

The Corporation of the City of Pickering

By-law No. 7957/22

Being a By-law to amend Restricted Area (Zoning) By-law 3036, as amended, to implement the Official Plan of the City of Pickering, Region of Durham, Part of Lot 18, Concession 1, Parts 1 to 20 and 22 to 40, Parts 21 and 41, 40R-26237 (Save and Except Parts 1 to 3, 40R-27791), City of Pickering (A 07/20)

Whereas the Council of The Corporation of the City of Pickering received an application to rezone the subject lands being Part of Lot 18, Concession 1, Parts 1 to 20 and 22 to 40, Parts 21 and 41, 40R-26237 (Save and Except Parts 1 to 3, 40R-27791), in the City of Pickering to permit a high-density, mixed-use development;

And whereas an amendment to Zoning By-law 3036, as amended by By-law 5511/99, is therefore deemed necessary;

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

1. **Schedules I, II, III and IV**

Schedules I, II, III and IV to this By-law with notations and references shown thereon are hereby declared to be part of this By-law.

2. **Area Restricted**

The provisions of this By-law shall apply to those lands being Part of Lot 18, Concession 1, Parts 1 to 20 and 22 to 40, Parts 21 and 41, 40R-26237 (Save and Except Parts 1 to 3, 40R-27791), in the City of Pickering, designated "BP-MU-1" and "(H) BP-MU-1", on Schedule I to this By-law.

3. **General Provisions**

No building, structure, land or part thereof shall hereafter be used, occupied, erected, moved or structurally altered except in conformity with the provisions of this By-law.

4. **Definitions**

In this By-law,

- (1) "Amenity Space" means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities.
- (2) "Art Gallery/Studio" means a premises used for the creation, exhibition, collection and/or preservation of works of art for public viewing and sale and may include educational classes.

- (3) “Balcony” means an attached covered or uncovered platform projecting from the face of an exterior wall, including above a porch, which is only directly accessible from within a building, usually surrounded by a balustrade or railing, and does not have direct exterior access to grade.
- (4) “Bay Window” means a window with at least three panels set at different angles to create a projection from the outer wall of a building, and includes a bow window.
- (5) “Block” means all land fronting on one side of a street between the nearest streets, intersecting, meeting or crossing said street.
- (6) “Build-to-Zone” shall mean an area of land in which all or part of a building elevation of one or more buildings is to be located.
- (7) “Building” means a structure occupying an area greater than 10 square metres and consisting of any combination of walls, roof and floor but shall not include a mobile home.
- (8) “Building, Main” means a building in which is carried on the principal purpose for which the lot is used.
- (9) “Building, Mixed Use” means a building containing residential uses and at least one non-residential use permitted by this By-law.
- (10) “Car Share Service” means a service that provides motor vehicles solely for the shared use of members of that service, and does not include an automobile rental establishment or automobile dealership.
- (11) “Commercial Use” means any permitted use the primary purpose of which is to sell, lease or rent a product of service directly to the public, including but not limited to retail sales, entertainment services and personal or professional services, but shall exclude residential uses.
- (12) “Commercial Fitness/Recreational Centre” means a commercial establishment that has been designed for conduct of sport, athletic and leisure activities such as squash courts, swimming pools, exercise classes and other similar indoor recreational facilities are provided and operated for gain or profit.
- (13) “Community Centre” means a multi-purpose facility that offers a variety of programs or a recreational, cultural, day care, social, community service, informational or instructional in nature.
- (14) “Day Care Centre” means:
 - i) indoor and outdoor premises where more than five children are provided with temporary care and/or guidance for a continuous period but does not provide overnight accommodation and are licensed in accordance with the applicable *Provincial Act*; or

- ii) indoor and outdoor premises in which care is offered or supplied on a regular schedule to adults for a portion of a day but does not provide overnight accommodation.
- (15) “Daylight Triangle” means an area free of buildings, structures, fences and hedges up to 0.9 metres in height and which area is to be determined by measuring, from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line. The triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the daylight triangle.
- (16) “Development Agreement” means an executed contract between a developer/property owner and the City of Pickering that is required in order to implement development and may include a subdivision agreement, site plan agreement, or other similar agreements for development.
- (17) “District Energy Facility” means a centrally located facility or linked facilities that generates and distributes thermal energy (steam and/or hot and cold water) to end users through an underground pipeline distribution system and generates electricity, including electricity for supply to the grid.
- (18) “Dwelling” includes:
- a) “Accessory Dwelling Unit” means a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, duplex dwelling, three-unit dwelling or converted dwelling.
 - b) “Apartment Dwelling” means a residential use building containing four or more principal dwelling units where the units are connected by a common corridor or vestibule, other than a townhouse dwelling or stacked dwelling.
 - c) “Block Townhouse Dwelling” means a residential use building containing three or more attached principal dwelling units divided vertically, and where all dwelling units are located on one lot and accessed from a private street, laneway or common condominium aisle.
 - d) “Dwelling Unit” means a residential unit that:
 - i) consists of a self-contained set of rooms located in a building or structure;
 - ii) is used or intended for use as a residential premises;
 - iii) contains kitchen and bathroom facilities that are intended for the use of the unit only; and
 - iv) is not a mobile home or any vehicle.

- e) "Stacked Dwelling" means a residential use building of four or fewer storeys in height containing three or more principal dwelling units where the units are divided horizontally and vertically, and in which each dwelling unit has an independent entrance to the interior.
- (19) "Existing" means existing as of the date of the enactment of the provision that contains that word.
- (20) "Financial Institution" means a *building* or portions of a *building* used for the purposes of administering or providing financial services to the public, other than exclusively through an automated banking machine.
- (21) "Floor Area" means the total area of all floors of a *building* within the outside walls.
- (22) "Floor Area, Net" means the total area of all floors of a *building* measured from the interior faces of the exterior walls or demising walls, but does not include the following areas:
- (a) Motor vehicle parking and bicycle parking below established grade;
 - (b) Motor vehicle parking and bicycle parking at or above established grade;
 - (c) Loading spaces and related corridors used for loading purposes;
 - (d) Rooms for storage, storage lockers, washrooms, electrical, utility, mechanical and ventilation;
 - (e) Indoor amenity space required by this By-law;
 - (f) Elevator, garbage and ventilating shafts;
 - (g) Mechanical penthouse; and
 - (h) Stairwells in the building.
- (23) "Floor Space Index" means the total net floor area of all buildings on a lot divided by the total area of the lot.
- (24) "Food Store" means a premises that sells food and other non-food items, primarily on a self-service basis.
- (25) "Grade" or "Established Grade" means the average elevation of the finished level of the ground adjoining all exterior walls of a building.
- (26) "Gross Floor Area" means the total area of each floor whether located above, at or below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding any porch, veranda, cellar, mechanical room or penthouse, or areas dedicated to parking within the building. For the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls.
- (27) "Gross Leasable Floor Area" means the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floor areas if any; expressed in square metres and measured from the centre line of joint partitions and from outside wall faces.

- (28) "Ground Floor" means the floor of a building at or first above grade.
- (29) "Ground Floor Area" means the gross floor area only on the ground floor.
- (30) "Height" means 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. When the regulation establishes height in storeys, means the number of storeys. The height requirements of this By-law shall not apply to roof top mechanical penthouses.
- (31) "Landscaped Area" means an outdoor area on a lot comprising trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements, excluding aisles and areas for loading, parking or storing of vehicles.
- (32) "Lane" means a thoroughfare not intended for general traffic circulation that provides means of vehicular access to the rear of a lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space. The lane may be maintained by a condominium corporation as a private road condominium or by a government authority.
- (33) "Loading Space" means an unobstructed area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicles.
- (34) "Lot" means a parcel of land fronting on a street, whether or not occupied by a building or structure.
- (35) "Lot Area" means the total horizontal area of a lot.
- (36) "Lot Line" means a line delineating any boundary of a lot.
- (37) "Main Wall" means a primary exterior front, rear or side wall of a building, not including permitted projections.
- (38) "Office" means a building or part thereof, where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration but shall not include a medical office.
- (39) "Office, Medical" means a premises designed and used for the diagnosis, examination, and medical, surgical or physiotherapeutic treatment of human patients, and which may include pharmacies and dispensaries, waiting rooms, treatment rooms and blood testing clinics, but shall not include overnight accommodation for in-patient care.

- (40) “Park, Private” means an area of land not under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes.
- (41) “Park, Public” means an area of land under the jurisdiction of a public authority that is designed or maintained for active or passive recreational purposes and other uses authorized through an agreement with the City.
- (42) “Parking Area” means one or more parking spaces, including related aisles, for the parking or storage of vehicles.
- (43) “Parking Garage” means a building, or part thereof, used for the parking of vehicles and may include any permitted use in the first storey, but shall not include any area where vehicles for sale or repair are kept or stored. A parking garage includes underground parking and a parking structure.
- (44) “Parking Lot” means a lot or portion thereof provided for the parking of motor vehicles accessory or incidental to the main use.
- (45) “Parking Space” means an unobstructed area of land that is accessible by an aisle, having access to a street or lane that is reserved for the purpose of the temporary parking or storage of one motor vehicle.
- (46) “Parking Space, Bicycle” means an area used exclusively for parking or storing a bicycle.
- (47) “Parking Structure” means a building or portion thereof, containing one or more parking spaces.
- (48) “Patio” means an outdoor area where seating accommodation can be provided and/or where meals or refreshments are served to the public for consumption.
- (49) “Personal Service Shop” means a premises used to provide personal grooming services or for the cleaning or care of apparel.
- (50) “Place of Amusement” means a *premises* which are devoted to the offering of facilities for the playing of any game for the amusement of the public such as a billiard or pool rooms, bowling alleys, electronic games, indoor playground, miniature golf courses or roller skating rinks.
- (51) “Podium” means the base of a building, structure or part thereof located at or above established grade that projects from the tower portion of the building.
- (52) “Porch” means a roofed deck or portico structure with direct access to the ground that is attached to the exterior wall of a building.
- (53) “Premises” means the whole or part of lands, buildings or structures, or any combination of these.

- (54) "Primary Entrance Door" means the principal entrance by which the public enters or exits a building or individual retail/commercial unit or the resident enters or exits a dwelling unit.
- (55) "Restaurant" means a building or part of a building where the principal business is the preparation of food and drinks for retail sale to the public for immediate consumption on or off the premises, or both on and off the premises but shall not include a night club.
- (56) "Retail Store" means a premises in which goods and merchandise are offered or kept for retail sale or rental to the public.
- (57) "School, Commercial" means a building, or part thereof, where instruction of a skill is provided for profit and may include instruction in a trade, business, art, music, dance, cooking, athletic skill or any other specialized instruction but does not include a commercial fitness/recreational centre or a post-secondary school.
- (58) "Setback" means the distance between a building and a lot line. In calculating the setback the horizontal distance from the respective lot line shall be used.
- (59) "Storey" means that portion of a building other than a basement, cellar, or attic, included between the surface of any floor, and the surface of the floor, roof deck or ridge next above it.
- (60) "Storey, First" means the storey with its floor closest to grade and having its ceiling more than 1.8 metres above grade.
- (61) "Street" means a public highway but does not include a lane or a King's Highway (Highway 401). Where a 0.3 metre reserve abuts a street, or where a daylight triangle abuts a street, for the purposes of determining setbacks the street shall be deemed to include the 0.3 metre reserve and/or the daylight triangle, however, nothing herein shall be interpreted as granting a public right of access over the 0.3 metre reserve or as an assumption of the 0.3 metre reserve as a public highway for maintenance purposes under the *Municipal Act*.
- (62) "Street Line" means the dividing line between a lot and a street.
- (63) "Street, Private" means:
- a) a right-of-way or roadway that is used by vehicles and is maintained by a condominium corporation;
 - b) a private road condominium, which provides access to individual freehold lots;
 - c) a roadway maintained by a corporation to provide vehicular and pedestrian access to parking lots and individual retail/commercial units;

- d) a private right-of-way over private property, that affords access to lots abutting a private road; but is not maintained by a public body and is not a lane.
- (64) “Structure” means anything that is erected, built or constructed of parts joined together with a fixed location on the ground, or attached to something having a fixed location in or on the ground and shall include buildings, walls or any sign, but does not include fences below six feet in height or in ground swimming pools.
- (65) “Temporary Sales Office” means a building, structure, facility or trailer on the lot used for the purpose of the sale of dwelling units to be erected on the lot.
- (66) “Tower” means the storeys within that portion of a building or structure or part thereof located above the podium.
- (67) “Tower Floor Plate” means the average floor area of all storeys within that portion of a building or structure or part thereof located above the podium, measured to the exterior faces of exterior walls of each storey of a building or structure.
- (68) “Uncovered Platform” means an attached or freestanding structure not covered by a roof, which is located on the same level as or lower than the first storey of the building associated with the platform.
- (69) “Veterinary Clinic” means a building or part of a building providing the services of a veterinarian, and facilities for the medical treatment, examination, surgery, diagnosis, grooming, general health care, and observation of domestic animals and birds.

5. Permitted Uses and Zone Regulations

(1) Permitted Uses (“BP-MU-1 Zone”)

No person shall within the lands zoned “BP-MU-1” on Schedule I to this By-law, use any lot or erect, alter, or use any building or structure for any purpose except the following:

- a) Apartment Dwelling
- b) Block Townhouse Dwelling
- c) Stacked Dwelling
- d) Community Centre
- e) Commercial Fitness/ Recreation Centre
- f) Car Share Service
- g) Day Care Centre
- h) District Energy Facility
- i) Financial Institution
- j) Food Store
- k) Office
- l) Office, Medical

- m) Park, Private
- n) Park, Public
- o) Personal Service Shop
- p) Retail Store
- q) Restaurant
- r) School, Commercial
- s) Veterinary Clinic

(2) Zone Regulations (“BP-MU-1 Zone”)

No person shall within the lands zoned “BP-MU-1” on Schedule I to this By-law, use any lot or erect, alter, or use any building or structure except in accordance with the following provisions:

a) Floor Space Index (FSI)	<ul style="list-style-type: none"> i) minimum 0.75 FSI ii) maximum 5.0 FSI iii) the area shown on Schedule II to this By-law, shall be deemed to be a lot for purposes of calculating FSI
b) Number of Dwelling Units	<ul style="list-style-type: none"> i) minimum 228 units ii) maximum 1,600 units
c) Building Height	<ul style="list-style-type: none"> i) minimum 10.5 metres ii) the maximum height of a building wholly located within the dashed lines, is specified by the number following the HT symbol as shown on Schedule IV to this By-law
d) Podium Requirements	<ul style="list-style-type: none"> i) minimum height of podium – 10.5 metres ii) maximum height of podium – 25.0 metres
e) Building Location and Setbacks	<ul style="list-style-type: none"> i) no building or part of a building, or structure shall be erected outside of a building envelope, as shown on Schedule III to this By-law ii) no building or portion of a building or structure shall be erected within the building envelope, unless a minimum of 60 percent of the entire length of the build-to-zone, as shown on Schedule III to this By-law iii) notwithstanding 2 e) i) and ii) above, the total frontage of a private park/public park along Pickering Parkway shall be excluded from the requirements of Section 2 e) ii) above
f) Setback for Below Grade Parking Structures	<ul style="list-style-type: none"> i) minimum – 0.0 metres

g) Tower Floor Plate	<ul style="list-style-type: none"> i) maximum tower floor plate for a residential building – 865 square metres ii) notwithstanding 2) g) i) above, balconies shall be excluded from the calculation of tower floor plate iii) notwithstanding 2) g) i) above, the first floor of a residential tower located above the podium shall have a maximum tower floor plate size of 4,300 square metre for any portion of a building located within the diagonal hatched area as shown on Schedule IV to this By-law
h) Building Separation	<ul style="list-style-type: none"> i) minimum – 11.0 metres, except that the separation may be reduced to 3.0 metres if there are no primary windows or balconies on the wall facing the adjacent flanking building ii) minimum – 25.0 metres for any portion of a building greater than 37.5 metres in height, which shall be measured from the main wall of each building, but shall exclude balconies
i) Main Wall Stepback for Buildings greater than 37.5 metres	i) minimum main wall stepback - 3.0 metres from the main wall of a point tower and the main wall of a podium on any building face abutting a street line
j) Balcony Requirements	i) minimum area – 3.0 square metres
k) Amenity Space Requirements for Apartment Dwellings	<ul style="list-style-type: none"> i) minimum – 2.0 square metres of indoor amenity space is required per apartment dwelling unit ii) minimum – 2.0 square metres of outdoor amenity space is required per apartment dwelling unit (a minimum contiguous area of 40.0 square metres must be provided in a common location)
l) Landscaped Area	i) minimum 10 percent of the land area
m) Non-Residential Uses	<ul style="list-style-type: none"> i) minimum 4,500 square metres of GLFA, shall be located on the lands, as shown on Schedule II to this By-law ii) minimum 2,200 square metres of GLFA shall be located within Phase 1 lands, as shown in diagonal hatching on Schedule IV to this By-law

n) Private Park / Public Park	i) minimum 2850 squares metres shall be located on the lands, as shown on Schedule II to the By-law ii) minimum 35 metres of frontage along Pickering Parkway
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(3) Permitted Encroachments

No part of the building envelope shall be obstructed except as follows:

- i) Projections such as awnings, canopies, window sills, chimney breasts, fireplaces, belt courses, cornices, pilasters, eaves, piers, eave troughs, and other similar architectural features may be permitted to project a maximum of 2.5 metres beyond the building envelope as illustrated on Schedule III to this By-law, but shall maintain a minimum setback of 0.5 metres to a lot line.
- ii) Any stairs, including to a porch or any associated landing, uncovered platform, covered platform, and any unenclosed ramp for wheelchair access may encroach beyond the building envelope no closer than 0.3 metres from a lot line.
- iii) A balcony, porch, uncovered platform or covered platform may encroach beyond the building envelope to a maximum of 2.0 metres or half the distance, whichever is less.
- iv) A bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach beyond the building envelope to a maximum of 0.6 metres or half the distance, whichever is less.

(4) Yards Abutting Daylight Triangles

Where a lot abuts a daylight triangle, the setback provisions shall be measured as if the daylight triangle did not exist, provided all buildings are setback 0.6 metres from the daylight triangle with the exception of window sills, belt courses, cornices, eaves, eave troughs and architectural elements, such as the architectural projections from the podium and canopies, which may project to within 0.3 metres of the daylight triangle.

(5) Vehicular Parking Regulations:

a) Minimum Parking Requirements:

Residential Uses	
Apartment Dwelling	0.85 spaces per dwelling unit and an additional 0.15 of a space per dwelling unit for visitors
Block Townhouse Dwelling	1.75 spaces per dwelling unit 0.15 of a space per dwelling unit for visitors

Residential Uses	
Stacked Dwelling	1.25 spaces per dwelling unit 0.15 of a space per dwelling unit for visitors
Non-Residential Uses	
Day Care Centre	1.0 space per employee plus 3.0 spaces and an additional 1.0 space per classroom
Office	2.5 spaces per 100 square metres of GLFA
Financial Institution, Food Store, Retail Store, Commercial School, Personal Service, Office Medical, Veterinary Clinic and Restaurant less than 465 square metres of GLFA	3.5 spaces per 100 square metres of GLFA
Commercial Fitness Centre	4.5 spaces per 100 square metres of GLFA
Restaurant over 465 square metres of GLFA	5.0 spaces per 100 square metres of GLFA

b) Accessible Parking Requirements

To be provided on-site in accordance with the requirements of the Traffic and Parking By-law 6604/05 as amended, or any successor thereto.

c) Parking for Multiple Uses on One Lot:

A shared parking formula may be used for the calculation of required parking for multiple uses on a lot.

Shared parking is to be calculated in compliance with Table 1 – Shared Parking Formula.

All required parking spaces must be accessible to all uses participating in the shared parking arrangement and may not be reserved for specific users.

The initial step in determining required parking for multiple uses on a lot is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period (i.e. noon), contained in Table 1 – Shared Parking Formula. Each column is totaled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the development.

Table 1 – Shared Parking Formula

Type of Use	Percentage of Peak Period (Weekday)			
	Morning	Noon	Afternoon	Evening
Financial Institution/Office/Office, Medical	100	90	95	10
Food Store/Personal Service Shop/Retail Store	65	90	90	90
Restaurant, less than 465 square metres of GLFA	20	100	30	100
Residential – Visitor	20	20	60	100

Type of Use	Percentage of Peak Period (Saturday)			
	Morning	Noon	Afternoon	Evening
Financial Institution/Office/Office, Medical	10	10	10	0
Food Store/Personal Service Shop/Retail Store	80	100	100	70
Restaurant, less than 465 square metres of GLFA	20	100	50	100
Residential – Visitor	20	20	60	100

d) Parking Off-Site:

Required parking spaces for any non-resident use may be located on another lot provided that the parking spaces are no further than 500 metres from the northerly and easterly limits of the subject lands as identified on Schedule II to the By-law, and where a legal easement or an agreement exists.

e) Parking Structures

- i) Above grade parking structures located adjacent to any street line shall comply with the provisions for the main building.
- ii) Parking structures constructed completely below established grade are permitted to encroach below public and private right-of-ways and public parkland.
- iii) Stairs associated with a parking structure are not permitted between a street line and the main wall of a building.
- iv) Air vents constructed in association with an underground parking structure are permitted to project to a maximum of 1.2 metres above established grade no closer than 1.2 metres to a street line.

(6) Bicycle Parking Space Requirements:

- a) Minimum number of bicycle parking spaces: 0.5 of a space per dwelling unit.
- b) A maximum of 50 percent of the required bicycle parking spaces may be vertical spaces; the rest of the required spaces must be horizontal spaces.
- c) Where the number of bicycle parking spaces exceeds 50 spaces, a minimum of 25 percent of the total required must be located within:
 - i) a building or structure;
 - ii) a secure area such as a supervised parking lot or enclosure; or
 - iii) bicycle lockers.
- d) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.
- e) Dimensions:
 - i) if located in a horizontal position (on the ground): a minimum length of 1.6 metres and a minimum width of 0.6 metres;
 - ii) if located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;
 - iii) if stacked: a minimum length of 1.5 metres and a minimum width of 0.45 metres.

(7) Loading Standards

Where a loading space is provided, the following regulations apply:

- a) the minimum dimensions of a loading space are 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres;
- b) a loading space shall abut the building for which the loading space is provided;
- c) an unenclosed loading space located above established grade shall be set back a minimum of 10.0 metres from a street line;
- d) an enclosed loading space located above established grade shall not be located beyond the building envelope as shown on Schedule III to this By-law.

(8) Noise Attenuation

Notwithstanding Section 5.2 d) related to Podium Requirements for Buildings greater than 37.5 metres, structures for noise attenuation purposes may exceed the maximum podium height of 25.0 metres.

6. Provisions (“(H) BP-MU-1” Zone)**(1) Permitted Uses (“(H) BP-MU-1” Zone)**

Until such time as the “(H)” Holding Provision is lifted, the lands shall not be used for any purposes other than the existing lawful uses, located on the land or in existing buildings or structures, provided such use continue in the same manner and for the same purpose for which they were used on the day this by-law was passed.

(2) Zone Requirements (“(H) BP-MU-1” Zone)

The “(H)” Holding Symbol shall be removed from the “BP-MU-1” zone until the completion of the following:

- a) The owner has satisfied all the requirements of the Regional Municipality of Durham with respect to the provision of sewer and water services, Regional roads, and entered into any necessary agreements in this regard, including front funding or cost sharing agreements;
- b) The owner has entered into any necessary agreement for the design, construction and conveyance of sufficient road allowances for the future east-west street and the north-south street to the City of Pickering; and
- c) The owner has entered into any necessary agreement for the design, construction and conveyance of a minimum of 2,850 square parcel of land for a Public Park to the City of Pickering. The final location of the Public Park, along with the detailed design of the park are to be determined and finalized through a future site application to the satisfaction of the City of Pickering.

7. By-law 3036

By-law 5511/99, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law as it applies to the area set out in Schedule I to this By-law. Definitions and subject matters not specifically dealt with in this By-law shall be governed by relevant provisions of By-law 3036.

8. Effective Date

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

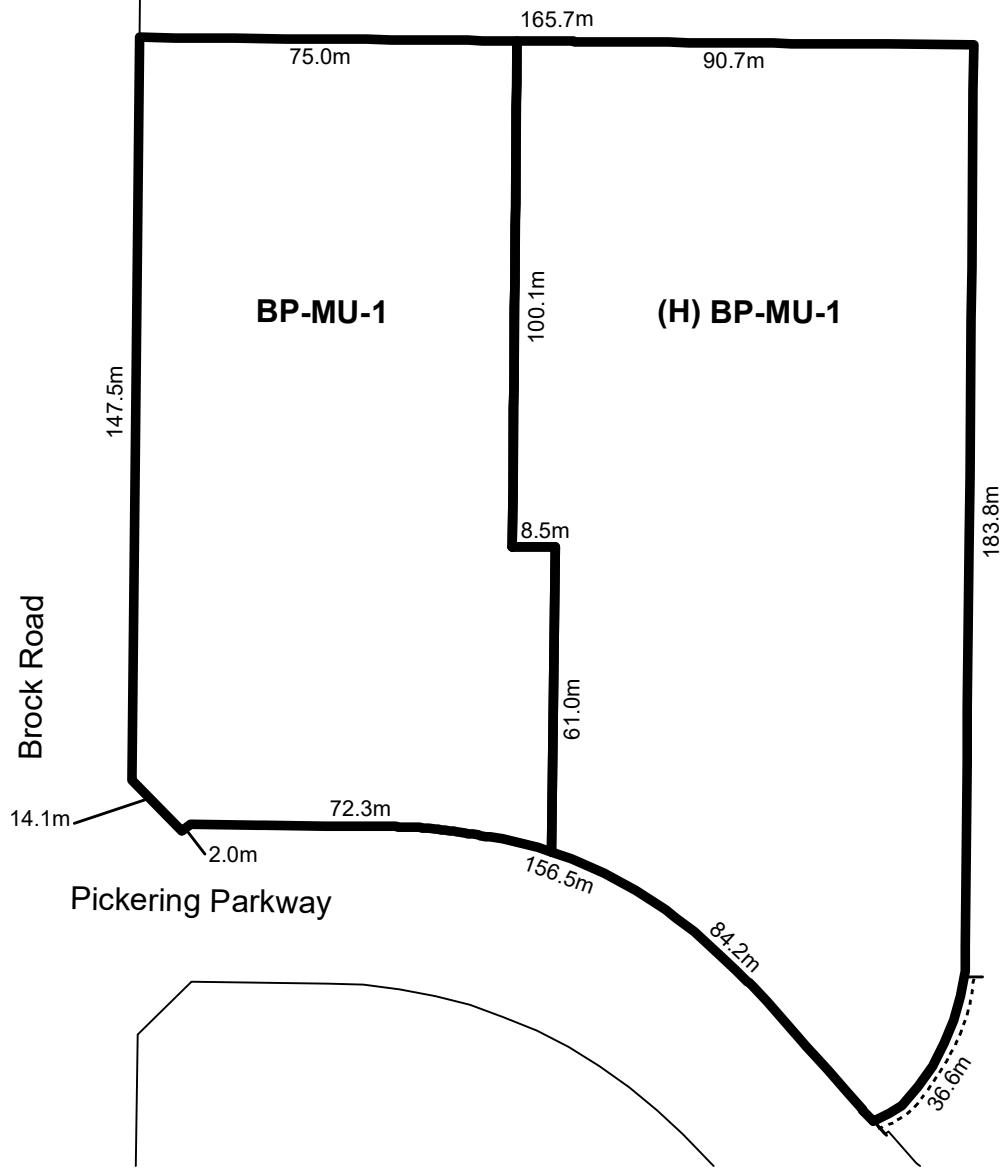
By-law passed this 11th day of July, 2022.

Original Signed By

David Ryan, Mayor

Original Signed By

Susan Cassel, City Clerk



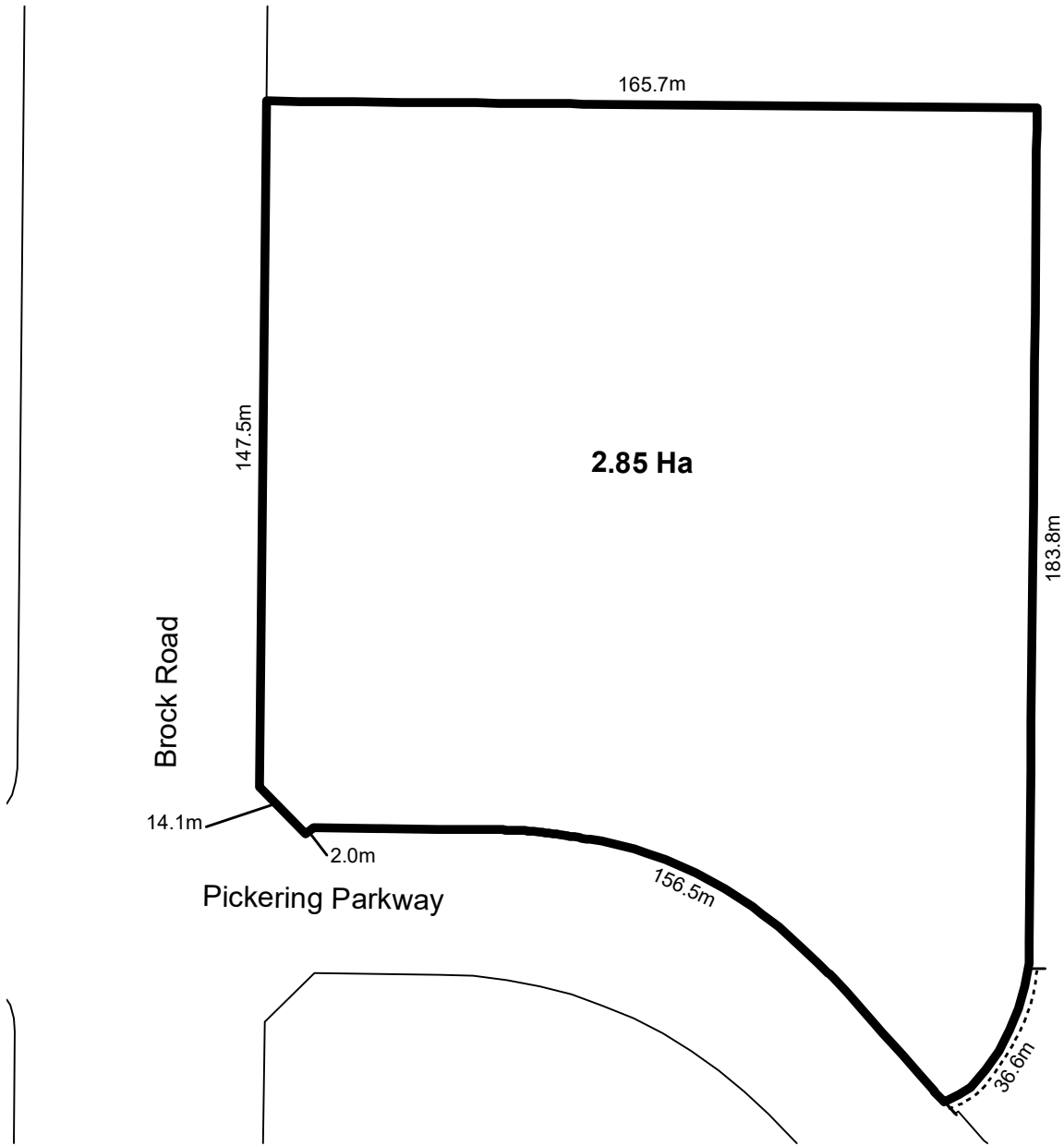
Schedule I to By-Law 7957/22
 Passed This 11th
 Day of July 2022

Original Signed By

Mayor

Original Signed By

Clerk



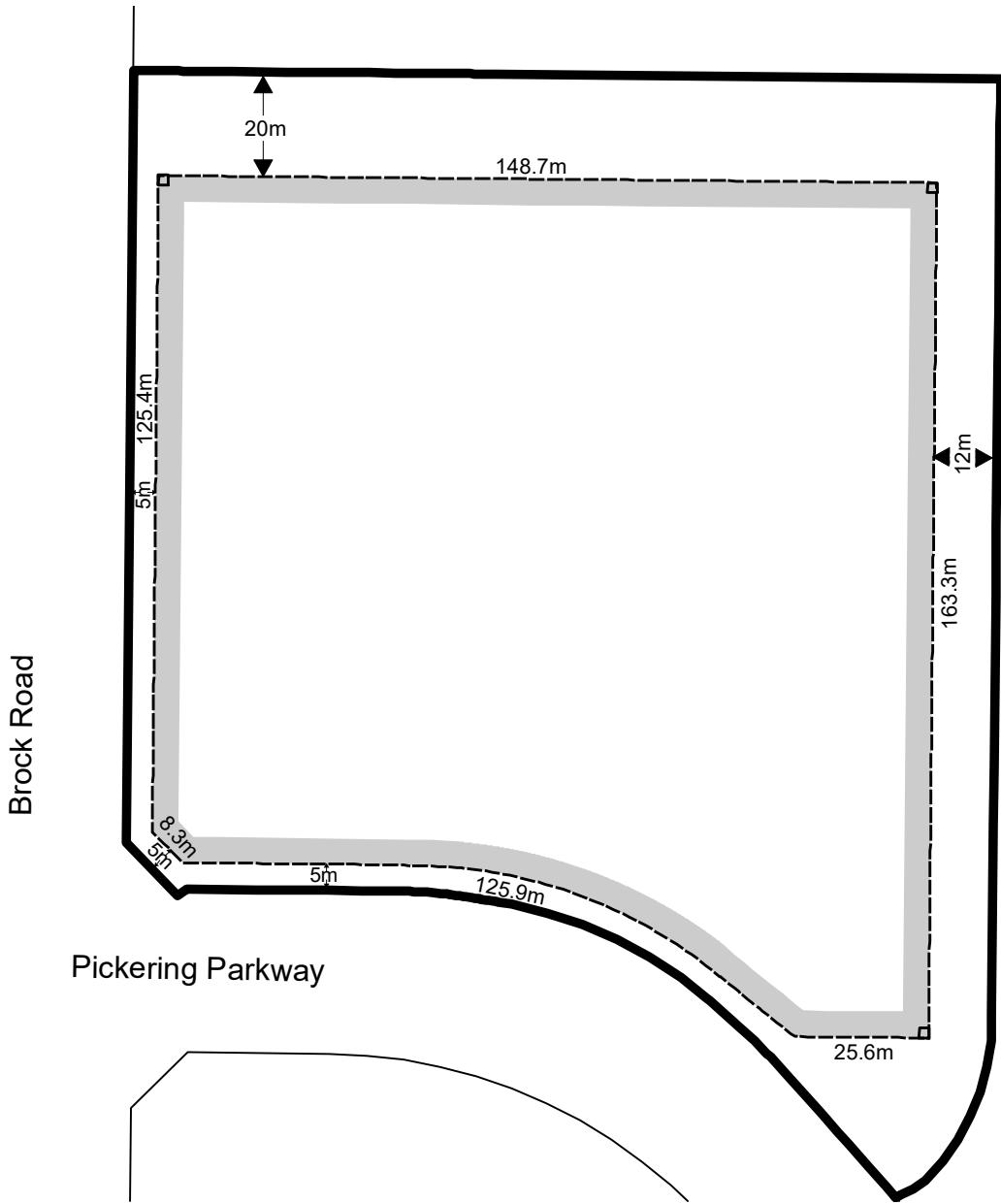
Schedule II to By-Law 7957/22
Passed This 11th
Day of July 2022



Original Signed By _____

Mayor

Original Signed By _____

Clerk



-  Building Envelope
-  Build to Zone (minimum width of 5m)



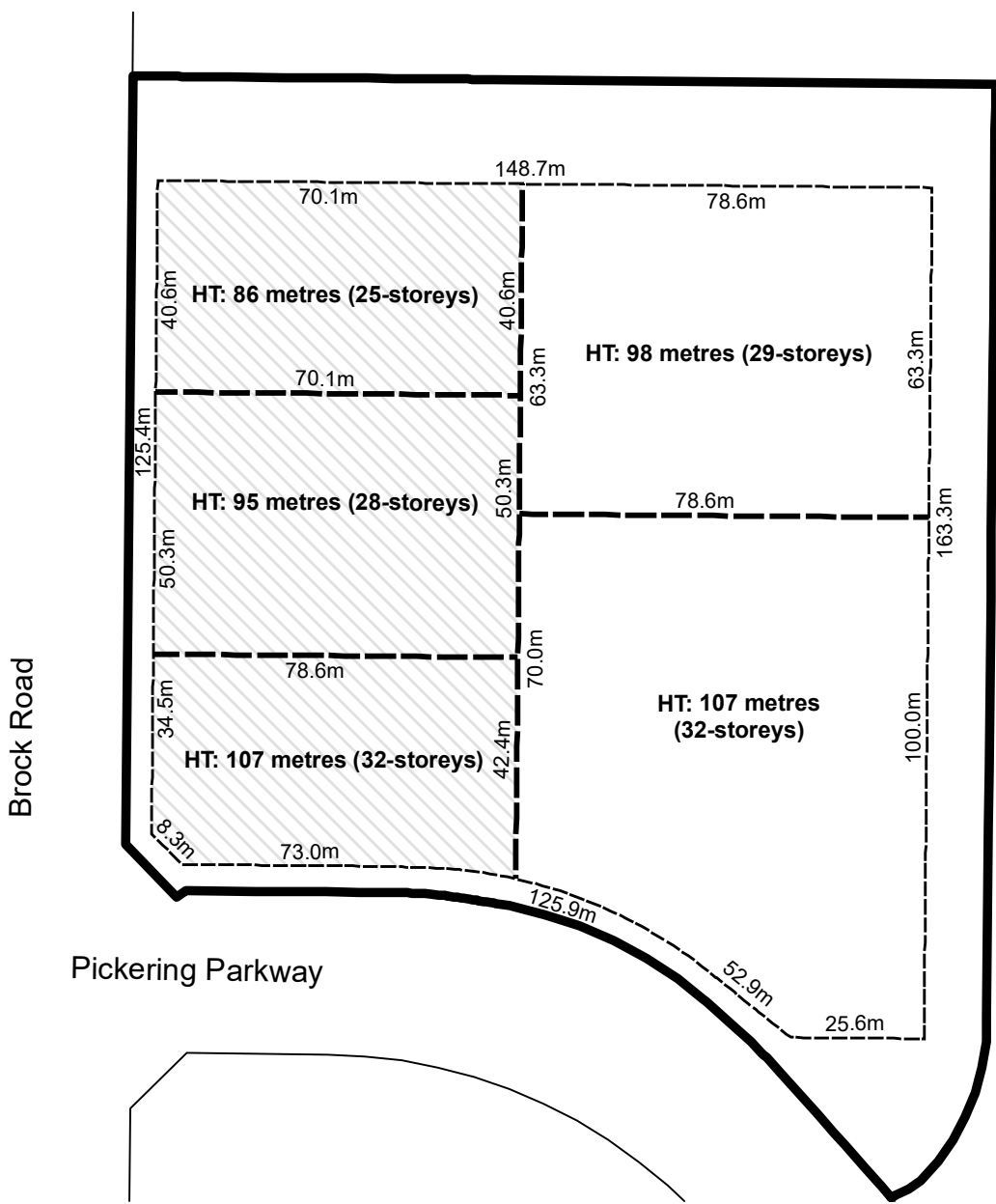
Schedule III to By-Law 7957/22
 Passed This 11th
 Day of July 2022

Original Signed By _____

Mayor

Original Signed By _____

Clerk



- Building Height Locations
- Building Envelope



Schedule IV to By-Law 7957/22
 Passed This 11th
 Day of July 2022

Original Signed By _____

Mayor

Original Signed By _____

Clerk