

The Corporation of the City of Pickering

By-law No. XXXX/25

Being a By-law to amend Consolidated Zoning By-law 8149/24, to implement the Official Plan of the City of Pickering, Region of Durham, for the lands identified as Block 76, 40M-2664, and Block 188, 40M-2671, Part of Lots 23 & 24, Concession 3, City of Pickering.

Whereas the Council of The Corporation of the City of Pickering received an application to rezone portions of the subject lands being Block 76, 40M-2664, and Block 188, 40M-2671, Part of Lots 23 & 24, Concession 3, in the City of Pickering to aid the applicant in the timely delivery of commercial uses in this neighbourhood and to address grading constraints.

And whereas an amendment to Zoning By-law 8149/24, is deemed necessary to permit the requested revisions;

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

1. Schedule I attached hereto with notations and references shown thereon are hereby declared to be part of this By-law.
2. The provisions of this By-law shall apply to those lands in Block 76, 40M-2664, and Block 188, 40M-2671, Part of Lots 23 & 24, Concession 3 in the City of Pickering, designated SCN-# on Schedule I to this By-law.
3. 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. Section 15 Exception Zone xxx of By-law 8149/24 is hereby amended by adding the following provisions:

1.	<p>The following site-specific exceptions shall apply to the lands zoned SCN and identified as Block 76, 40M-2664, and Block 188, 40M-2671, Part of Lots 23 & 24:</p> <ul style="list-style-type: none">a) “<i>Front Wall</i>” means the closest point, measured at grade level, of the wall of a building facing or most nearly facing the street from which the building has a door.b) “<i>Seasonal Garden Centre</i>” means a retail establishment devoted primarily to the sale of nursery stock and may also include the sale of related accessory supplies during a limited period within the calendar year.c) Despite Table 14.12, a Seasonal Garden Centre is also permitted subject to the following provisions:<ul style="list-style-type: none">i) A seasonal garden centre shall not require any additional motor vehicle or bicycle parking to be provided while it is in operation.ii) A seasonal garden centre shall be permitted in any yard that does not abut a Residential zone.iii) A seasonal garden centre shall be in accordance with the minimum setback requirements of the applicable zone.iv) A seasonal garden centre shall occupy a maximum of 20% of the lot area.v) A seasonal garden centre shall not be permitted for more than 120 days cumulatively within any single calendar year.vi) Any buildings or structures associated with the seasonal garden centre shall not be subject to the provisions of Section 14.2.11, but shall be subject to the provisions of this Section.d) Despite Table 14.3, the required parking rates for all commercial uses is 3.0 per 100m² of gross leasable floor area.e) Despite Section 14.3.10, loading spaces shall not be required for every commercial building.f) Despite Section 14.5.6.3 Additional Commercial Provisions:<ul style="list-style-type: none">i) Entrance door requirements shall not apply along Taunton Road and Burkholder Drive.
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	<ul style="list-style-type: none">ii) The requirement for front wall along a percentage of the street line shall not apply.iii) The requirement for percentage of surface area comprised of openings shall not apply.g) Despite Table 14.17: Local Node and Community Node Zone Standards:<ul style="list-style-type: none">i) The maximum <i>front yard</i> shall be 7 metres. For 75% of the building facing the street, 25% can have a greater yard.ii) There is no maximum flankage requirement.h) Within a Seaton Community Node (SCN) zone, the total gross leasable floor area on the ground floor of all buildings within the zone that are available for the retailing of goods and services shall not exceed 60,000 square metres.
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5. By-law 8149/24, 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 8149/24.

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

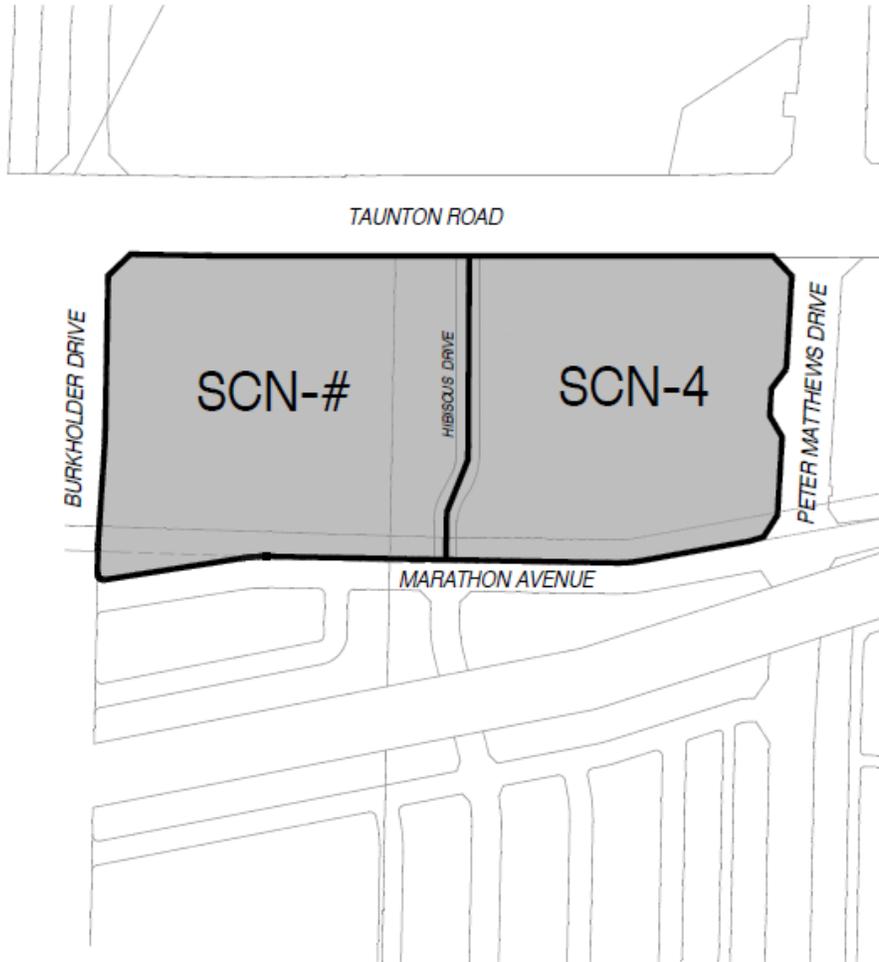
By-law passed this [XX]th day of [MONTH], 2025.

Kevin Ashe, Mayor

Susan Cassel, City Clerk

By-Law Number: XXXX/25

SCHEDULE "I"
To By-Law 8149/24



AMENDMENT TO BY-LAW 8149/24



Rezoned from Seaton Community Node Type 4 (SCN-4) to Seaton Community Node (SCN-#);
Rezoned from Seaton Community Node Type 1 (SCN-1) to Seaton Community Node Type 4 (SCN-4)

EXCERPT FROM MAP
N19 (7364/14)

