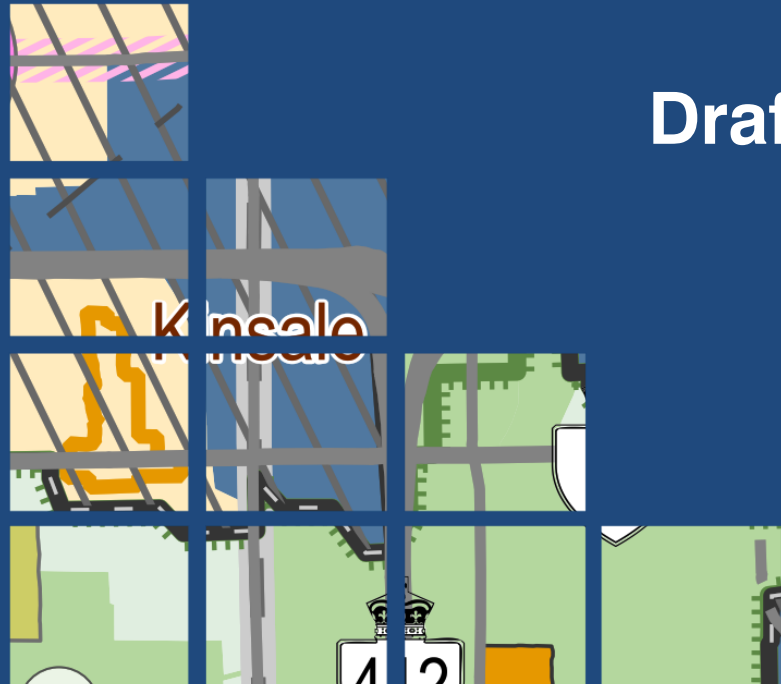


3450 Highway 7 East, City of Pickering

Draft Durham Regional Official Plan

May 17, 2023



Source: Draft Durham OP, Map 1

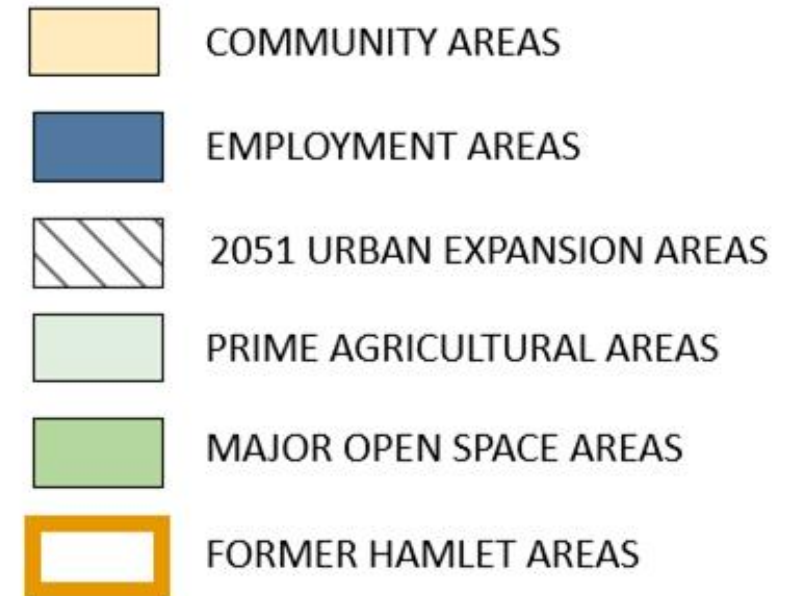
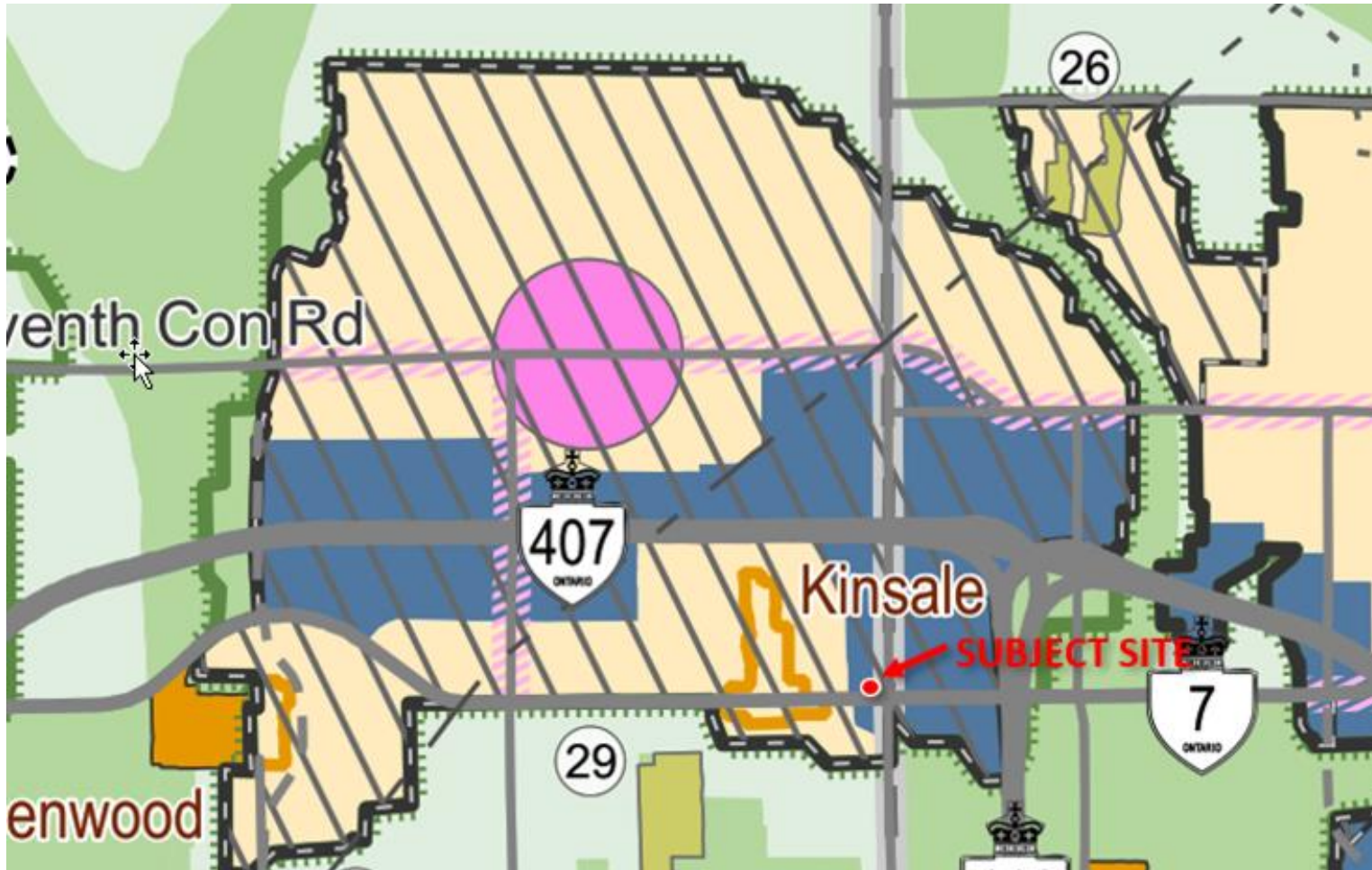
BIGLIERI
GROUP

Subject Site – 3450 Highway 7 East



- Northwest corner of Lakeridge Road and Highway 7

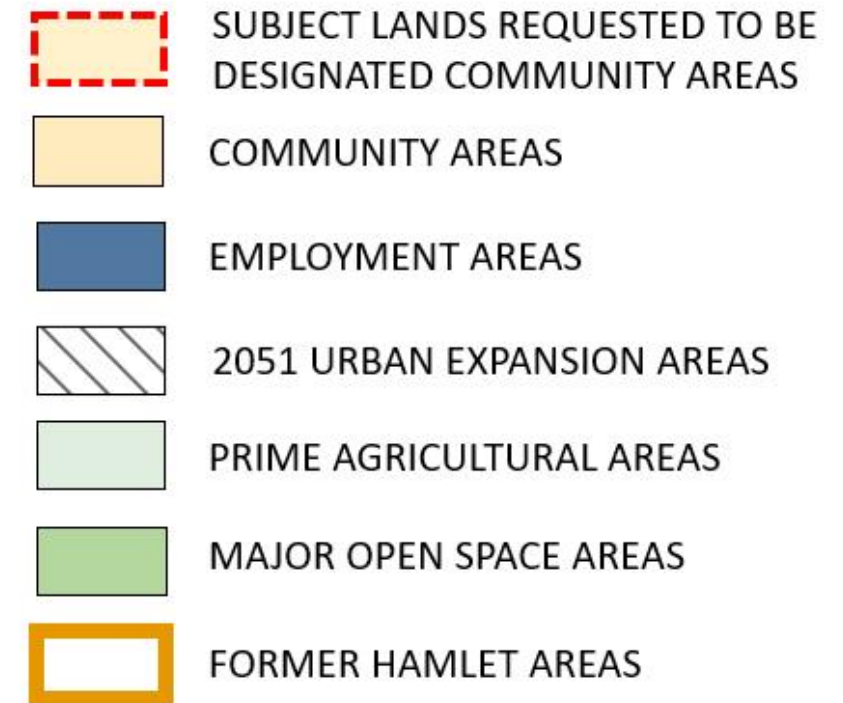
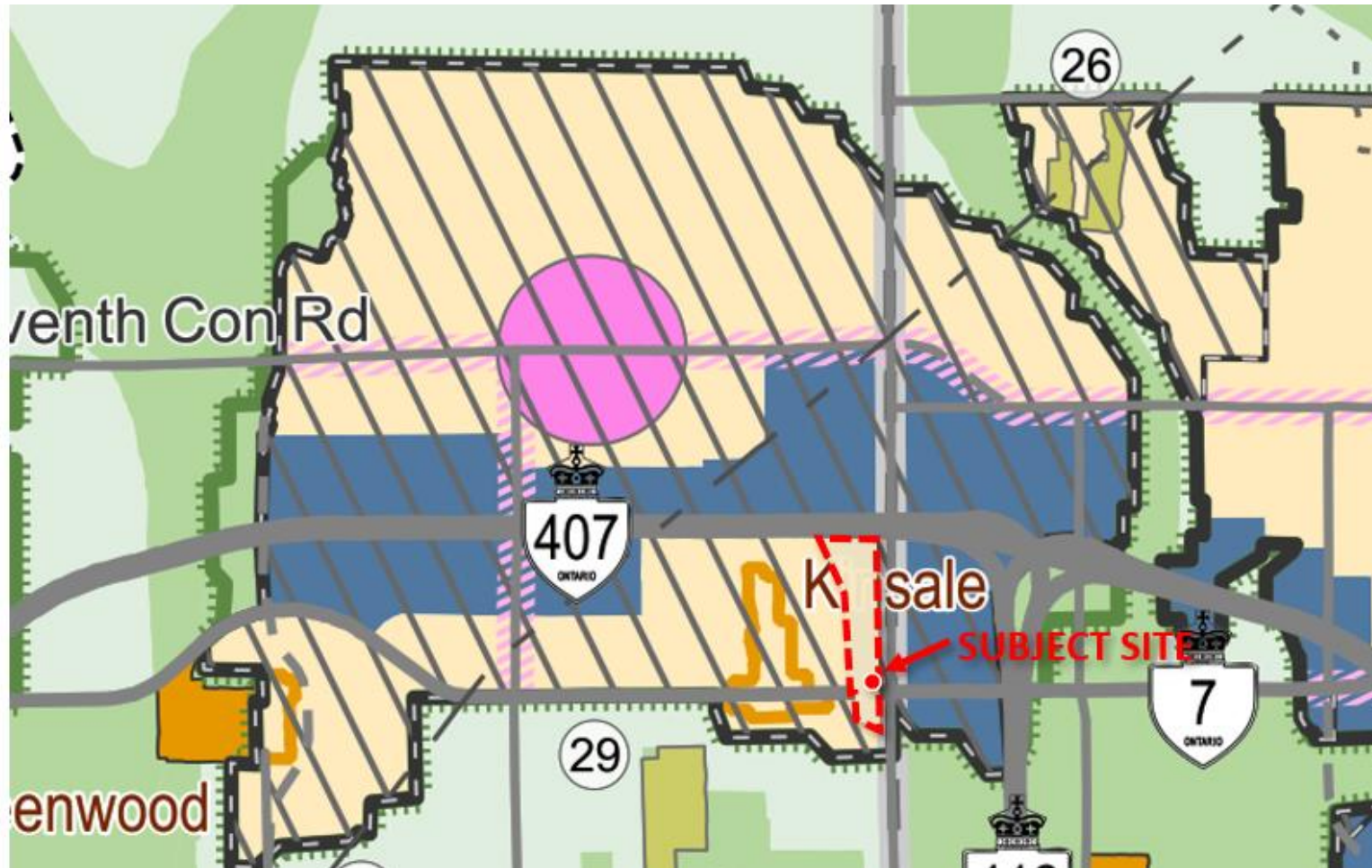
Draft Durham Official Plan (May 3, 2023)



Source: Subject Site in Draft Durham Regional Official Plan: Map 1 – Regional Structure (May 3, 2023)

- Current proposed designation: Employment Areas

Draft Durham Official Plan (May 3, 2023)



Source: Subject Site in Draft Durham Regional Official Plan: Map 1 – Regional Structure (May 3, 2023)

- Current proposed designation: Employment Areas

Proposed Community Areas



SUBJECT SITE



SUBJECT LANDS REQUESTED TO BE DESIGNATED COMMUNITY AREAS

DRAFT DURHAM OFFICIAL PLAN (MAY 3, 2023)



COMMUNITY AREAS



EMPLOYMENT AREAS



2051 URBAN EXPANSION AREAS

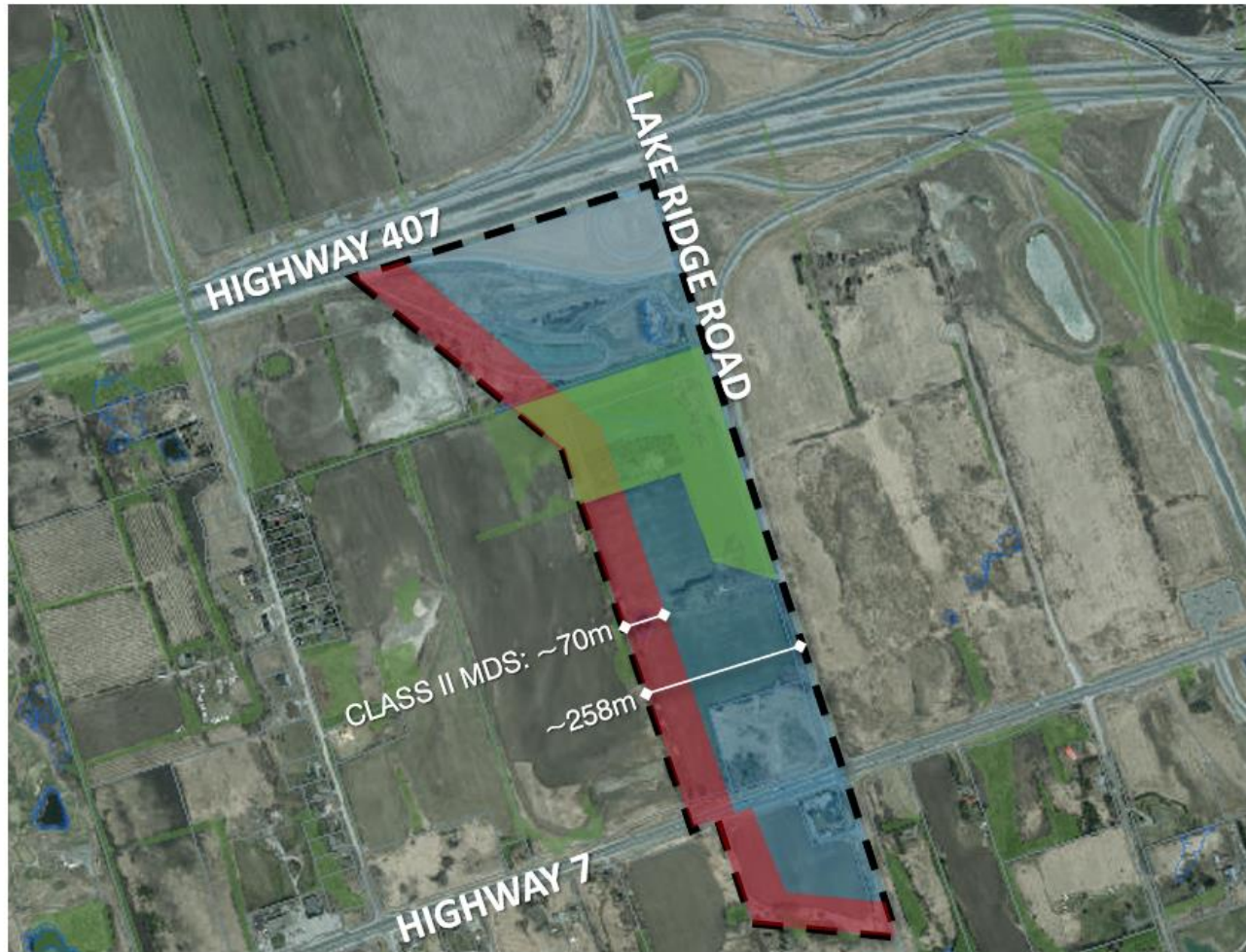


GREENLANDS SYSTEM

Lands Requested to be Designated Community Areas ('S.W. Lake Ridge Employment Lands'), (Base map: Google, 2023)

- 'S.W. Lake Ridge Employment Lands' from Employment Areas to Community Areas

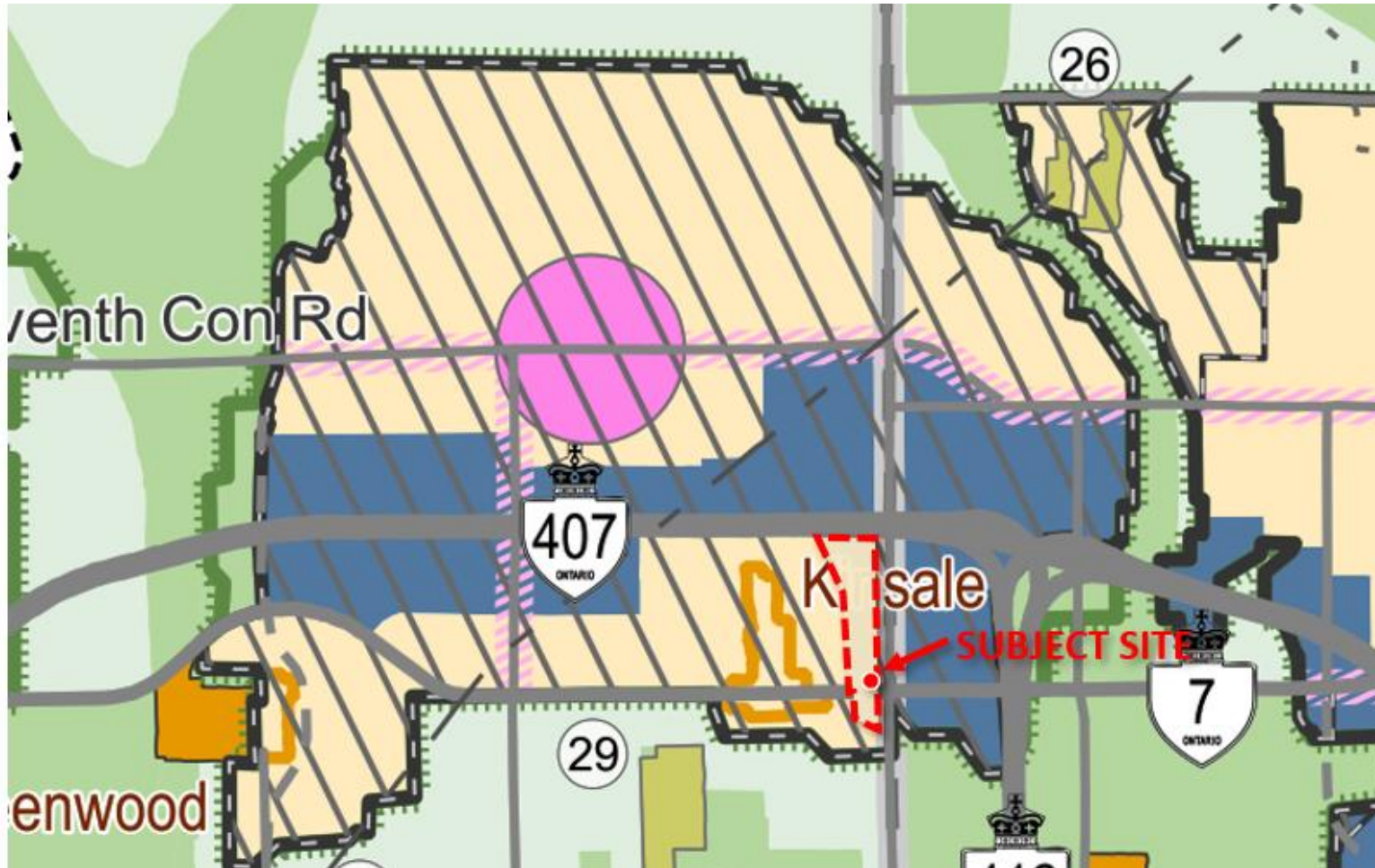
D6-Guidelines & Other Constraints




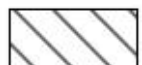





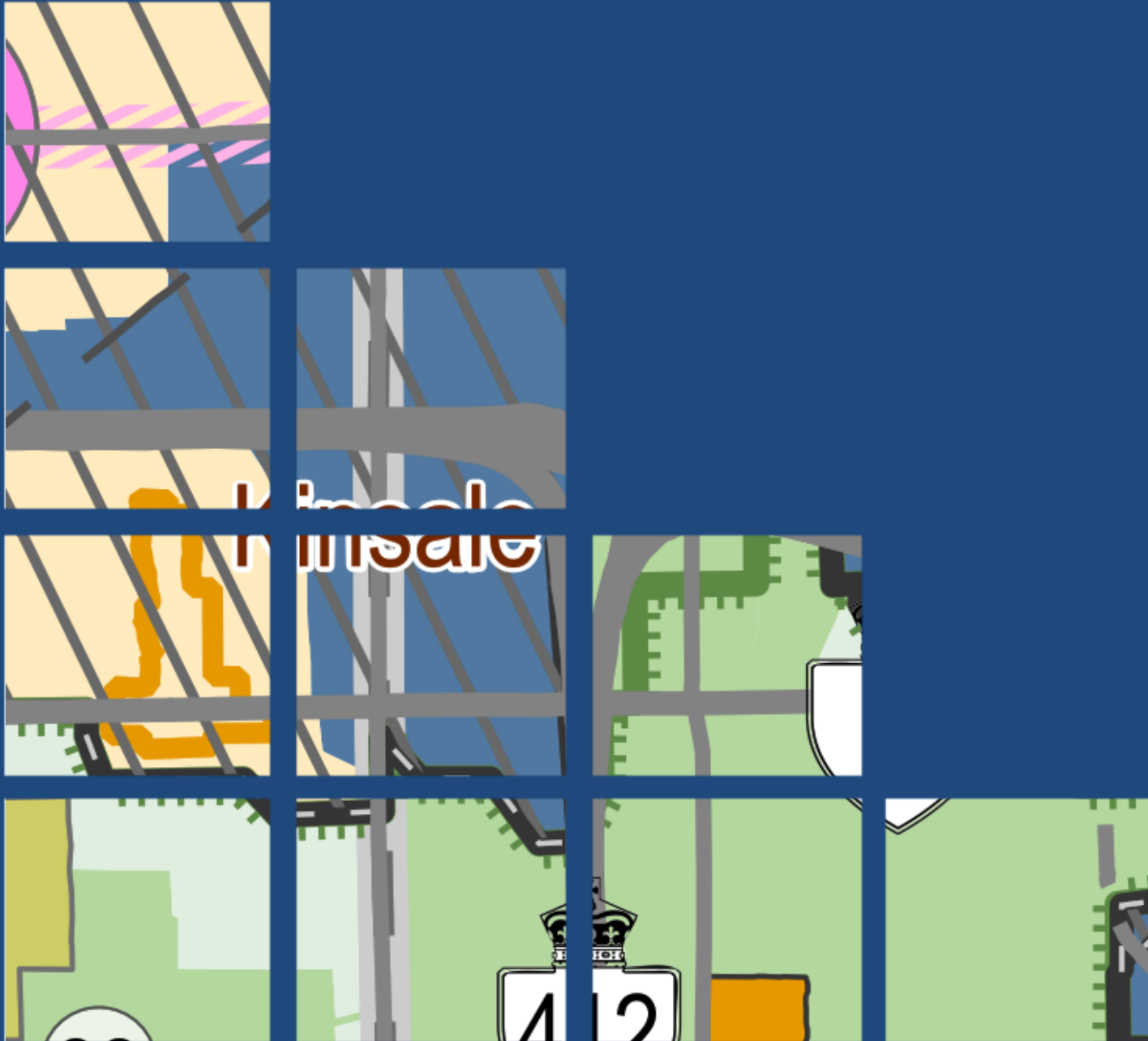
-  SUBJECT LANDS REQUESTED TO BE DESIGNATED COMMUNITY AREAS
-  D-6 MINIMUM DISTANCE SEPARATION
-  NATURAL HERITAGE
(Approximate from MNRF, 2023)
-  INTERCHANGE AREA

- D6-Guidelines:
 - **Potential areas of influence:** 70 to 1000 meters, depending on Class (Section 4.1.1)
 - **Requires Minimum Separation Distances:** 20 to 300 meters, depending on Class (Section 4.3).
- Natural Heritage – non-contiguous

Regional Comments on Employment Areas



-  SUBJECT LANDS REQUESTED TO BE DESIGNATED COMMUNITY AREAS
-  COMMUNITY AREAS
-  EMPLOYMENT AREAS
-  2051 URBAN EXPANSION AREAS
-  PRIME AGRICULTURAL AREAS
-  MAJOR OPEN SPACE AREAS
-  FORMER HAMLET AREAS



Thank you

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GROUP**

Source: Draft Durham OP, Map 1