

COMPENDIUM DOCUMENT -- INTRODUCTION

Chapter Eleven of the Pickering Official Plan provides detailed policies for each of the City's fifteen urban neighbourhoods, including the delineation of detailed review areas. These are areas within neighbourhoods that require further guidance on what and where development should occur. In essence, the guidelines act as a bridge between Official Plan policy and implementing Zoning By-laws, by addressing such matters as:

- detailed land use mix and arrangement;
- scale and intensity of use;
- transportation network;
- community design requirements;
- servicing arrangements; and
- any other matter Council deems necessary.

As discussed in section 11.2(e) of the Pickering Official Plan, this Compendium Document contains development guidelines adopted by City Council. Development applications, including subdivision, rezoning, site plan and building permits must conform to the direction provided by the relevant guideline. These guidelines are to be read in conjunction with all sections of the Pickering Official Plan.

The Compendium Document is divided into two parts. Part I contains development guidelines for those specific areas identified in Chapter 11 of the Official Plan. Part II contains guidelines that are not necessarily area-specific -- they may provide direction on areas that stretch beyond neighbourhood boundaries, or may even be applicable on a City-wide basis.

When reviewing the development potential of a property, recourse should be made to both parts of the Compendium Document. If a property is located such that it is subject to both a Part I and Part II guideline, whichever guideline provides the more detailed direction shall prevail.

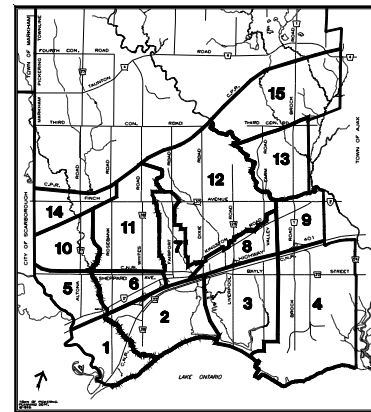
This document is an office consolidation and is provided for purposes of convenience only. For accurate reference, recourse should be made to the original documents, available from the Pickering Planning & Development Department.

COMPENDIUM DOCUMENT -- CONTENTS

Part I -- Area Specific Development Guidelines

As discussed, the Compendium Document contains two types of development guidelines. Part I guidelines refer to specific areas within Pickering's 15 neighbourhoods. Each neighbourhood may have one or more set of development guidelines, depending on the number of detailed review areas identified in the Official Plan (see Chapter 11 - Urban Neighbourhoods).

Each neighbourhood is listed below, along with any development guidelines that have been adopted by Council. Each guideline constitutes an individual section of the Compendium Document. Each section begins with a cover map illustrating the area to which the guidelines apply.



Neighbourhood	Development Guidelines	Section No.
1. Rosebank	Rosebank Neighbourhood Development Guidelines	A1
2. West Shore		
3. Bay Ridges	Liverpool Road Waterfront Node Development Guidelines	C1
	Bay Ridges Plaza Redevelopment Development Guidelines	C2
4. Brock Industrial		
5. Rougemount		
6. Woodlands	Northeast Quadrant Development Guidelines	F1
7. Dunbarton	Dunbarton Neighbourhood Development Guidelines	G1
8. Town Centre	Walnut Lane Area Development Guidelines	H1
	Town Centre West Development Guidelines	H2
	Pickering Downtown Core Development Guidelines	H3
9. Village East	Specialty Retailing Development Guidelines	I1
	Notion Road Area Development Guidelines	I2
10. Highbush	Highbush Local Node Development Guidelines	J1
11. Amberlea		
12. Liverpool		
13. Brock Ridge	Duffins Precinct Development Guidelines	M1
14. Rouge Park	Rouge Park Neighbourhood Development Guidelines	N1
15. Duffin Heights	Duffin Heights Neighbourhood Development Guidelines	O1

Part II -- General Development Guidelines

Listed in the table below are Part II development guidelines. Included in the table is an indication as to what area within Pickering the guidelines apply, or, the aspect of development to which the guidelines provide direction.

Each development guideline constitutes an individual section of this Compendium Document. Each section begins with a cover map illustrating the area to which the guidelines apply (if applicable).

Development Guideline	Area or Topic	Section No.
Kingston Road Corridor Urban Design and Development Guidelines	Guidelines apply to lands along entire length of Kingston Road through Pickering	1

COMPENDIUM DOCUMENT -- LISTING OF EDITIONS

Compendium Document – Edition #6

This edition of the Compendium Document includes all development guidelines adopted by Council as of October 3, 2006. Since the release of Edition #5 in June of 2003, one additional guideline has been adopted, which is included in this document.

Part I Guidelines Added to this Edition

C2 - Bay Ridges Plaza Redevelopment Development Guidelines

Part I Guidelines Added to Edition #5 (June, 2003)

F1 - Northeast Quadrant Development Guidelines, as revised
G1 - Dunbarton Neighbourhood Development Guidelines, as revised
N1 - Rouge Park Neighbourhood Development Guidelines, as revised

Part I Guidelines Added to Edition #4 (May, 2003)

C1 - Liverpool Road Waterfront Node Development Guidelines
F1 - Northeast Quadrant Development Guidelines, as revised
I1 - Specialty Retailing Node Development Guidelines, as revised
I2 - Notion Road Area Development Guidelines
N1 - Rouge Park Neighbourhood Development Guidelines, as revised
O1 - Duffin Heights Neighbourhood Development Guidelines

Part I Guidelines Added to Edition #3 (September, 2000)

I1 - Regional Node 2 Development Guidelines
N1 - Rouge Park Neighbourhood Development Guidelines

COMPENDIUM DOCUMENT -- LISTING OF EDITIONS *continued...*

Part I Guidelines Added to Edition #2 (February, 1998)

- H3 - Pickering Downtown Core Development Guidelines
- M1 - Duffins Precinct Development Guidelines

Part II Guidelines added to Edition #2 (February, 1998)

- 1 - Kingston Road Corridor Urban Design and Development Guidelines

Part I Guidelines Included in Edition #1 (July, 1996)

- A1 - Rosebank Neighbourhood Development Guidelines
- F1 - Northeast Quadrant Development Development Guidelines
- G1 - Dunbarton Neighbourhood Development Guidelines
- H1 - Walnut Lane Area Development Guidelines
- H2 - Town Centre West Development Guidelines
- J1 - Highbush Local Node Development Guidelines