

# Zoning Map

2013 Shay Drive, Pickering



R1I - Residential First Density I

# **The Corporation of the City of Pickering**

## **Consolidated Zoning By-law**

By-law No. 8149/24

December 16, 2024

## 6 Residential Zone Regulations

### 6.1 List of Residential Zones

- For convenience purposes, the Residential **zones**, as established in Section 2 of this By-law, are also shown in Table 6.1.

**Table 6.1: Residential Zones**

| Zone Name                  | Zone Symbol                                 |
|----------------------------|---------------------------------------------|
| Residential First Density  | R1A, R1B, R1C, R1D, R1E, R1F, R1G, R1H, R1I |
| Residential Second Density | R2A, R2B                                    |
| Residential Third Density  | R3A, R3B, R3C                               |

### 6.2 Residential First Density Zones

#### 6.2.1 Permitted Uses

- No person shall use any lot, building or structure in any Residential First Density zone for any purpose except for one (1) or more of the uses as permitted in accordance with Table 6.2 and Table 6.3. Uses permitted in the Residential First Density zones are denoted by the symbol “●” in the column applicable to that zone and corresponding with the row for a permitted use in Table 6.2 and Table 6.3.

**Table 6.2: Uses Permitted in the Residential First Density Zones (R1A to R1E)**

| Permitted Use                                 | R1A | R1B | R1C | R1D | R1E |
|-----------------------------------------------|-----|-----|-----|-----|-----|
| <b>Residential Uses</b>                       |     |     |     |     |     |
| <b>Additional Dwelling Unit<sup>(1)</sup></b> | ●   | ●   | ●   | ●   | ●   |
| <b>Detached Dwelling</b>                      | ●   | ●   | ●   | ●   | ●   |
| <b>Rooming Home<sup>(1)</sup></b>             | ●   | ●   | ●   | ●   | ●   |
| <b>Specified Accessory Uses</b>               |     |     |     |     |     |
| <b>Home Occupation<sup>(1)</sup></b>          | ●   | ●   | ●   | ●   | ●   |
| <b>Home Industry<sup>(1)</sup></b>            |     | ●   |     |     |     |
| <b>Short-term Rental<sup>(1)</sup></b>        | ●   | ●   | ●   | ●   | ●   |

**Notes:**

- This **use** is subject to special provisions under Section 4 of this By-law.

**Table 6.3: Uses Permitted in the Residential First Density Zones (R1F to R1I)**

| Permitted Use                                 | R1F | R1G | R1H | R1I |
|-----------------------------------------------|-----|-----|-----|-----|
| <b>Residential Uses</b>                       |     |     |     |     |
| <b>Additional Dwelling Unit<sup>(1)</sup></b> | •   | •   | •   | •   |
| <b>Detached Dwelling</b>                      | •   | •   | •   | •   |
| <b>Rooming Home<sup>(1)</sup></b>             | •   | •   | •   | •   |
| <b>Specified Accessory Uses</b>               |     |     |     |     |
| <b>Home Occupation<sup>(1)</sup></b>          | •   | •   | •   | •   |
| <b>Short-term Rental<sup>(1)</sup></b>        | •   | •   | •   | •   |

**Notes:**

1. This **use** is subject to special provisions under Section 4 of this By-law.

**6.2.2 Lot and Building Requirements**

1. No **person** shall within any Residential First Density **zone** use any **lot**, or erect, alter, or use any **building** or **structure** except in accordance with Table 6.4 and Table 6.5.

**Table 6.4: Lot and Building Requirements for Residential First Density Zones (R1A to R1E)**

| Requirement                               | R1A   | R1B   | R1C                                 | R1D                                 | R1E                                 |
|-------------------------------------------|-------|-------|-------------------------------------|-------------------------------------|-------------------------------------|
| Minimum <b>Lot Area</b> (m <sup>2</sup> ) | 3,000 | 1,390 | 740.0                               | 550.0                               | 460.0                               |
| Minimum <b>Lot Frontage</b> (m)           | 22.0  | 22.0  | 21.0                                | 18.0                                | 15.0                                |
| Minimum <b>Front Yard</b> (m)             | 9.0   | 9.0   | 9.0                                 | 7.5                                 | 7.5                                 |
| Minimum <b>Side Yard</b> (m)              | 1.8   | 1.8   | One side 1.8 m and other side 3.0 m | One side 1.8 m and other side 3.0 m | One side 1.5 m and other side 2.4 m |
| Minimum <b>Exterior Side Yard</b> (m)     | 2.7   | -     | -                                   | -                                   | -                                   |
| Minimum <b>Rear Yard</b> (m)              | 9.0   | 9.0   | 7.5                                 | 7.5                                 | 7.5                                 |
| Maximum <b>Lot Coverage</b> (%)           | 20    | 20    | 33                                  | 33                                  | 33                                  |
| Maximum <b>Height</b> (m)                 | 12.0  | 12.0  | 12.0                                | 9.0                                 | 9.0                                 |

**Table 6.5: Lot and Building Requirements for Residential First Density Zones (R1F to R1I)**

| <b>Requirement</b>                        | <b>R1F</b>         | <b>R1G</b>         | <b>R1H</b>         | <b>R1I</b>         |
|-------------------------------------------|--------------------|--------------------|--------------------|--------------------|
| Minimum <b>Lot Area</b> (m <sup>2</sup> ) | 450.0              | 400.0              | 350.0              | 250.0              |
| Minimum <b>Lot Frontage</b> (m)           | 15.0               | 13.5               | 12.0               | 9.0                |
| Minimum <b>Front Yard</b> (m)             | 4.5 <sup>(1)</sup> | 4.5 <sup>(1)</sup> | 4.5 <sup>(1)</sup> | 4.5 <sup>(1)</sup> |
| Minimum <b>Interior Side Yard</b> (m)     | 1.2                | 1.2                | 1.2                | 1.2                |
| Minimum <b>Exterior Side Yard</b> (m)     | 2.7                | 2.7                | 2.7                | 2.7                |
| Minimum <b>Rear Yard</b> (m)              | 7.5                | 7.5                | 7.5                | 7.5                |
| Maximum <b>Lot Coverage</b> (%)           | 38                 | 38                 | 38                 | 38                 |
| Maximum <b>Height</b> (m)                 | 12.0               | 12.0               | 12.0               | 12.0               |

**Notes:**

1. Any vehicular entrance to an attached **private garage** shall be located not less than 6.0 m from **front lot line** and not less than 6.0 m from any **exterior side lot line** immediately adjoining or abutting a reserve on the opposite side of which is a **street**.