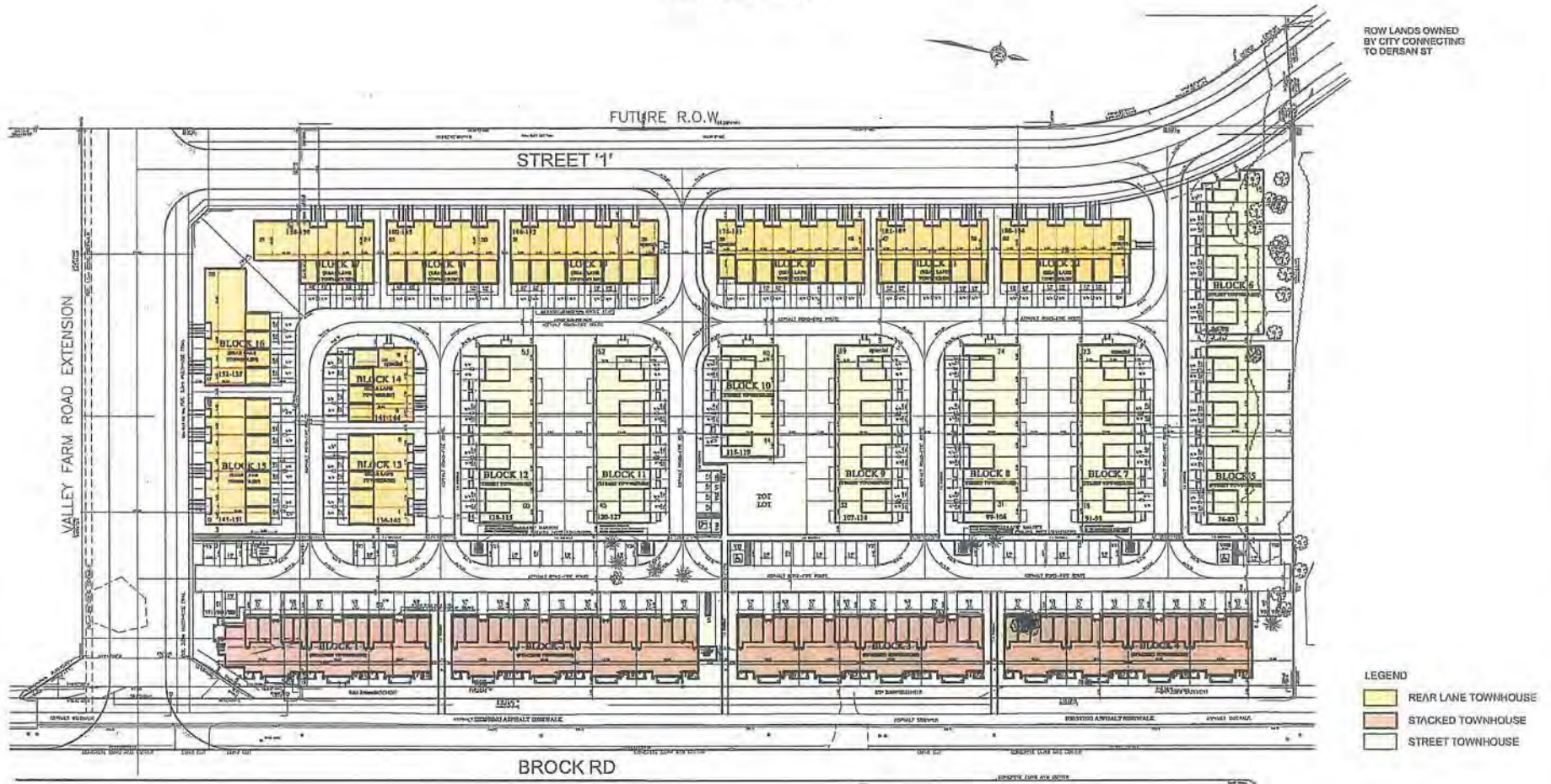


Attachment # 3 to  
Information Report # 10-17

City of  
**PICKERING**  
City Development  
Department

<b>Submitted Draft Plan of Subdivision</b>	
FILE No: SP-2017-04, CP-2017-02 and A 07/17	
APPLICANT: Madison Brock Limited	
PROPERTY DESCRIPTION: Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2 (2480 & 2510 Brock Rd)	
FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.	DATE: Oct 17, 2017

Conceptual Site Plan



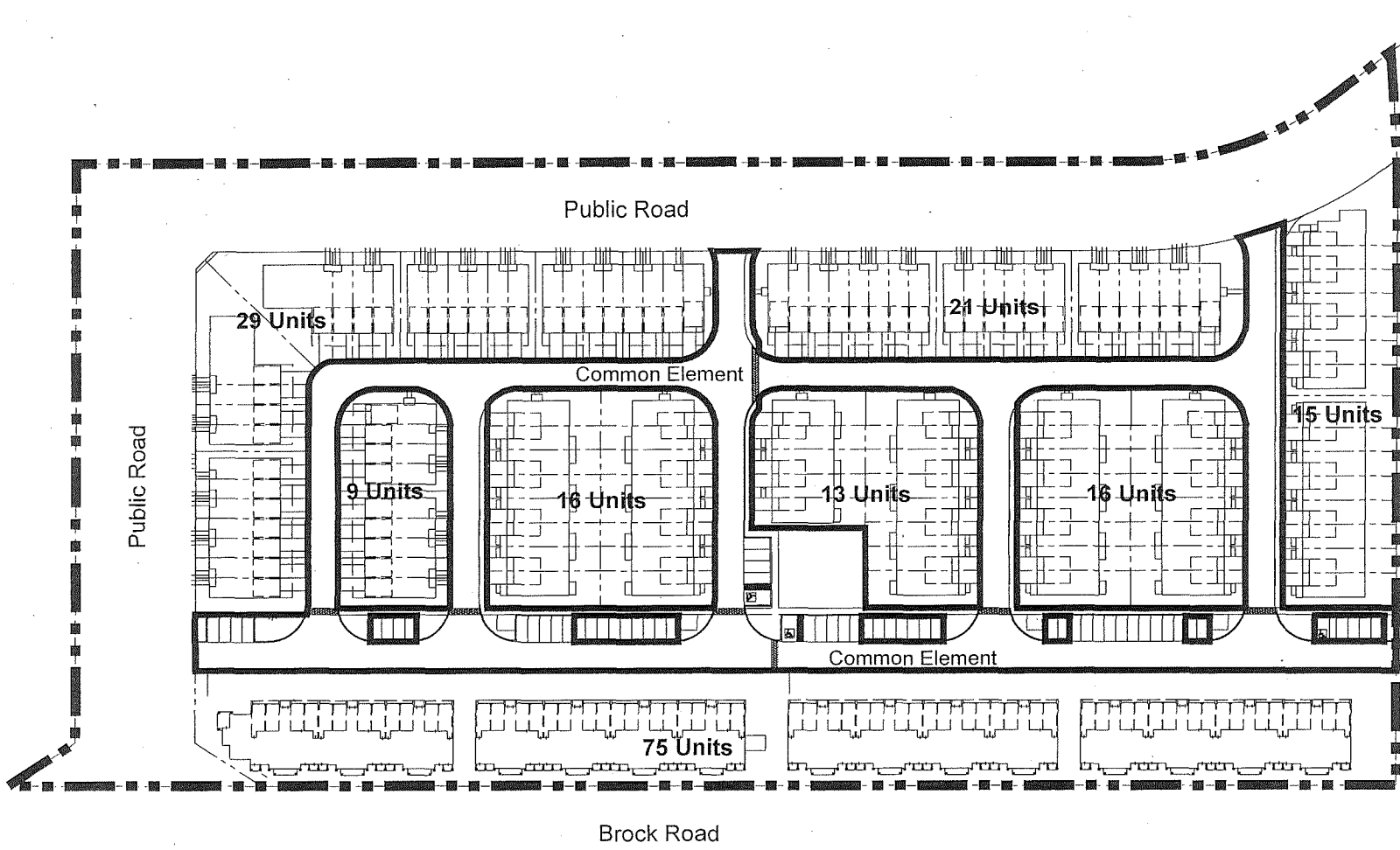
Attachment # 4  
10-17

*City of*  
**PICKERING**  
City Development  
Department

**Submitted Conceptual Site Plan**  
**FILE No:** SP-2017-04, CP-2017-02 and A 07/17  
**APPLICANT:** Madison Brock Limited  
**PROPERTY DESCRIPTION:** Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2  
 (2480 & 2510 Brock Rd)  
 FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
 CITY DEVELOPMENT DEPARTMENT.

**DATE:** Sept 18, 2017





*City of*  
**PICKERING**

City Development  
Department

**Submitted Draft Plan of Condominium**

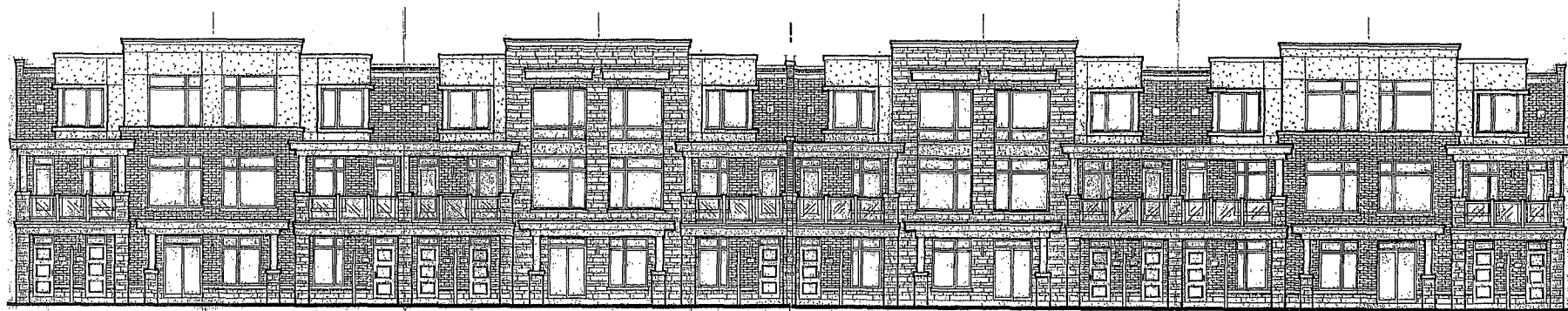
**FILE No:** SP-2017-04, CP-2017-02 and A 07/17

**APPLICANT:** Madison Brock Limited

**PROPERTY DESCRIPTION:** Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2  
(2480 & 2510 Brock Rd)

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 17, 2017



Attachment # 6 to  
Development Consent 16-17

*City of*  
**PICKERING**

City Development  
Department

**Submitted Stacked Townhouse Elevations**

**FILE No:** SP-2017-04, CP-2017-02 and A 07/17

**APPLICANT:** Madison Brock Limited

**PROPERTY DESCRIPTION:** Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2  
(2480 & 2510 Brock Rd)

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CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 16, 2017



Front Elevation



Rear Elevation

City of  
**PICKERING**

City Development  
Department

**Submitted Rear Lane Townhouse Elevations**

**FILE No:** SP-2017-04, CP-2017-02 and A 07/17

**APPLICANT:** Madison Brock Limited

**PROPERTY DESCRIPTION:** Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2  
(2480 & 2510 Brock Rd)

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 16, 2017

Attachment 7 to  
Development Consent  
16-17



Front Elevation



Rear Elevation

City of  
**PICKERING**  
 City Development  
 Department

**Submitted Street Townhouse Elevations**

**FILE No:** SP-2017-04, CP-2017-02 and A 07/17

**APPLICANT:** Madison Brock Limited

**PROPERTY DESCRIPTION:** Con 3 Part Lot 19 40R26764 Parts 2, 3, 4 & 5; 40R6934 Part 40; & 40R29605 Part 2  
 (2480 & 2510 Brock Rd)

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct 16, 2017

Attachment # 8 to Information Report # 16-17

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**From:** Catherine Rose, MCIP, RPP  
Chief Planner

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**Subject:** Zoning By-law Amendment Application A 09/17  
City Initiated: Maximum Building Height

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**1. Purpose of this Report**

The purpose of this report is to provide preliminary information on a proposed Zoning By-law Amendment, initiated by the City, on building heights. This report contains general information on the applicable Official Plan and other related policies, and identifies matters raised to date.

This report is intended to assist members of the public and other interested stakeholders to understand the proposal. The Planning & Development Committee will hear public delegations on the proposed amendment, ask questions of clarification and identify any planning matters. This report is to be received and no decision is to be made at this time. Staff will bring forward a recommendation report for consideration by the Planning & Development Committee upon completion of a comprehensive evaluation of the proposal.

**2. Why is this zoning amendment coming forward now?**

On September 11, 2017, the Planning & Development Committee considered Report PLN 15-17 from the Director, City Development. The Report responded to a Notice of Motion about the importance of community character and the effect infill and replacement housing in established neighbourhoods can have on the character of these areas.

Report PLN 15-17 recommended an interim and a longer term approach to put in place appropriate policies, zoning, guidelines and tools to allow sensitive transition between the existing older housing stock and new contemporary housing development in established mature neighbourhoods.

The interim approach was to address a current deficiency in one of the City's parent Zoning By-laws. Maximum building height is currently not regulated by Zoning By-law 2511 for parts of the established neighbourhoods of Rosebank, West Shore and Bay Ridges (see Lands Covered by By-law 2511, Attachment #1). However, maximum building height was identified as a key element to the compatibility of new infill and replacement housing in mature neighbourhoods. Accordingly, staff recommended that Council authorize staff to initiate a zoning by-law amendment to the general provisions of By-law 2511 to add a maximum building height where site specific zoning amendments do not regulate maximum building height. The recommendation was passed by Council Resolution #345/17 and thus, staff has initiated the zoning amendment.

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The longer term approach is to undertake a study on Infill and Replacement Housing in Established Neighbourhoods, and bring back updated policies, zoning, guidelines and tools for Council's consideration. Council's Resolution #345/17 also authorized staff to proceed with the study. The study outline is provided as Appendix I to Report PLN 15-17, and is anticipated to take up to 18 months to complete.

**3. What is the proposed zoning amendment?**

Staff propose to amend the general provisions of By-law 2511 to add a maximum building height provision of 9.0 metres that would apply to the "R3" One-Family Detached Dwelling Third Density Zone and "R4" One-Family Detached Dwelling Fourth Density Zone.

**4. What lands are affected by the proposed amendment?**

The subject lands are within the Rosebank, West Shore and Bay Ridges Neighbourhoods as identified on Attachments #2, #3 and #4.

Lands that are subject to a site specific by-law that regulates maximum building height will continue to be regulated by their site specific by-law.

**5. Who has been notified of this Public Meeting to consider the proposed amendment?**

Notice of this public meeting and the Open House, to be hosted on October 30, 2017, has been placed on the Community Page in the October 11, 2017 and October 18, 2017 editions of the News Advertiser. The notice has been mailed to all of the Interested Parties that attended the September 5, 2017 meeting of the Planning & Development Committee when PLN 15-17 was considered and it is posted on the City's website.

**6. How is building height measured?**

Building Height and the way that it is measured on various roof types is specifically defined in the Zoning By-law.

In By-law 2511, "Building Height" shall mean the vertical distance between the established grade, and in the case of a flat roof, the highest point of the roof surface or parapet wall, or in the case of a mansard roof the deck line, or in the case of a gabled, hip or gambrel roof, the mean height level between eaves and ridge.

The by-law further states that a penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of any building shall be disregarded in calculating the height of such building.

**7. Why are staff proposing a maximum building height of 9.0 metres?**

There are a variety of residential neighbourhoods covered by By-law 2511. Although the homes in these areas have been built over a range of years, most were built between the 1970's and the 1990's. There are also some lots throughout each neighbourhood, with more recent construction as a result of either infill development on vacant or new lots, or replacement housing, where older dwelling units have been demolished and replaced with a new home. As By-law 2511 has no height regulation, infill and replacement housing is significantly taller than the houses first built in the neighbourhoods covered by this by-law.

A maximum height provision of 9.0 metres has been used in a number of site specific zoning by-law amendments for recent infill projects on Chantilly Road, Monica Cook Place and Old Orchard Avenue. Attachment #5 provides samples of 2, two storey dwellings that can be built within the maximum 9.0 metres height provision. A 9.0 metre maximum building height will allow the construction of both one and two storey dwellings in the established neighbourhoods that currently have a mix of one and two storey dwellings.

Establishing an appropriate maximum building height for the “R3” and “R4” zones of By-law 2511 will ensure that building height is regulated for construction where only a building permit is required (and no other *Planning Act* applications are being considered (e.g. Minor Variance or Zoning By-law Amendment application).

Establishing a 9.0 metre maximum building height is intended to be an interim step until the Infill and Replacement Housing in Established Neighbourhoods Study has been completed. The 9.0 metre height can be re-examined through the Study, in the context of the broader issue of character and transitioning neighbourhoods.

#### **8. What does the Official Plan policy and Zoning By-law permit?**

The Regional Official Plan (ROP) designates the subject lands as “Living Areas”. The Living Areas designation shall be used predominately for housing purposes.

The Pickering Official Plan designates the subject lands “Urban Residential Areas – Low Density Areas”. The permitted uses within this designation includes housing and related uses and activities, including group homes and home occupations.

The proposed Zoning By-law amendment conforms to both the policies of the Durham Regional Official Plan and the Pickering Official Plan.

The uses permitted in the “R3” and “R4” zones of By-law 2511 are limited to detached dwellings.

#### **9. What Comments have been received to date?**

At the time of writing the Report, no comments have been received in response to the circulation of the Zoning By-law Amendment Application A 09/17. However, at the meeting of September 5, 2017, when Planning & Development Committee considered Report PLN 15-17, three delegations spoke to the Committee. Two of the delegates spoke to adding height restrictions and ensuring building height should be set to represent the neighbourhood. The other delegate indicated a maximum height restriction of 11.0 metres should be included, with reductions in setbacks to improve the streetscape.

#### **10. What are the Next Steps**

Following the public meeting, all comments received either through the public meeting or through written submissions, will be considered by Planning Staff in its review and analysis of the proposed amendment. At such time as input from the public, agencies and departments have been received and assessed, a recommendation report will be brought forward to the Planning & Development Committee for consideration.

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**11. Procedural information**

- written comments regarding this proposed amendment should be directed to the City Development Department
- oral comments may be made at the Public Information Meeting
- all comments received will be noted and used as input to a Planning Report prepared by the City Development Department for a subsequent meeting of Council or a Committee of Council
- any member of the public who wishes to reserve the option to appeal Council's decision must provide comments to the City before Council adopts any by-law for this proposal
- any member of the public who wishes to be notified of Council's decision regarding this proposal must request such in writing to the City Clerk

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**Attachments**

1. Lands Zoned R3 and R4 in By-law 2511
2. Lands Zoned R3 and R4 – Rosebank
3. Lands Zoned R3 and R4 – West Shore
4. Lands Zoned R3 and R4 – Bay Ridges
5. Sketch of Sample Buildings Which Comply with Maximum Building Height of 9.0 metres

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**Prepared By:**



Kathleen Power, MCIP, RPP  
Principal Planner – Policy

**Approved/Endorsed By:**



Catherine Rose, MCIP, RPP  
Chief Planner



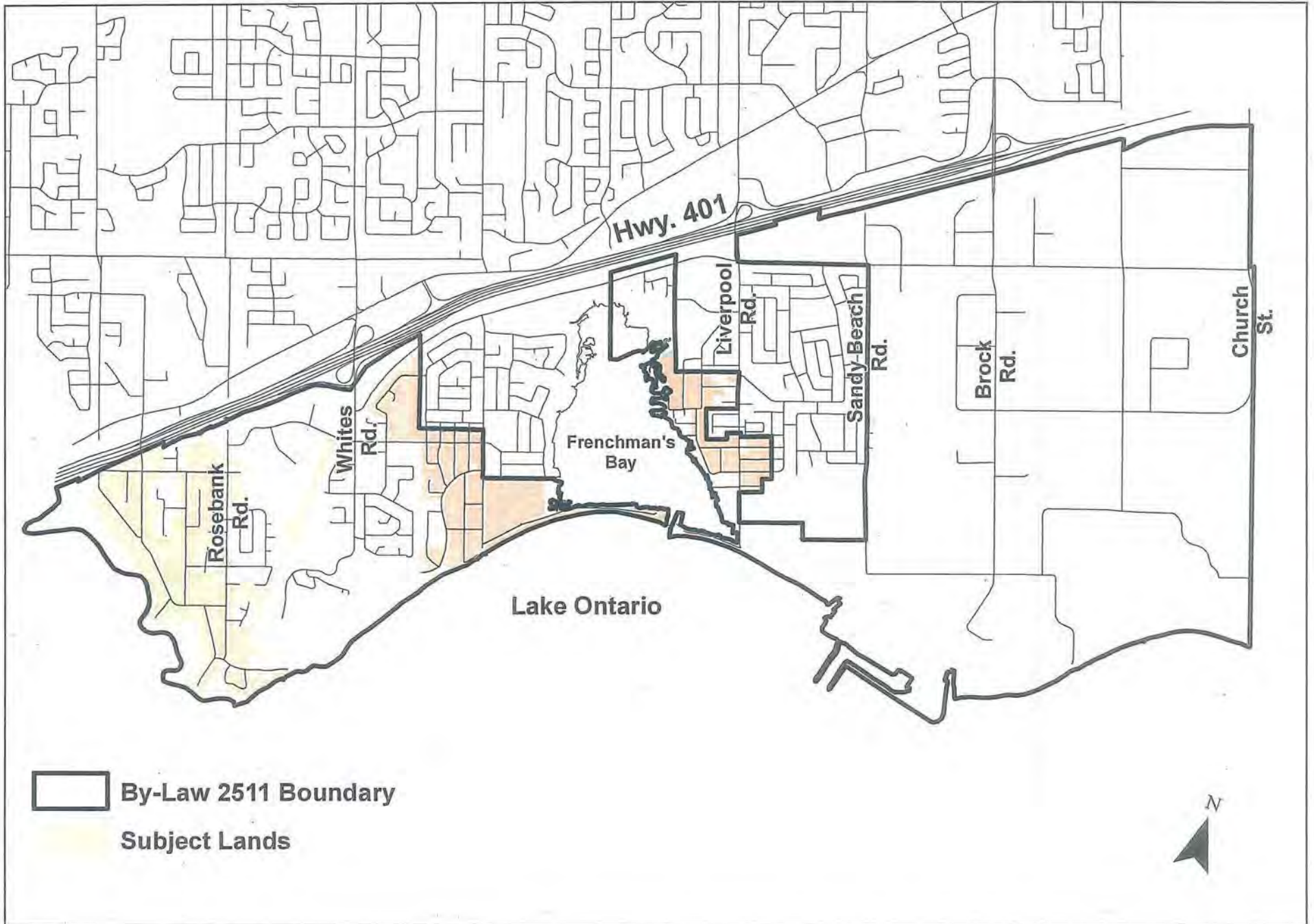
Jeff Brooks, MCIP, RPP  
Manager, Policy & Geomatics

KP:JB:ld

Date of Report: October 17, 2017

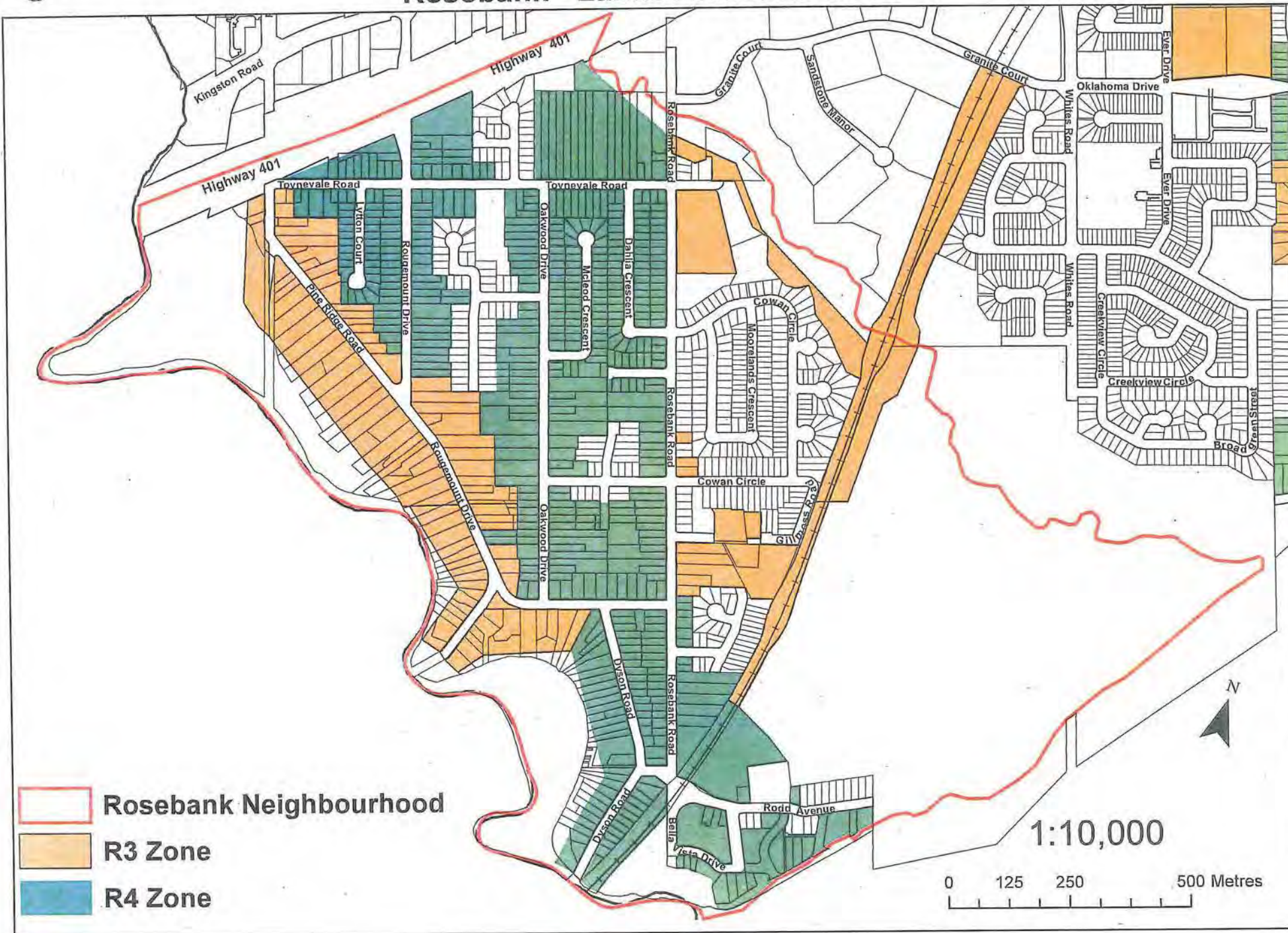


# Lands Zoned R3 and R4 in By-Law 2511



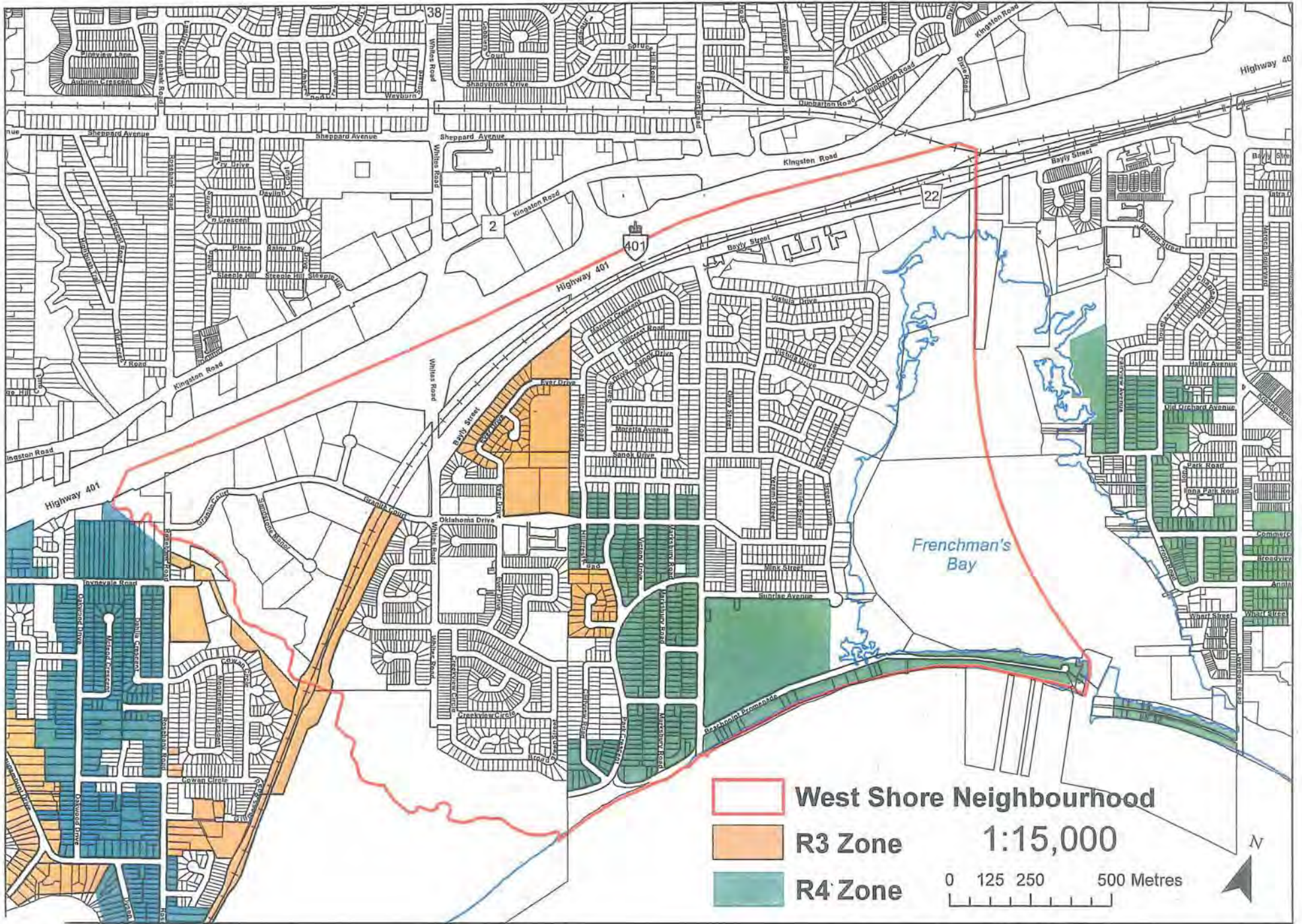
Attachment # 1 to  
Information Report # 08-17

# Rosebank - Lands Zoned R3 & R4



Attachment # 2 to  
Municipal Report # 08-17

# West Shore - Lands Zoned R3 & R4



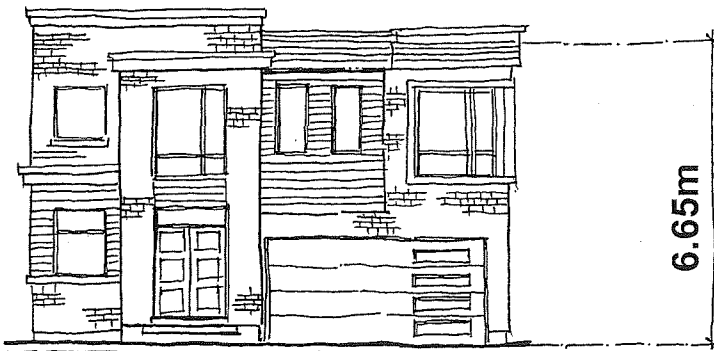
Attachment # 3  
 No  
 08-17



## Sketch of Sample Buildings which Comply with Maximum Building Height of 9.0 metres



New Home on Dyson Road



Proposed Model 2692 B - Madison Homes  
Gull Crossing

City of  
**PICKERING**

City Development  
Department

**Sample Buildings**

**File No:** A 09/17

**Applicant:** City of Pickering

**Property Description:** Lands Zoned R3 & R4 within By-law 2511

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
CITY DEVELOPMENT DEPARTMENT.

**DATE:** Oct. 16, 2017

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**From:** Kyle Bentley  
Director, City Development

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**Subject:** Official Plan Amendment Application OPA 15-004/P  
Amendment 27 to the Pickering Official Plan  
Informational Revision 22 to the Pickering Official Plan  
City Initiated  
Official Plan Review: The Environment and Countryside

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**Recommendation:**

1. That the Region of Durham be advised that Pickering Council concurs with the proposed modifications to Amendment 27 to the Pickering Official Plan, as set out in Appendix I to Report PLN 17-17;
2. That Council approve the modifications to Informational Revision 22 to the Pickering Official Plan, arising from related modifications to Amendment 27, as set out in Appendix II to Report PLN 17-17;
3. That the Region of Durham be requested to defer the identification of a portion of the significant wetlands and a portion of the significant woodlot on the lands located west of Church Street and north of Bayly Street, on Schedules I (Sheet 1), IIIA, IIIB and IIIC to Amendment 27, as identified on Attachments #1 to #4 to Report PLN 17-17, to allow for further discussion between the landowner, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, and the City of Pickering; and
4. That a copy of Report PLN 17-17 and Council's Resolution be forwarded to Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, Triple Properties, and Geranium Corporation.

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**Executive Summary:** After City Council's adoption of Amendment 27 to the Pickering Official Plan, (the Environment and Countryside part of our Pickering Official Plan Review) and the related Informational Revision 22 to the Plan, the Amendment was forwarded to the Region of Durham for approval.

Following the Region's review of Amendment 27, which included consultation with public agencies, adjacent municipalities, Regional Departments, the Ministry of Municipal Affairs, and the public, the Region of Durham is proposing certain modifications to Amendment 27, as set out in Appendix I to this Report. As a result of the proposed modifications to Amendment 27, a number of modifications are also being proposed to Informational Revision 22 to the Pickering Official Plan as set out in Appendix II to this Report.

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Staff concurs with the Region's proposed modifications as they are primarily minor and technical in nature. However, staff further requests that the Region defer the identification of a portion of the "significant wetlands" and a portion of the "significant woodlot" which affect the Durham Live lands located west of Church Street and north of Bayly Street, on Schedules I, IIIA, IIIB and IIIC to Amendment 27 (see Attachments #1 to #4 to this Report). The purpose of the deferral is to allow for further discussion between the landowner, the Ministry of Natural Resources and Forestry, the Toronto and Region Conservation Authority, the Region of Durham, and the City of Pickering.

Staff recommend that Council concur with the proposed modifications to Amendment 27, as set out in Appendix I, approve the corresponding modifications to Informational Revision 22 as set out in Appendix II, and request the Region to defer a decision on parts of Schedules I, IIIA, IIIB and IIIC as noted above and shown on Attachments #1 to #4 of this Report.

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## 1. Background

The review of the Pickering Official Plan is being undertaken through a series of amendments addressing specific topics and geographic areas. The "Environment and Countryside" was identified as one of the topics to be addressed through the Official Plan Review.

In 2015, the City initiated Amendment 27 to the Pickering Official Plan. The Amendment proposed changes to existing policies and schedules, and added new policies to the Pickering Official Plan with regard to the natural environment and countryside areas.

On November 21, 2016, Council considered the recommendations of Report PLN 17-16 and passed By-law 7524/16 to adopt Amendment 27, and also adopted Informational Revision 22 to the Pickering Official Plan.

Subsequently, Amendment 27 was forwarded to the Region of Durham for approval. Following further public notification of Amendment 27, as prescribed by the *Planning Act*, and consultation with the Province, public agencies, adjacent municipalities and Regional Departments, the Region of Durham is proposing certain modifications to Amendment 27 and consequential changes to Informational Revision 22, as set out in Appendices I and II.

## 2. Discussion

### 2.1 The Proposed Modifications are Acceptable

The majority of modifications proposed have been requested by Pickering staff (as reflected in column 4 of the modification table), while others are minor technical or grammatical modifications that do not alter the spirit or intent of the amendment.

Staff concur with the proposed modifications to both the Amendment, and the resulting modifications necessary to the Informational Revision, but have identified another matter that the Region should address in its decision, as discussed in paragraphs 2.2 below.

## **2.2 Features are mapped on the Durham Live lands that no longer exist**

During its review, the Region of Durham received a submission from Melymuk Consulting, on behalf of the owners of the Durham Live lands at the northwest corner of Church and Bayly Streets. The consultant requested that Amendment 27 be modified to remove a portion of significant wetlands and a portion of significant woodlands on his client's lands, on Schedule I: Land Use Structure (Sheet 1), Schedule IIIA – Resource Management: The Natural Heritage System, Schedule IIIB – Resource Management: Key Natural Heritage Features, and Schedule IIIC – Resource Management: Hydrologically Sensitive Features. The features being disputed are a narrow arm of “significant wetlands” stretching from south to north which no longer exist, and “significant woodlands” associated with a hedge row stretching from east to west (see Attachments #1 to #4).

However, the Ministry of Natural Resources and Forestry (MNRF) pointed out that these lands were part of wetland dominated by Red-osier Dogwood and Reed Canary Grass, that was eliminated without the necessary approvals from the Toronto and Region Conservation Authority (TRCA). TRCA, has confirmed its support of MNRF's continued identification and protection of this piece of wetland as part of the wetland complex on the subject lands, but also indicated willingness to participate in any further discussions between the Region, City and the landowners, in consultation with MNRF, regarding the wetland and the significant woodland.

In view of the above response from MNRF and TRCA, staff recommend that this matter be deferred pending further discussions between the Region, the City, the landowners, TRCA and MNRF.

## **2.3 Geranium Corporation is pursuing another approach to its applications in the Hamlet of Claremont**

The Region of Durham proposes various modifications to Amendment 27 that would remove a policy and designation enabling the consideration of the minor expansion of the Hamlet of Claremont through the completion of a Provincial or municipally led rural study (see proposed modifications numbers 3, 23, 24, 26, 41, and 61 in Appendix I to this Report). The Region based their position on the fact that the new Provincial Plans that came into effect on July 1, 2017, no longer permit the minor expansion of hamlets within the Oak Ridges Moraine Conservation Plan (ORMCP).

Staff understands that Geranium Corporation, which has an interest in lands in the northeast quadrant of Claremont, is now seeking approval of development applications submitted in 1990 (by the then landowner Toko Investments) through the “Clergy” principle. The “Clergy” principle refers to an Ontario Municipal Board ruling that allows applications to be considered under the planning policy framework that was in place at the time of submission (Clergy Properties Ltd. vs the City of Mississauga, 1996).

In light of Geranium's approach, staff concurs with the Region's proposed modifications to remove the Claremont Rural Study Area policy and designation in Amendment 27.



**3. Next Steps**

Following consideration of Pickering's comments, the Region will issue a notice of decision on Amendment 27. There is a 20 day appeal period, after which, if there are no appeals, the decision becomes final.

**Appendices:**


- I Recommended Modifications to Amendment 27 to the Pickering Official Plan
- II Recommended Modifications to Informational Revision 22 to the Pickering Official Plan


**Attachments:**


- 1. Excerpt from Pickering Official Plan OPA 27 Schedule I (Sheet 1)
- 2. Excerpt from Pickering Official Plan OPA 27 Schedule III A
- 3. Excerpt from Pickering Official Plan OPA 27 Schedule III B
- 4. Excerpt from Pickering Official Plan OPA 27 Schedule III C


**Prepared By:**

**Approved/Endorsed By:**

  
 Dean Jacobs, MCIP, RPP  
 Principal Planner – Policy


  
 Catherine Rose, MCIP, RPP  
 Chief Planner

  
 Jeff Brooks, MCIP, RPP  
 Manager, Policy & Geomatics

  
 Kyle Bentley, P.Eng.  
 Director, City Development & CBO

DJ:ld

Recommended for the consideration  
 of Pickering City Council

 ON BEHALF OF

Tony Prevedel, P.Eng.  
 Chief Administrative Officer

**Proposed Modifications to Amendment 27  
to the City of Pickering Official Plan**

## Appendix I - City of Pickering Official Plan Amendment 27 - Recommended Modifications

Words that are shown in ~~strikethrough~~ are proposed to be deleted, and words that are shown in **bold** are proposed to be added.

Mod No.	Policy No.	Modification	Comment and Recommendation
1	Amendment Item 3	In the third row of the first column delete the words "Hydrologically Sensitive Features" and replace with "Key Natural Heritage Features/Key Hydrologic Features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 Oak Ridges Moraine Conservation Plan (ORMCP). Agree.
2	Amendment Item 3	In the second bullet of the third row of the second column, delete the words "Valley Lands" and replace with "significant valleylands".	As requested by Pickering staff to address the comments from Ministry of Municipal Affairs (MMA). Agree.
3	2.5 (a)	Delete the subsection and replace with the following:  <b>"protect the City's critical ecological functions and components from inappropriate human uses and activities, including its stream corridors and significant valleylands, forests, significant woodlands, shorelines, wetlands, areas of natural and scientific interest, rare species, and fish and wildlife habitat, within and outside the City's Natural Heritage System."</b>	As requested by Pickering staff to address the comments from MMA. Agree.
4	2.29	Delete the word "Hamlets" and replace with "Hamlet"; and delete the words "Claremont and" so that the policy reads as follows:  "City Council may consider the minor expansion of the rural settlement area boundaries for the Hamlets <b>Hamlet</b> of <del>Claremont and</del> Greenwood ..."	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont's boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.

49 Mod No.	Policy No.	Modification	Comment and Recommendation
5	3.2 (f)	<p>Delete the phrase "City's Natural Heritage System and the" after the phrase "protect the"; delete the phrase "which comprise it" after the phrase "sensitive natural resources"; and add the phrase "within and outside the City's Natural Heritage System" after the phrase "sensitive natural resources" so that the subsection reads as follows:</p> <p><del>"protect the City's Natural Heritage System and the significant and sensitive natural resources which comprise it</del> <b>within and outside the City's Natural Heritage System</b> from inappropriate land uses and activities;"</p>	As requested by Pickering staff to address the comments from MMA. Agree.
6	Table 2	<p>Delete and replace the "Criteria for Determining Subcategories" for "Prime Agricultural Areas" as follows:</p> <p><b>"Areas where prime agricultural lands predominate. Prime agricultural lands include specialty crop areas and/or Canada Land Inventory Class 1, 2, or 3 lands in this order of priority for protection. Prime Agricultural Areas also include Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture."</b></p>	As requested by Pickering staff to address the comments from MMA. Agree.
7	3.5 (a)	<p>Delete the word "valley" and replace with the words "significant valleylands"; and delete the phrase "and linkages" after the word "corridors" and replace with Natural Core Areas and Natural Linkage Areas on the Oak Ridges Moraine", so that the subsection reads as follows:</p>	As requested by Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
		"shall recognize as Open Space System on Schedule I, a connected and integrated natural heritage system of valley <b>significant valleylands</b> and stream corridors, ... comprising natural core areas, corridors, and linkages <b>Natural Core Areas and Natural Linkage Areas on the Oak Ridges Moraine</b> ; and the Seaton Natural Heritage System within the Central Pickering Development Plan;"	
8	3.5 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
9	3.5 (d)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
10	3.5 (f) (ii)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
11	3.5 (j) (ii)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
12	Table 3, Natural Areas, first paragraph	Add the word "the" between the phrase "provisions of" and "Regional Official Plan" in the first sentence.	Grammatical modification. Agree.
13	Table 3, Natural Areas, third paragraph	Delete the third paragraph and replace with the following:	As requested by Pickering staff to address the comments from MMA and to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
		<p><b>“Existing lawful agricultural uses, agricultural-related uses, and on-farm diversified uses, new agriculture uses, agriculture-related uses and on-farm diversified uses outside key natural heritage and/or key hydrologic features, subject to the provisions in Section 15.50 (d) of the Plan and outside Natural Areas in the Duffins-Rouge Agricultural Preserve Area;”</b></p>	
14	Table 3, Natural Areas, second paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
15	Table 3, Natural Areas, fifth paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
16	Table 3, Natural Areas, seventh paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
17	Table 3	<p>Add a footnote to the end of Table 3 that reads as follows</p> <p><b>“Where Prime Agricultural Areas are identified on lands designated Oak Ridges Moraine Natural Core Areas and Oak Ridges Moraine Natural Linkage Areas on Schedule I – Land Use Structure, all agricultural uses within the Prime Agricultural Areas designation listed in Table 12, are permissible.”</b></p>	As requested by Pickering staff to ensure conformity with the Oak Ridges Moraine Conservation Plan (2017). Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
18	3.11 (a)	In the second sentence, delete the word “areas” after the word “These”, so that the sentence reads as follows:  “These areas consist of areas where prime agricultural lands predominate.”	Grammatical modification. Agree.
19	3.11 (c)	In the first sentence, add the word “uses” after the phrase “agriculture-related”, so that the sentence reads as follows:  “may also zone lands designated Prime Agricultural Areas for certain agriculture-related <b>uses</b> , on-farm diversified agricultural uses ...”	Grammatical modification. Agree.
20	Table 12, Prime Agricultural Areas, second paragraph	In the first bullet of the second paragraph, add the word “biomass, after “nursery”, so that it reads as follows:  “Growing crops, including nursery, <b>biomass</b> , and horticultural crops, ...”	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
21	Table 12, Prime Agricultural Areas, second paragraph	Add a new third bullet to the second paragraph that reads as follows:  “ <b>Value-retaining facilities that involve a minimal amount of processing to make a product saleable, but not including facilities for wholesale product transformation or retail-oriented packaging;</b> ”	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
22	Table 12, Prime Agricultural Areas, second paragraph	In the fourth bullet of the second paragraph delete the word “other” after the word “Raising”, so that it reads as follows:  “Raising <del>other</del> animals for food, ...”	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
23	Table 12, Prime Agricultural Areas, second paragraph	In the seventh bullet of the second paragraph, add the phrase "provided that it be used to accommodate labourers within the farm building cluster when the size and nature of the operation requires additional employment" after the phrase "Farm related residential dwellings".	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
24	Table 12, Prime Agricultural Areas, third paragraph	Delete the third paragraph and replace with the following:  <b>"Agriculture-related uses that are exclusively devoted to the farm operation and to serving the farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or service to farm operations as a primary activity, such as:"</b>	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
25	Table 12, Prime Agricultural Areas, fourth paragraph	In the fifth paragraph, add the phrase "of the property" after the phrase "agricultural uses"; add the word "are" after the word "and"; and add the words "area and" after the word "in", so that the paragraph reads as follows:  "On-Farm Diversified uses that are secondary to the principle agricultural uses <b>of the property</b> , and <b>are</b> limited in <b>area and</b> scale, such as:"	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
26	Table 12, Prime Agricultural Areas, seventh paragraph	In the seventh paragraph, add the word "the" between the phrase "provisions of" and "Regional Official Plan", so that it reads as follows:  <i>"Non-agricultural uses, subject to the provisions of the Regional Official Plan ..."</i>	Grammatical modification. Agree.



Mod No.	Policy No.	Modification	Comment and Recommendation
27	Table 12, Prime Agricultural Areas, eighth paragraph	Add a new third bullet to the eighth paragraph that reads as follows:  <b>"The extraction of mineral aggregate resources, subject to the provision of the Provincial Policy Statement, 2014;"</b>	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
28	Table 12, Prime Agricultural Areas, eighth paragraph	In the fourth bullet of the eighth paragraph add the phrase "subject to Section 15.6 of this Plan," after the word "Infrastructure," so that it reads as follows:  <b>"Infrastructure, subject to Section 15.6 of this Plan, provided that in the ..."</b>	As requested by Pickering staff to address comments from MMA staff to ensure consistency with the 2014 Provincial Policy Statement and OMAFRA Guidelines on Permitted Uses in Prime Agricultural Areas. Agree.
29	Table 12	Add a footnote at the end of Table 12 that reads as follows:  <b>"Where "Prime Agricultural Areas" are identified on lands designated "Oak Ridges Moraine Countryside Areas" on Schedule I – Land Use Structure, all agricultural uses within the "Prime Agricultural Areas" designation, are permissible."</b>	As requested by Pickering staff to ensure conformity with the Regional Official Plan and the Oak Ridges Moraine Conservation Plan (2017). Agree.
30	3.12 (e)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
31	3.12 (g)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
32	Table 15	Delete the second sentence and replace with the following:  "Agricultural, agriculture-related and on-farm diversified uses,"	As requested by Pickering staff to ensure consistency with the 2014 Provincial Policy Statement. Agree.
33	3.19	Delete the word "as" and replace with "a"; delete the word "Areas" and replace with "Area"; delete the word "hamlets" and replace with "Hamlet"; and delete the words "Claremont and", so that the policy reads as follows:  "City Council shall recognize as a Rural Study Areas <b>Area</b> on Schedule I, lands surrounding the hamlets <b>Hamlet</b> of Claremont and Greenwood, and: ..."	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont's boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.
34	3.19 (a)	Delete the words "expansion review" after the word "hamlet" and replace with "study", so that the sentence reads as follows:  "... completion of a hamlet <b>study</b> expansion review by the municipality or the Province;"	The term "hamlet study" is consistent with the terminology proposed by the City and doesn't prejudice the outcome of the study. Agree.
35	3.19 (b)	Delete the words "expansion review" after the word "hamlet" and replace with the study, so that the sentence reads as follows:  "in undertaking the hamlet <b>study</b> expansion review, the municipality or the Province shall,"	The term "hamlet study" is consistent with the terminology proposed by the City and doesn't prejudice the outcome of the study. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
36	3.19 (b) (i)	Delete the word "hamlets" and replace with "Hamlet"; delete the words "and Claremont"; and delete the word "locations" and replace with "a location" so that the subsection reads as follows:  "recognize the hamlets <b>Hamlet</b> of Greenwood and Claremont as locations <b>a location</b> for potential minor expansion;"	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont's boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.
37	4.2 (h)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
38	10.2 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
39	10.2 (b)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
40	10.3 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
41	10.4 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
42	10.6	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
43	10.7	Delete the word "valleys" and replace with the words "significant valleylands", so that the sentence reads as follows:  "City Council recognizes the importance of its stream corridors, and acknowledges the health of its valleys <b>significant valleylands</b> and corridors can be affected ..."	As discussed with Pickering staff to address the comments from MMA. Agree.
44	10.7 (b)	Delete the word "valley" and replace with the words "significant valleylands", so that the subsection reads as follows:  "protect watercourses and valley <b>significant valleylands</b> and stream corridors ..."	As discussed with Pickering staff to address the comments from MMA. Agree.
45	10.7 (c)	Delete the word "valley" and replace with the words "significant valleylands", so that the subsection reads as follows:  "regard valley <b>significant valleylands</b> and stream corridors to be important wildlife corridors, ..."	As discussed with Pickering staff to address the comments from MMA. Agree.
46	10.7 (e)	Delete the word "valley" and replace with the words "significant valleylands", so that the subsection reads as follows:  "where valley <b>significant valleylands</b> and stream corridors cannot be secured in public ownership ..."	As discussed with Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
47	10.7 (f)	Add the word "significant" before the word "valleylands", so that the subsection reads as follows:  "require conveyance of the <b>significant</b> valleylands and associated vegetation ..."	As discussed with Pickering staff to address the comments from MMA. Agree.
48	10.8	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
49	10.12	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
50	10.12 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
51	10.12 (b)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
52	10.12 (d)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
53	10.13 (f)	Delete the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (h). Agree.
54	10.13 (g)	Add the word "members" between the words "as" and "of"; and delete the period and add "; and" at the end of the subsection so that it reads as follows:	Grammatical modification. Agree.

69 Mod No.	Policy No.	Modification	Comment and Recommendation
		"participate with other area municipalities as <b>members</b> of the Lake Ontario Collaborative Group to undertake actions to undertake actions or tasks to protect Lake Ontario as an important source of drinking water.; <b>and</b> "	
55	10.13 (h)	Add a new subsection (h) that reads as follows:  <b>"ensure that planning decisions conform with or are not in conflict with the policies of the approved Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan."</b>	As requested by Pickering staff to address the comment from MMA regarding Source Water Protection. Agree.
56	10.18 (a)	Add the phrase "and promote a vibrant farming community," after the word "heritage" so that the sentence reads as follows:  "support the key strategies, objectives, and actions of Parks Canada's Rouge National Urban Park Management Plan to protect the natural and cultural heritage, <b>and promote a vibrant farming community</b> , manage change, forge physical connections ..."	Modification requested by Parks Canada to address their vision for the park. Agree.
57	10.21 (a)	Delete the words "valley lands" and replace with "significant valleylands".	As requested by Pickering staff to address the comments from MMA. Agree.
58	10.22 (b)	Delete the word "shall" at the beginning of this subsection and replace with the word "may".	As requested by Pickering staff to address the comments from MMA. Agree.
59	10.23 (k)	Delete subsection (k) and replace with the following:	As requested by Pickering staff to address the comments from MMA.

Mod No.	Policy No.	Modification	Comment and Recommendation
		<p><b>"In considering any proposal for a site affected by mine hazards; oil, gas and shale hazards; or former mineral aggregate operations or petroleum resource operations, require written confirmation from the applicant that rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been addressed."</b></p>	
60	Table 17, Open Space System – Natural Areas, first paragraph	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
61	Table 17, Open Space System – Natural Areas, second paragraph	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
62	Table 17, Open Space System – Natural Areas, third paragraph	<p>Delete the third paragraph and replace with the following:</p> <p><b>"Existing lawful agricultural uses, agriculture-related uses, and on-farm diversified uses and new agricultural uses, agriculture-related uses and on-farm diversified uses outside key natural heritage and/or key hydrologic features;"</b></p>	As requested by Pickering staff to address the comments from MMA and to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
63	Table 17, Open Space System – Natural Areas, fourth paragraph	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
64	Table 17, Open Space System – Natural Areas, sixth paragraph	Delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
65	12.10 (a)	Add the word “character” after the word “residential” so that the sentence reads as follows:  “endeavour to ensure the country residential <b>character</b> of the settlement ...”	Technical modification to clarify the intent of the policy. Agree.
66	12.12 (e)	Delete the subsection in its entirety.	As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont’s boundaries is not permitted by the ORMCP. Agree, however it should be noted that Geranium Corporation is pursuing an application under the “Clergy” principle which, if approved, would result in the expansion of the Hamlet of Claremont.
67	14.2 (b)	Add the phrase “the Greenbelt Plan boundary and” after the words “except for”, so that the subsection reads as follows:  “... shall be changed only by amendment to the Plan except for <b>the Greenbelt Plan boundary and</b> the lands that designated in accordance with the Oak Ridges Moraine Conservation Plan ...”	As requested by Pickering staff to address the comments from MMA. Agree.



Mod No.	Policy No.	Modification	Comment and Recommendation
68	14.15	Modify the definition of “Hydrologically Sensitive Feature” by deleting the words “Hydrologically Sensitive Feature” and replacing with words “Key Hydrologic Feature”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
69	14.15	<p>Modify the definition of “Key Natural Heritage Feature” by adding the word “significant” before the phrase “habitat of endangered species”; add the words “significant valleylands” after “significant woodlands”; and add the words “and alvars” after the phrase “tallgrass prairies” so that it reads as follows:</p> <p><i>“Key Natural Heritage Feature includes the <b>significant</b> habitat of endangered species, threatened species and special concern species, fish habitat, wetlands, Areas of Natural and Scientific Interest, significant woodlands, <b>significant valleylands</b>, significant wildlife habitat, sand barrens, savannah and tallgrass prairies, and <b>alvars</b>.</i></p>	As requested by Pickering staff to address the comments from MMA. Agree.
70	14.15	Modify the definition of “Vegetation Protection Zone” by deleting the words “Hydrologically Sensitive Feature” and replacing with words “Key Hydrologic Feature”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
71	15.6 (a)(i)	<p>Add the phrase “formulae and guidelines” after the phrase “minimum distance separation” so that the subsection reads as follows:</p> <p>“the proposal complies with the minimum distance separation <b>formulae and guidelines</b> policy;”</p>	As requested by Pickering staff to address the comments from MMA. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
72	15.6 (a)(ii)	<p>Add the word “both” after the word “proposal” and add the phrase “and mitigates” after the word “minimizes” so that the subsection reads as follows:</p> <p>“the proposal <b>both</b> minimizes <b>and mitigates</b> impacts on surrounding ...”</p>	As requested by Pickering staff to address the comments from MMA. Agree.
73	15.6 (a)(iii)	<p>Delete the word “requires” and replace with “identifies a need for” after the word “proposal”; and add the phrase “within the planning horizon provided for in this Plan;” at the end of the subsection, so that it reads as follows:</p> <p>“the proposal <b>identifies a need for</b> requires additional lands to be designated to accommodate the proposed use <b>within the planning horizon provided for in this plan.</b>”</p>	As requested by Pickering staff to address the comments from MMA. Agree.
74	15.6 (a)(v)	Add the word “prime” before the word “agricultural”	As requested by Pickering staff to address the comments from MMA. Agree.
75	15.6 (a)(vi)	Add the word “prime” before the word “agricultural”	As requested by Pickering staff to address the comments from MMA. Agree.
76	15.23 (d)	Add a new amendment item to delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
77	15.26 (e)(ii)	Add a new amendment item to delete the words “hydrologically sensitive features” and replace with the words “key hydrologic features”.	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
78	15.26 (e)(iii)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
79	15.26 (e)(iv)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
80	15.31 (m)	Delete the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (o). Agree.
81	15.31 (n)	Delete the period and replace with a semi-colon and the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (o). Agree.
82	15.31 (o)	Add a new subsection (o) that reads as follows:  <b>"seek the approval of the Ministers of Municipal Affairs, and Natural Resources and Forestry of any change or modification to Official Plan policies, land use designations or boundaries applying to Special Policy Area lands, prior to the approval authority approving such changes and modifications in accordance with the Provincial Policy Statement 2014."</b>	As requested by Pickering staff to address the comment from MMA regarding the Special Policy Area. Agree.
83	15.33 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
84	15.33 (h)	Delete the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (j). Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
85	15.33 (i)	Delete the period and replace with a semi-colon and the word "and" at the end of the subsection.	Technical modification to address addition of new subsection (j). Agree.
86	15.33 (j)	Add a new subsection (j) that reads as follows:  <b>"shall require the proponent to demonstrate for sites within Prime Agricultural Areas, that the lands will be rehabilitated back to an agricultural condition which is substantially the same area and same average soil capacity."</b>	As requested by Pickering staff to address the comment from MMA regarding the Special Policy Area. Agree.
87	15.34 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
88	15.41 (a)	Add the term "(life science)" after the term "areas of natural and scientific interest" so that the subsection reads as follows:  "recognize that key natural heritage features relate to wetlands, significant portions of the habitat of endangered, rare and threatened species, fish habitat, areas of natural and scientific interest ( <b>life science</b> ), significant valleylands ..."	As requested by Pickering staff to address the comment from MMA regarding the Special Policy Area. Agree.
89	15.41 (b)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
90	15.41 (c)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

<b>Mod No.</b>	<b>Policy No.</b>	<b>Modification</b>	<b>Comment and Recommendation</b>
91	15.41 (e)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
92	15.41 (e)(i)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
93	15.41 (e)(ii)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
94	15.43 (b)	Add a new amendment item to delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
95	15.45 (d)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature."	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
96	15.45 (e)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
97	15.45 (e)(v)	Add a new amendment item to delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
98	15.50 (a)	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

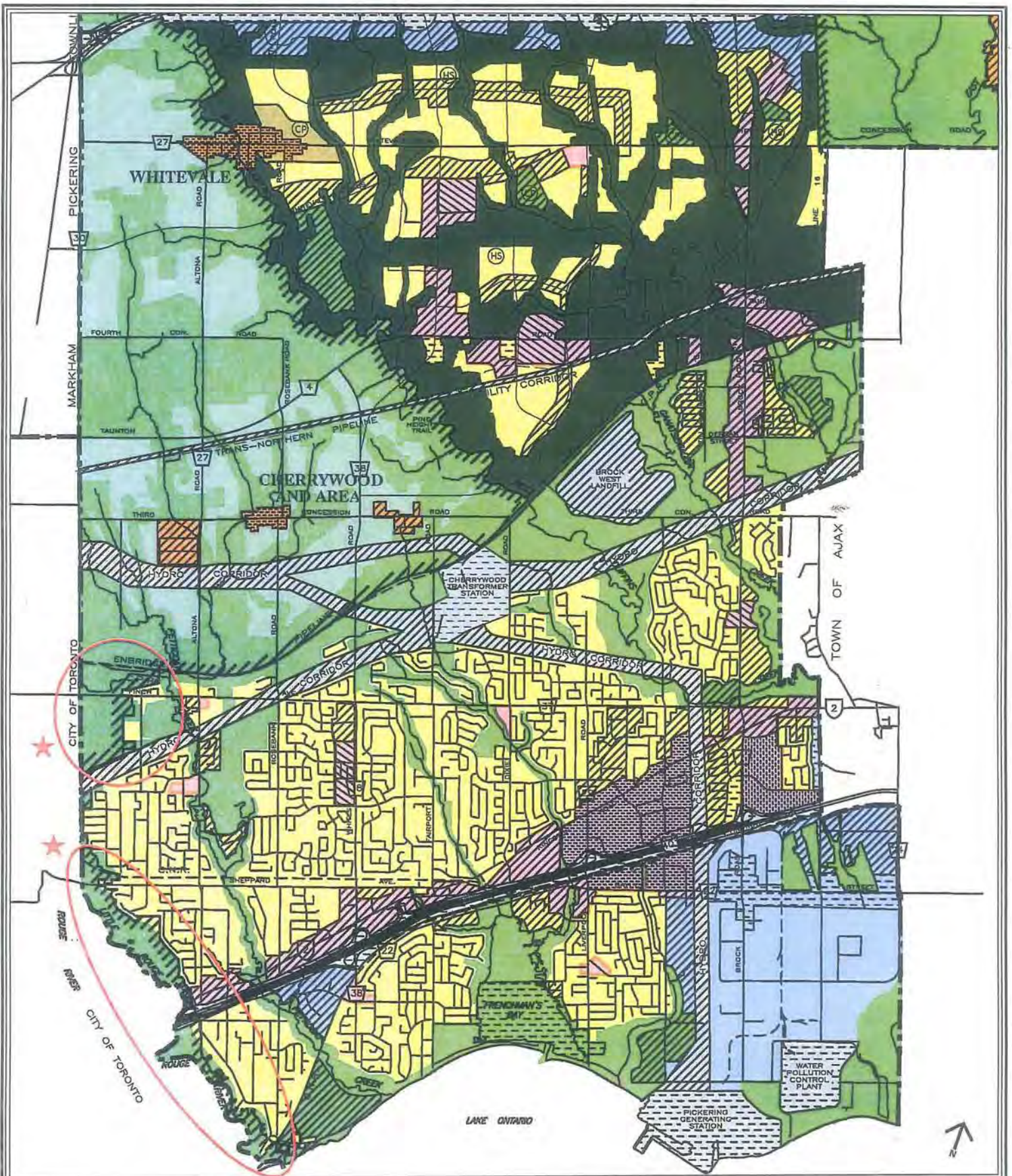
Mod No.	Policy No.	Modification	Comment and Recommendation
99	15.50 (b)	Add the word "heritage" between the words "key natural" and "feature", so that the subsection reads as follows:  "for lands within the minimum area of influence that relates to a key natural heritage feature but outside the key natural <b>heritage</b> feature itself ..."	Technical modification. Agree.
100	15.50 (d)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
101	15.50 (d) (i)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
102	15.50 (d) (ii)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
103	15.50 (d) (v)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
104	15.50 (f)	Delete the words "hydrologically sensitive feature" and replace with the words "key hydrologic feature".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
105	Table 19, Title	Delete the words "hydrologically sensitive features" and replace with the words "key hydrologic features".	As requested by Pickering staff to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

Mod No.	Policy No.	Modification	Comment and Recommendation
106	Table 19, Significant woodlands	<p>Modify the “Minimum Vegetation Protection Zone” column of the “Significant woodlands” Feature by adding the following sentence at the end:</p> <p><b>“In the Greenbelt, the minimum vegetation protection for significant woodlands is 30 metres from the drip line.”</b></p>	As requested by Pickering staff to address the comments from MMA. Agree.
107	Table 19, Shoreline along Lake Ontario	<p>Modify the “Minimum Vegetation Protection Zone” column of the “Shoreline along Lake Ontario” feature by deleting the sentence “Determined by a natural heritage evaluation carried out under Section 15.10” and replace with the following:</p> <p><b>“All land within 30 metres of the shoreline, subject to Section 15.10 if a hydrological evaluation is required.”</b></p>	As requested by Pickering staff to address the comments from MMA. Agree.
108	Schedule I, Sheet 1, 2 and 3	<p>Delete Schedule A (Sheets 1, 2 and 3) to OPA 27 and replace with Exhibits 1, 2 and 3 which illustrate the following:</p> <ul style="list-style-type: none"> <li>a) The updated 2017 Greenbelt Plan Boundary;</li> <li>b) The addition of “Prime Agricultural Areas on the Oak Ridges Moraine” designation;</li> <li>c) The deletion of the Rural Study Area proposed for the Hamlet of Claremont; and</li> <li>d) The deletion of the word “Proposed” on the Highway 407 alignment.</li> </ul>	<p>The modifications to Schedule A are required for the following reasons:</p> <ul style="list-style-type: none"> <li>a) To address the recent updates to the Greenbelt Plan boundary made by the Province.</li> <li>b) As requested by Pickering staff to ensure conformity with the Durham Regional Official Plan.</li> <li>c) As per the policies of the ORMCP, the minor rounding-out of hamlets can only be undertaken when the Official Plan is brought into conformity with the ORMCP. The conformity amendment for the City of Pickering was completed in 2007. Any further expansion to Claremont’s boundaries is not permitted by the ORMCP.</li> </ul>

Mod No.	Policy No.	Modification	Comment and Recommendation
			<p>d) Technical modification.</p> <p>Agree, however it should be noted that Geranium Corporation is pursuing an application under the "Clergy" principle which, if approved, would result in the expansion of the Hamlet of Claremont.</p>
109	Schedule III A	<p>Delete Schedule C to OPA 27 and replace with Exhibit 4 to OPA 27 which illustrates the following:</p> <p>a) Add the Greenbelt Natural Heritage System as an overlay to the Natural Heritage System.</p>	<p>As per the policies of the Greenbelt Plan, Official Plans are required to include a schedule which identifies the Greenbelt Natural Heritage System. Agree.</p>
110	Schedule III C	<p>Delete Schedule E to OPA 27 and replace with Exhibit 5 which illustrates the following:</p> <p>a) Delete the title and replace with the words: "Key Natural Heritage Features/Key Hydrologic Features"; and</p> <p>b) Delete the words "Valley Lands" in the legend and replace with "Significant Valleylands"</p>	<p>The modifications to Schedule E are required for the following reasons:</p> <p>a) Schedule IIIC includes features which the proposed Amendment has defined as a Key Natural Heritage Feature (Significant Valley Lands and Fish Habitat). Additionally, as requested by Pickering staff the term Key Hydrologic Features should be used to ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP</p> <p>b) As requested by Pickering staff to address the comments from MMA.</p> <p>Agree.</p>

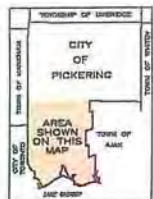


Mod No.	Policy No.	Modification	Comment and Recommendation
111	Amendment Item 14	In the fourth row delete the words "Provincially or".	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). Agree.
112	Amendment Item 25	Delete the words "Primary, complementary and supportive accessory, agricultural-related and secondary agricultural uses in Table 15, second column, second paragraph, so that the policy reads as follows:  <del>"Primary, complementary and supportive accessory, agricultural-related and secondary agricultural uses. Agricultural uses, and accessory buildings and structures, including one single detached dwelling used in connection with the agricultural operation;"</del>	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). The modified wording would bring the permitted uses in line with the Minister's Zoning Order (Ontario Regulation 102/72). Agree.
113	3.19 (a)	In the last row delete the words "or the Province"	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). Agree.
114	3.19 (b)	In the second row delete the words "or the Province"	As requested by Pickering staff to address comments from Ministry of Municipal Affairs (MMA). Agree.



# SCHEDULE I TO THE PICKERING OFFICIAL PLAN

EDITION 2



SHEET 1 OF 3

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CITY DEVELOPMENT DEPARTMENT  
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THIS MAP FORMS PART OF EDITION 2 OF THE PICKERING OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION WITH THE OTHER SCHEDULES AND THE TEXT.

## LAND USE STRUCTURE

### OPEN SPACE SYSTEM

- SEATON NATURAL HERITAGE SYSTEM
- NATURAL AREAS
- ACTIVE RECREATIONAL AREAS
- MARINA AREAS
- HAMLET HERITAGE OPEN SPACE

### RURAL SETTLEMENTS

- RURAL CLUSTERS
- RURAL HAMLETS

### 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

- POTENTIAL MULTI-USE AREAS
- CONTROLLED ACCESS AREAS

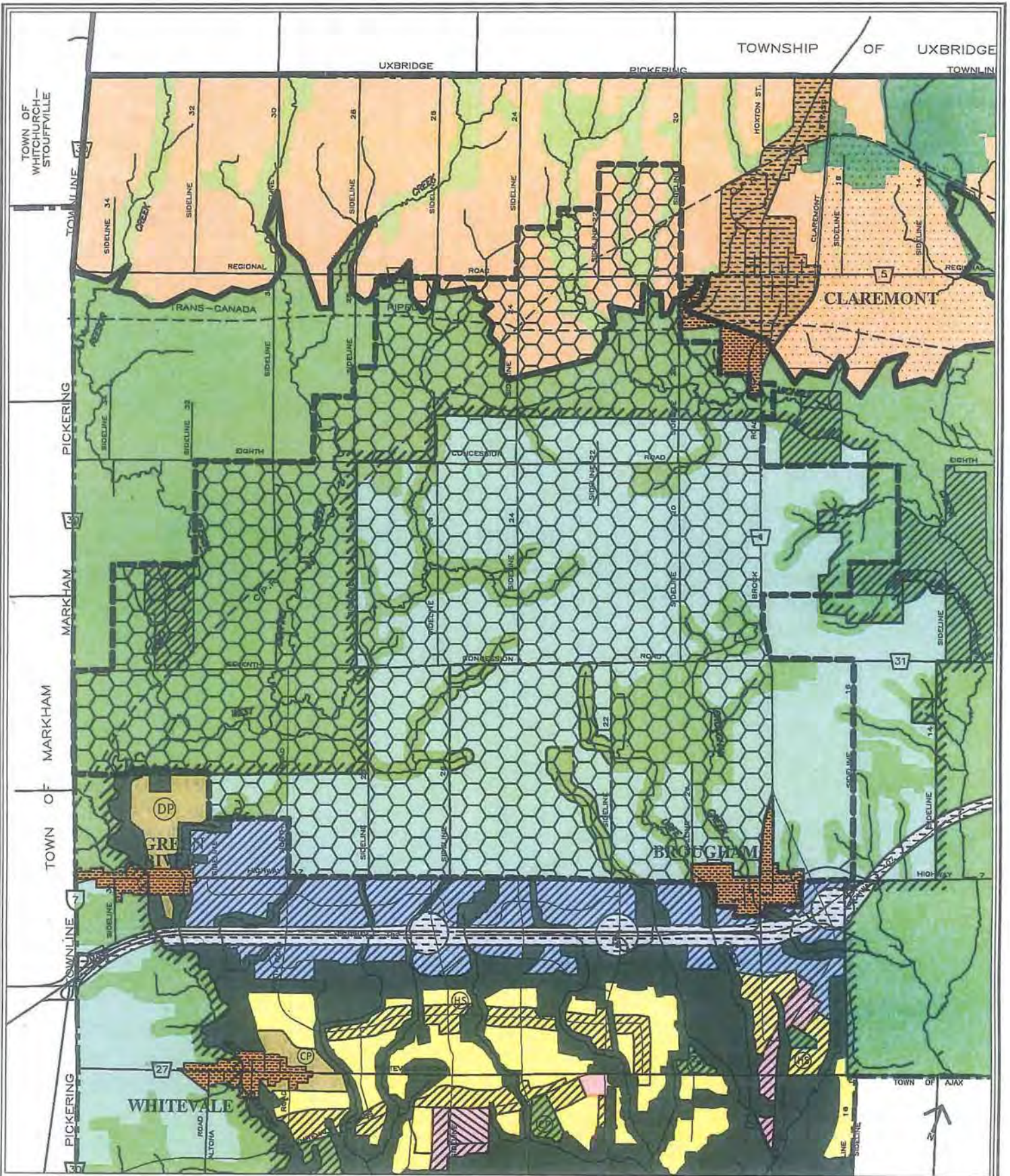
### SEATON SYMBOLS

- DISTRICT PARK
- COMMUNITY PARK
- HIGH SCHOOL

### OTHER DESIGNATIONS

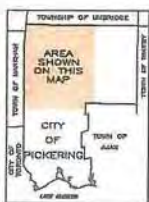
- DEFERRALS
- GREENBELT BOUNDARY

Modification #108



# SCHEDULE I TO THE PICKERING OFFICIAL PLAN

EDITION 7



SHEET 2 OF 3

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## LAND USE STRUCTURE

### OPEN SPACE SYSTEM

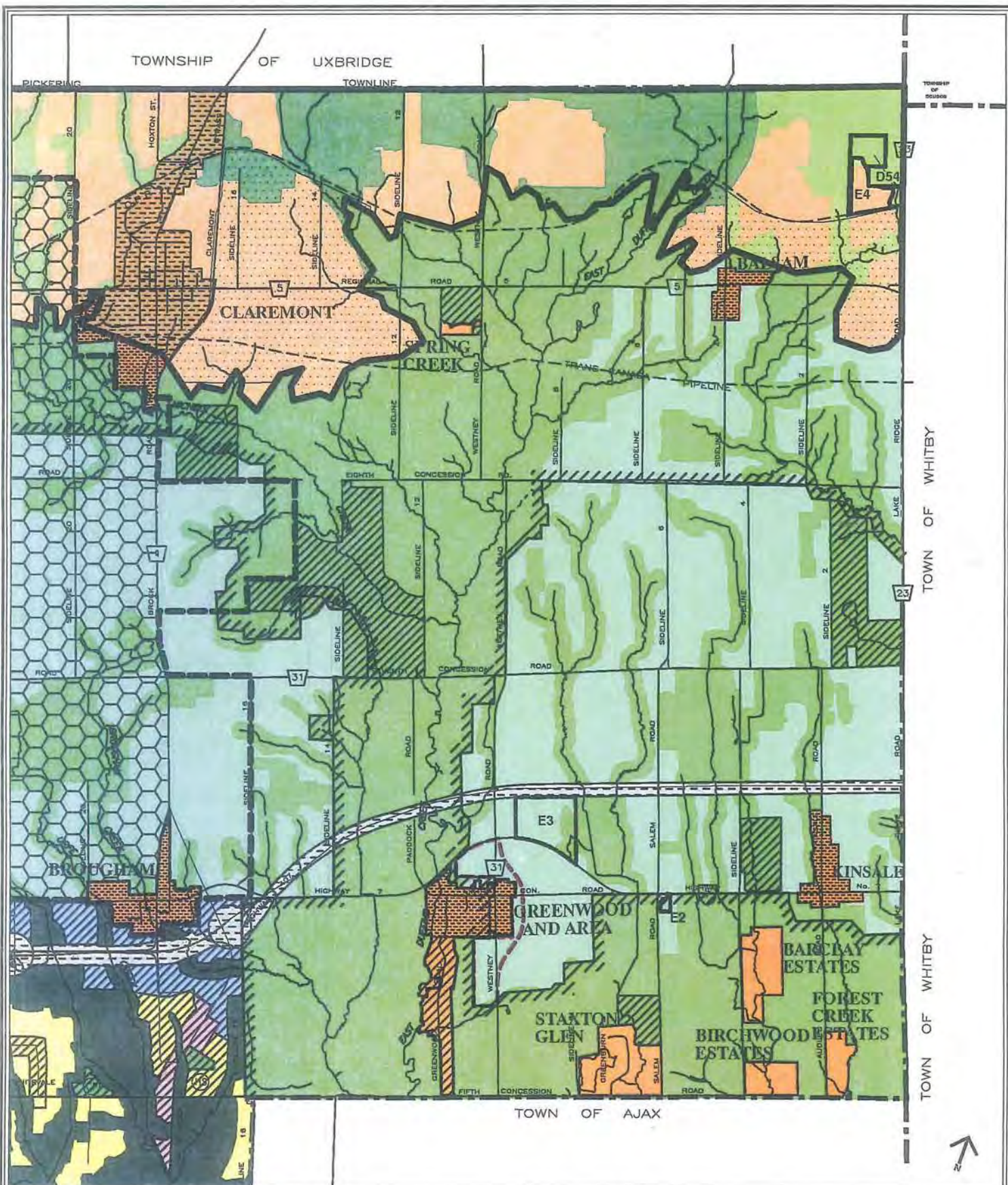
- SEATON NATURAL HERITAGE SYSTEM
- NATURAL AREAS
- OAK RIDGES MORaine NATURAL CORE AREAS
- OAK RIDGES MORaine NATURAL LINKAGE AREAS
- ACTIVE RECREATIONAL AREAS
- HAMLET HERITAGE OPEN SPACE
- RURAL SETTLEMENTS**
- RURAL HAMLETS
- OAK RIDGES MORaine RURAL HAMLETS
- URBAN RESIDENTIAL AREAS**
- LOW DENSITY AREAS
- MEDIUM DENSITY AREAS

### MIXED USE AREAS

- LOCAL NODES
- COMMUNITY NODES
- MIXED CORRIDORS
- EMPLOYMENT AREAS**
- PRESTIGE EMPLOYMENT
- FREWAYS AND MAJOR UTILITIES**
- CONTROLLED ACCESS AREAS
- SEATON SYMBOLS**
- DISTRICT PARK
- COMMUNITY PARK
- HIGH SCHOOL

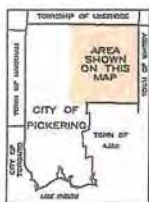
### OTHER DESIGNATIONS

- PROPOSED AIRPORT SITE
- PRIME AGRICULTURAL AREAS
- PRIME AGRICULTURAL AREAS ON THE OAK RIDGES MORaine
- OAK RIDGES MORaine COUNTRYSIDE AREAS
- RURAL STUDY AREAS
- FEDERAL LANDS
- OAK RIDGES MORaine BOUNDARY
- GREENBELT BOUNDARY
- Modification #108**



# SCHEDULE I TO THE PICKERING OFFICIAL PLAN

EDITION ?



SHEET 3 OF 3

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CITY DEVELOPMENT DEPARTMENT

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## LAND USE STRUCTURE

### OPEN SPACE SYSTEM

- SEATON NATURAL HERITAGE SYSTEM
- NATURAL AREAS
- ACTIVE RECREATIONAL AREAS
- OAK RIDGES MORaine NATURAL CORE AREAS
- OAK RIDGES MORaine NATURAL LINKAGE AREAS
- RURAL SETTLEMENTS**
- COUNTRY RESIDENTIAL
- RURAL CLUSTERS
- RURAL HAMLET
- OAK RIDGES MORaine RURAL HAMLETS

### URBAN RESIDENTIAL AREAS

- LOW DENSITY AREAS
- MEDIUM DENSITY AREAS
- MIXED USE AREAS**
- MIXED CORRIDORS
- EMPLOYMENT AREAS**
- PRESTIGE EMPLOYMENT
- FREEWAYS AND MAJOR UTILITIES**
- CONTROLLED ACCESS AREAS

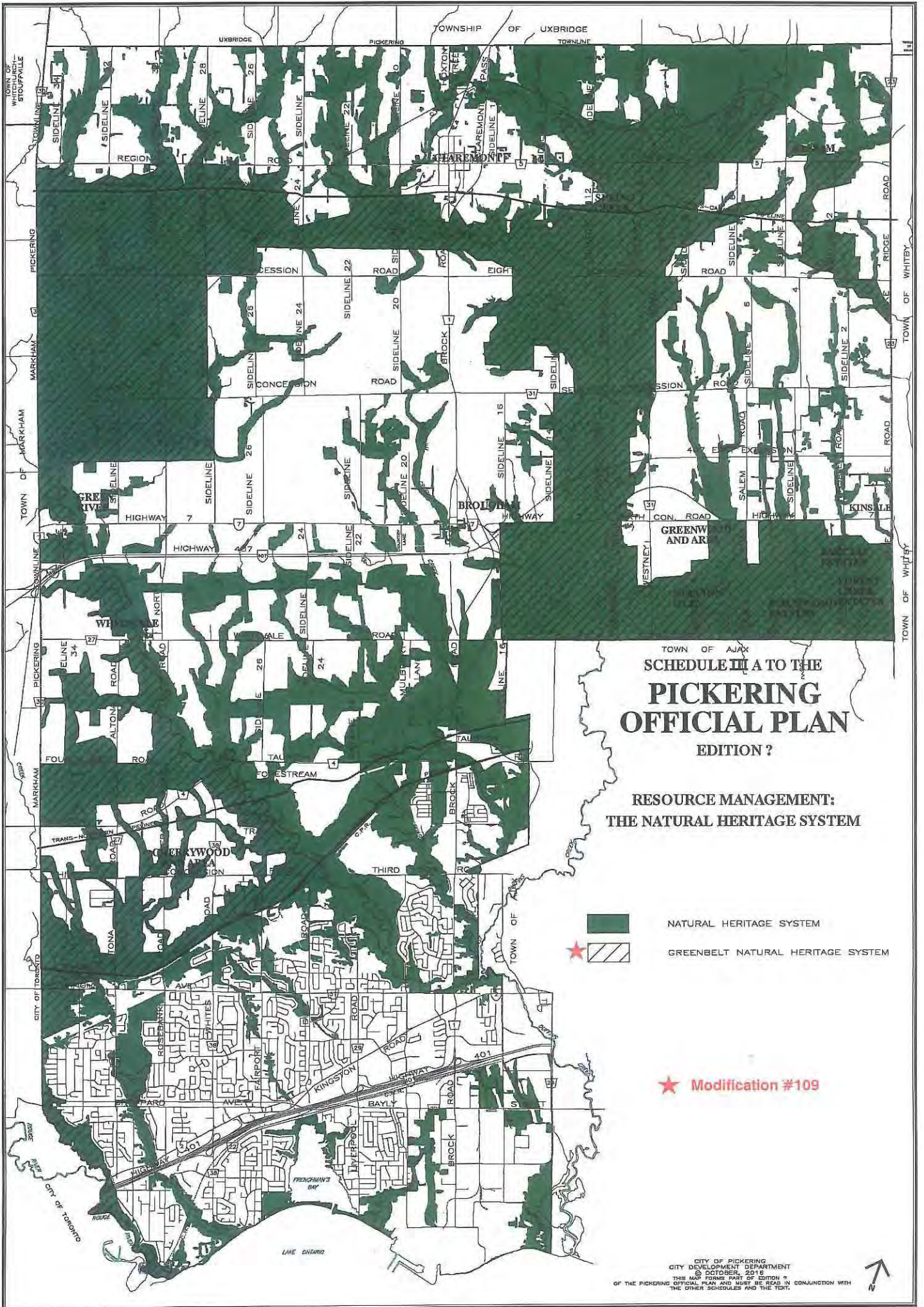
### SEATON SYMBOLS

- DISTRICT PARK
- COMMUNITY PARK
- HIGH SCHOOL

### OTHER DESIGNATIONS

- PRIME AGRICULTURAL AREAS
- OAK RIDGES MORaine COUNTRYSIDE AREAS
- PRIME AGRICULTURAL AREAS ON THE OAK RIDGES MORaine
- PROPOSED AIRPORT SITE
- DEFERRALS
- RURAL STUDY AREAS
- FEDERAL LANDS
- OAK RIDGES MORaine BOUNDARY
- GREENBELT BOUNDARY
- EXCEPTIONS

★ Modification #108





**Proposed Modifications to Informational Revision 22  
to the City of Pickering Official Plan**

7  
Appendix II - City of Pickering Informational Revision 22 - Proposed Modifications

Words that are shown in ~~strike through~~ are proposed to be deleted, and words that are shown in **bold** are proposed to be added.

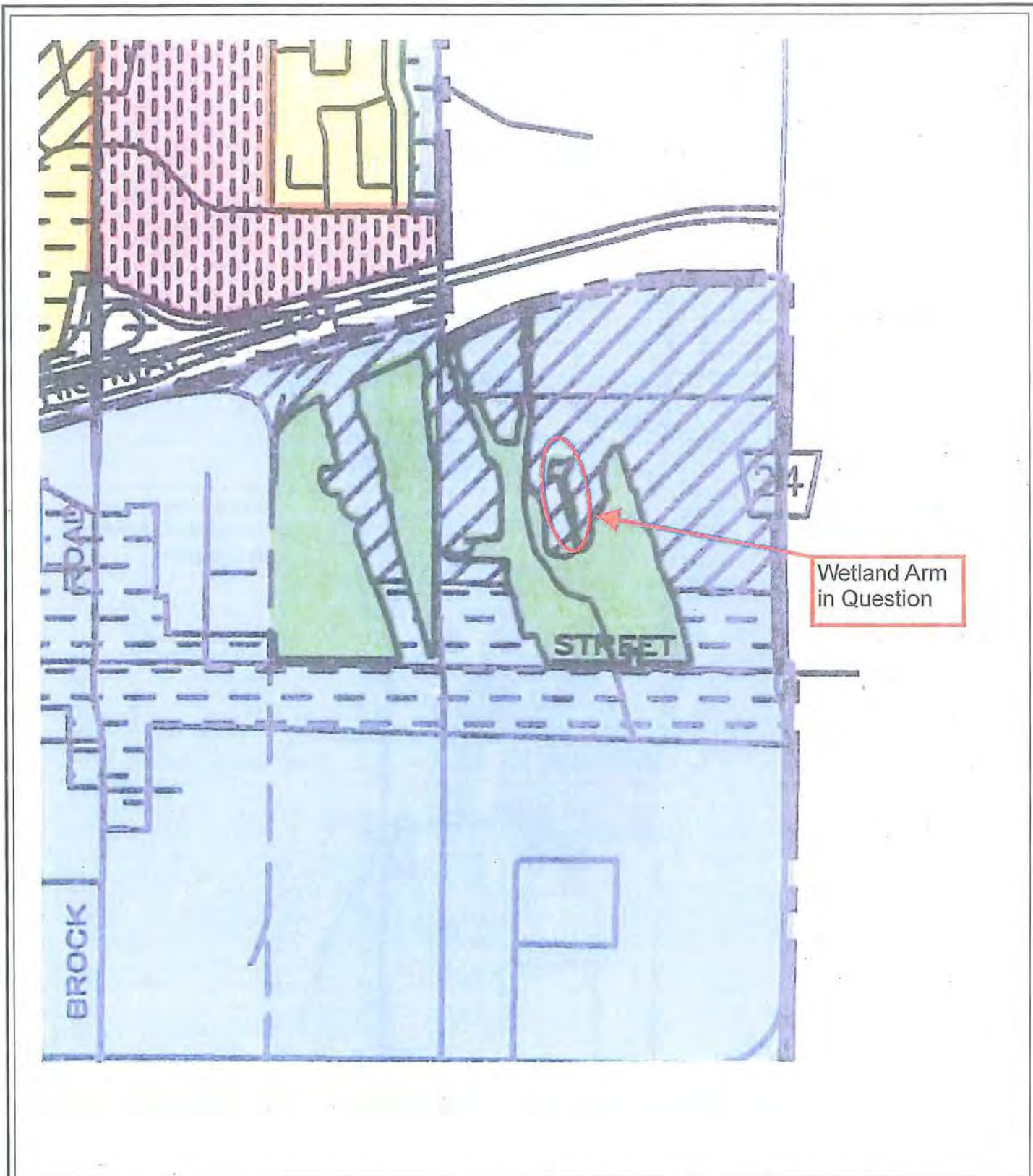
Mod No.	Section	Modification	Comment
1	Amendment Item 8, "Pickering's Ecological System"	In the first sentence of the first paragraph delete the words "hydrologically sensitive features" and replace with "key hydrologic features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 Oak Ridges Moraine Conservation Plan (ORMCP). Agree.
2	Amendment Item 8, "Pickering's Ecological System"	In the first sentence of the second paragraph, first sentence, delete the words "hydrologically sensitive features" and replace with "key hydrologic features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
3	Amendment Item 8, "Pickering's Ecological System"	In the first sentence of the first paragraph, delete the words "hydrologically sensitive features" and replace with "key hydrologic features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
4	Amendment Item 9, "Rural Goals" Chapter Two	In the third paragraph, second sentence delete the phrase "over the next 20 years" so that the sentence reads as follows:  "Although the number of people living in the rural area will increase <del>over the next 20 years</del> , the ratio of the number of people living in rural Pickering compared to urban Pickering will drop by 2031 to less than ..."	To address the planning horizon of the plan and ensure timeliness of the Official Plan text. Agree.
5	Amendment Item 14, "Open Space System"	In the third sentence of the second paragraph delete the words "hydrologically sensitive features" and replace with key hydrologic features"; and delete the word "valley" and replace with "significant valleylands", so that it reads as follows:	To address the comments from Ministry of Municipal Affairs (MMA) and to ensure consistency with the 2017 Greenbelt Plan and 2017 ORMCP. Agree.



Mod No.	Section	Modification	Comment
		<p>“... The Open Space System includes a variety of key natural heritage and hydrologically sensitive features key hydrologic features including the Rouge-Duffins Wildlife Corridor, the Lake Iroquois shoreline, significant habitat of endangered species, threatened species and special concern species, the City’s valleys <b>significant valleylands</b> and stream corridors, shorelines ...”</p>	
6	Amendment Item 25, “City Policy”	Delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
7	Amendment Item 33, “City Policy”	Delete the words “Valley Lands” and replace with the words “Significant Valleylands”.	To address the comments from MMA. Agree.
8	Amendment Item 34 “Environmental Risk Management”	Delete the words “Valley Lands” and replace with the words “Significant Valleylands”.	To address the comments from MMA. Agree.
9	Amendment Item 76, “City Policy”	Delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
10	In the subtitle of Section 10.12	Add a new amendment item to delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
11	In the first informational sidebar associated with Section 15.41	Add a new amendment item to delete the words “Hydrologically Sensitive Features” and replace with the words “Key Hydrologic Features”.	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.

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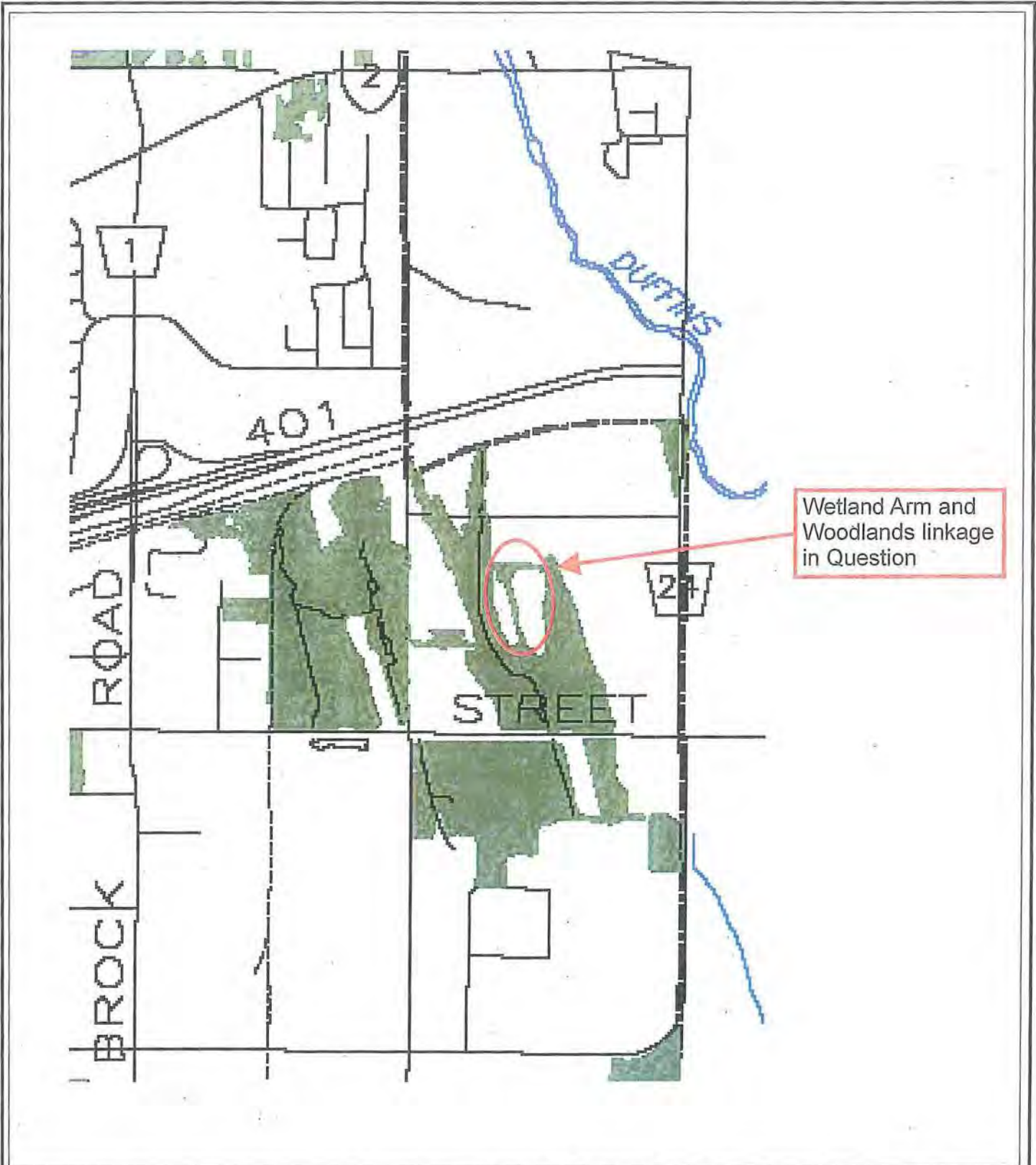
Mod No.	Section	Modification	Comment
12	In the subheading of Section 15.41	Add a new amendment item to delete the words "Hydrologically Sensitive Features" and replace with the words "Key Hydrologic Features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.
13	In the third informational sidebar associated with Section 15.41, starting with the words "Fish habitats"	Add a new amendment item to delete the words "Hydrologically Sensitive Features" and replace with the words "Key Hydrologic Features".	To ensure consistency with the 2017 Greenbelt Plan and the 2017 ORMCP. Agree.



Wetland Arm  
 in Question

*City of*  
**PICKERING**  
 City Development  
 Department

<b>Excerpt from Amendment 27 Schedule I (Sheet 1) Land Use</b>	
<b>Structure</b>	
<b>File No:</b> OPA 15-004/P	
<b>Applicant:</b> City of Pickering	
<b>Property Description:</b> Property at NW corner of Church & Bayly St	
<small>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</small>	<b>Date:</b> Oct. 1, 2017



City of  
**PICKERING**  
City Development  
Department

**Excerpt from Amendment 27 Schedule III A - Resource**

**Management: The Natural Heritage System**

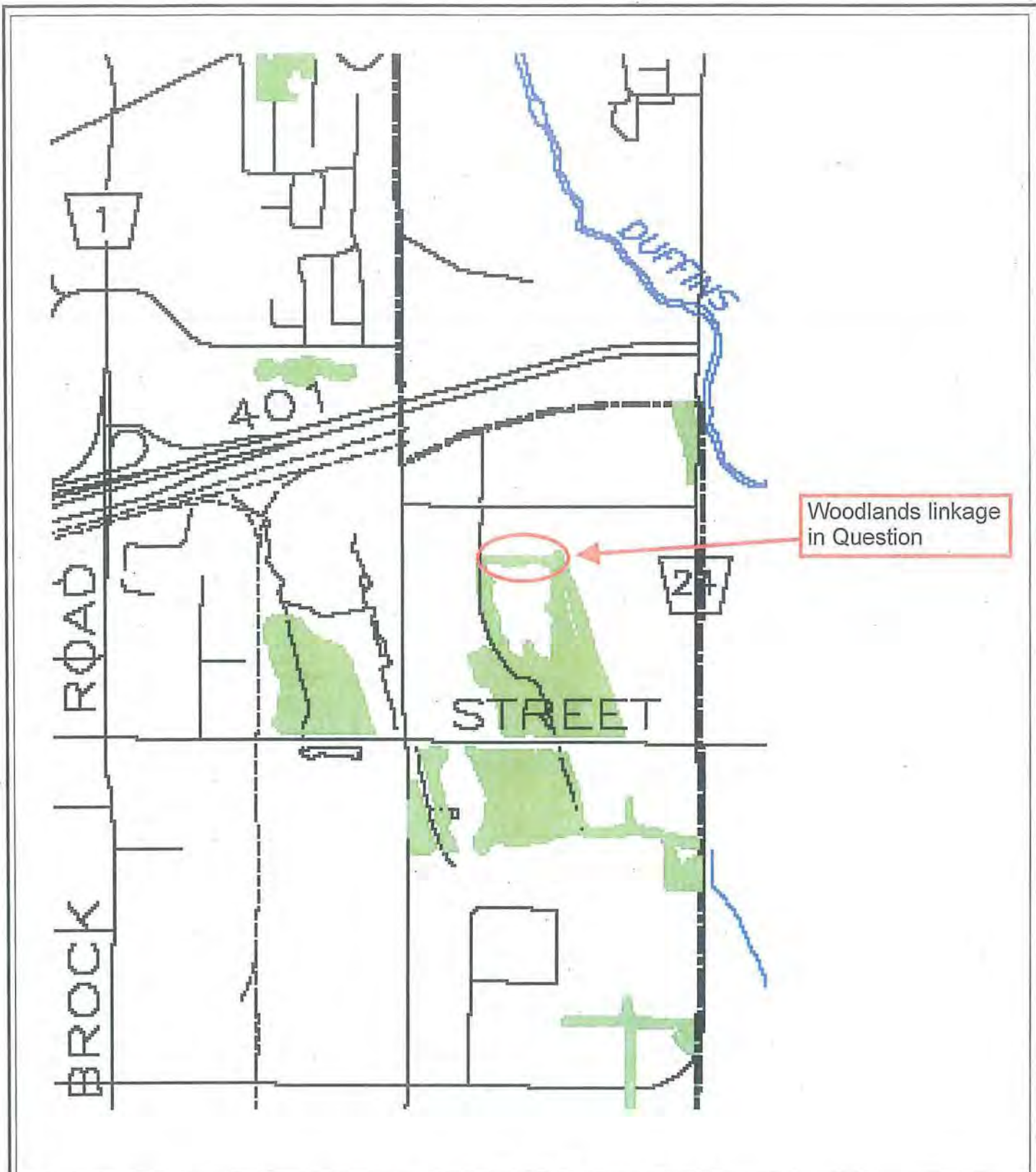
**File No: OPA 15-004/P**

**Applicant: City of Pickering**

**Property Description: Property at NW corner of Church & Bayly St**

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CITY DEVELOPMENT DEPARTMENT.

**Date: Oct. 1, 2017**



Woodlands linkage  
in Question

City of  
**PICKERING**

City Development  
Department

**Excerpt from Amendment 27 Schedule III B - Resource**

**Management Key Natural Heritage Features**

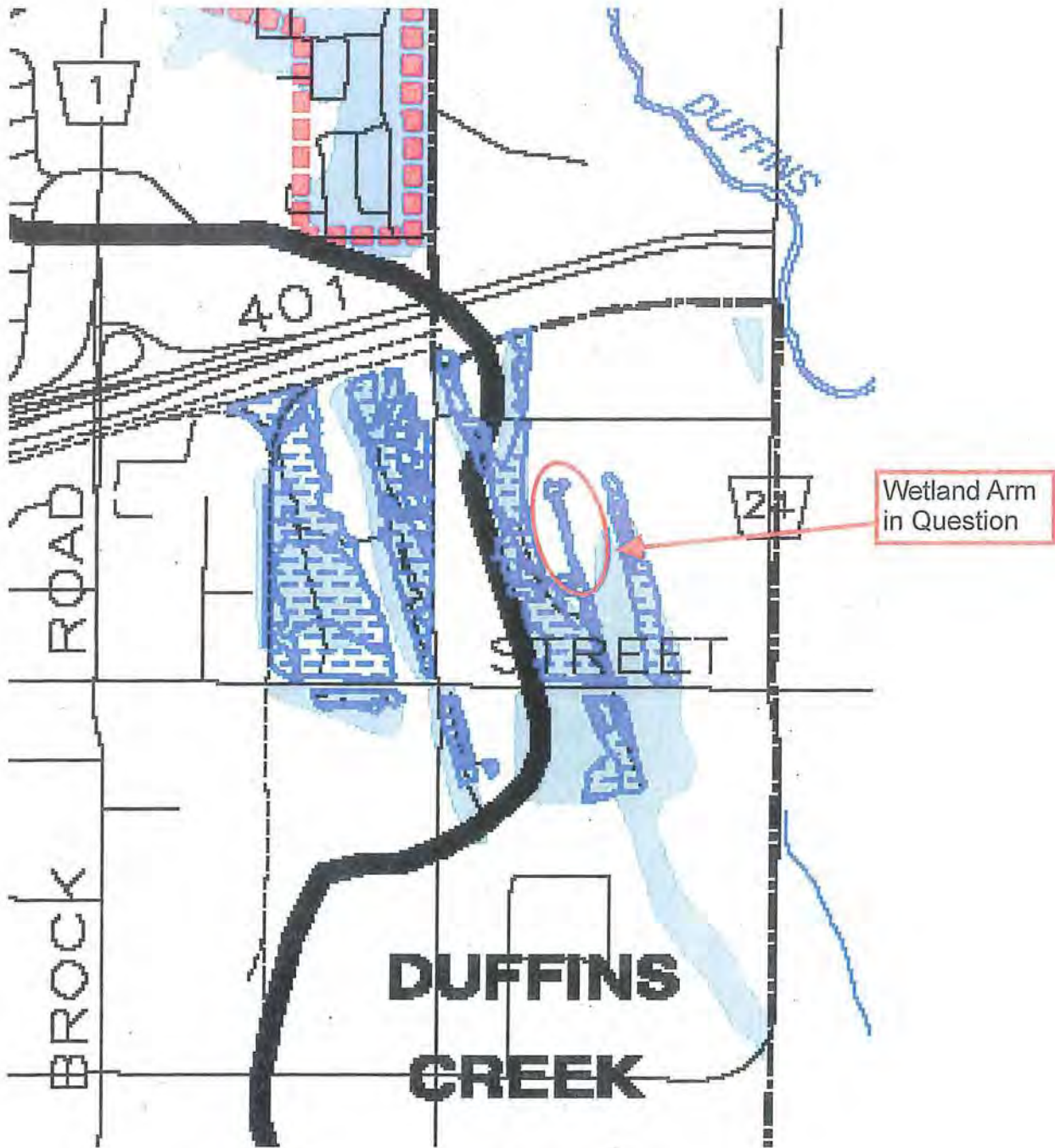
**File No:** OPA 15-004/P

**Applicant:** City of Pickering

**Property Description:** Property at NW corner of Church & Bayly St

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CITY DEVELOPMENT DEPARTMENT.

**Date:** Oct. 1, 2017



*City of*  
**PICKERING**  
 City Development  
 Department

**Excerpt from Amendment 27 Schedule III C - Resource**

**Management: Hydrologically Sensitive Features**

**File No: OPA 15-004/P**

**Applicant: City of Pickering**

**Property Description: Property at NW corner of Church & Bayly St**

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 CITY DEVELOPMENT DEPARTMENT.

**Date: Oct. 1, 2017**