

**Notice of Statutory Public Meeting and Open House**

**Monday, September 9, 2019 at 7:00 pm**

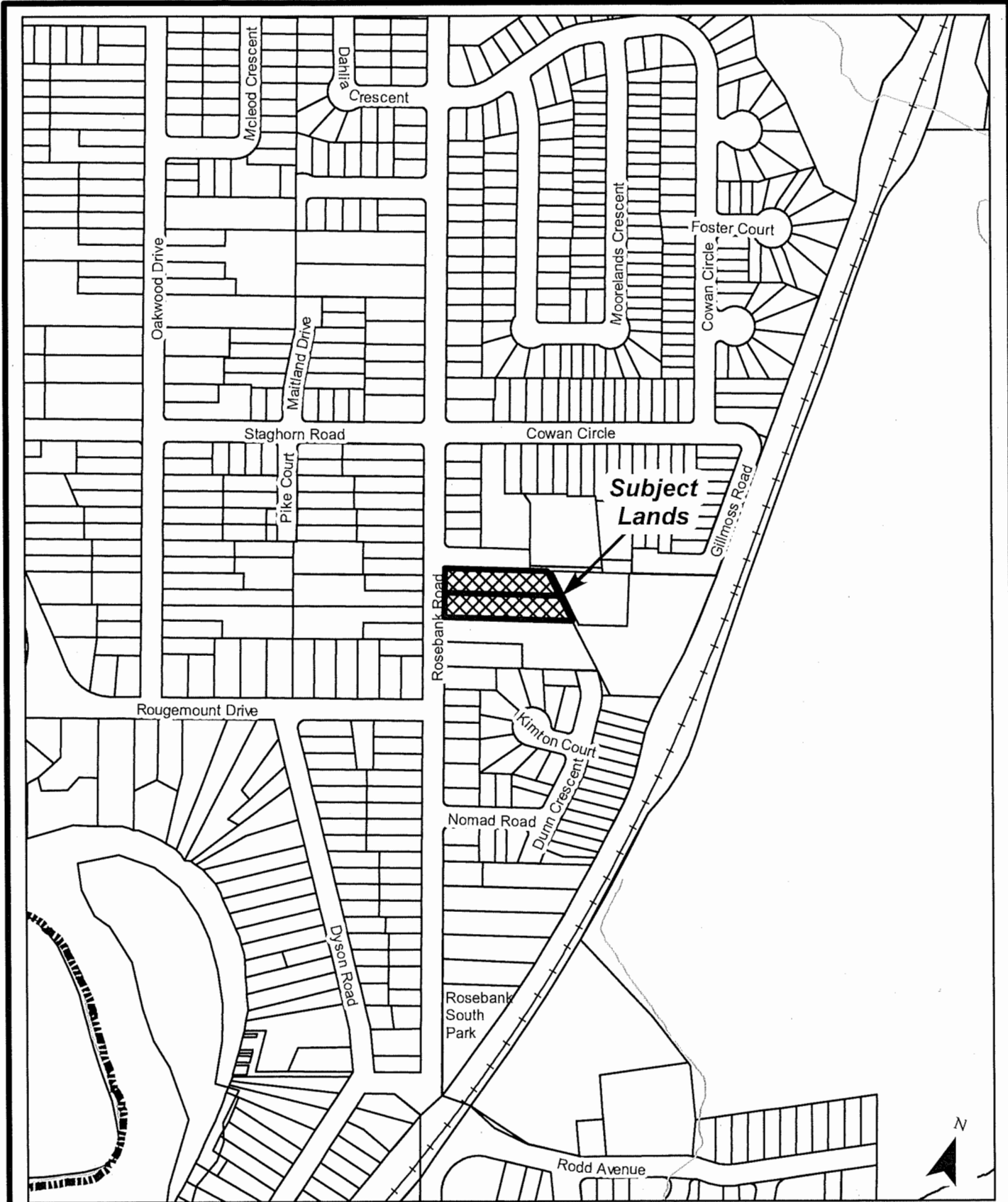
Pickering City Hall – Council Chambers  
One The Esplanade, Pickering, ON L1V 6K7

**Note: Prior to the Planning & Development Committee meeting, an informal Open House will be held in the Front Lobby with respect to the following Planning Applications. The Open House will start at 6:00 pm and continue until 6:50 pm.**

The City of Pickering has received complete applications by Oak Hill Developments Limited & White-Pine General Contractors Limited for a Draft Plan of Subdivision and Zoning By-law Amendment. You are invited to attend and provide your comments and feedback at this meeting hosted by the City Development Department and the Planning & Development Committee. The following is a brief description of the proposal:

<b>File Types &amp; Numbers</b>	Draft Plan of Subdivision – SP-2019-02 Zoning By-law Amendment – A 07/19
<b>Owner/Applicant</b>	Oak Hill Developments Limited & White-Pine General Contractors Ltd.
<b>Property Location</b>	467 & 471 Rosebank Road
<b>Proposal</b>	The applicant is proposing to develop the subject lands for a residential subdivision consisting of 11 lots for detached dwellings and a new public road.
<b>Written Information Available</b>	Information Report available on the City's website or from the office of the City Clerk on or after August 30, 2019, and at the Information Meeting.
<b>Last Date for Comment</b>	September 16, 2019
<b>City Development Contact</b>	Name: Cody Morrison Position/Title: Planner II Tel: 905.420.4660, extension 2913 Fax: 905.420.7648 Email: cmorrison@pickering.ca

<b>Reports Submitted with the Application</b>	<ul style="list-style-type: none"> <li>• Draft Plan of Subdivision</li> <li>• Planning Rationale</li> <li>• Sustainable Development Brief</li> <li>• Stage 1 &amp; Stage 2 Archaeological Assessment</li> <li>• Noise Impact Study</li> <li>• Site Screening Questionnaire for 467 Rosebank Road</li> <li>• Site Screening Questionnaire for 471 Rosebank Road</li> <li>• Geotechnical Report</li> <li>• Functional Servicing and Stormwater Management Report</li> <li>• Tree Inventory &amp; Preservation Plan</li> </ul> <p>These materials are available for public review on the City's website at <a href="http://pickering.ca/devapp">pickering.ca/devapp</a>, and at the City Development Department at the address above between 8:30 am and 4:30 pm, Monday through Friday.</p>
<b>Pickering Official Plan Designation</b>	"Urban Residential Areas – Low Density Areas"
<b>Zoning By-law 3036, as amended</b>	"R3" – Residential Fourth Density Zone
<b>To receive notice of future meetings on this matter</b>	Write to, the City Clerk at the address above; or Email: <a href="mailto:clerks@pickering.ca">clerks@pickering.ca</a>
<b>Planning Act Requirements</b>	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the zoning by-law amendment is passed or before the City of Pickering gives or refuses to give approval of the draft plan of subdivision and/or draft plan of condominium, the person or public body:</p> <ol style="list-style-type: none"> <li>i) Is not entitled to appeal the decision of the Council to the Local Planning Appeal Tribunal; and,</li> <li>ii) May not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.</li> </ol> <p>If you wish to be notified of the decision you must make a written request to the City Clerk. All submissions shall include the full name and address of the presenter.</p>
<b>Date of this Notice</b>	August 14, 2019
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.	



<p style="text-align: center;"><i>City of</i> <b>PICKERING</b> City Development Department</p>	<b>Location Map</b>	
	<b>File:</b> SP-2019-02 & A 07/19	
	<b>Applicant:</b> Oak Hill Developments Ltd. & White-Pine General Contractors Ltd.	
	<b>Property Description:</b> Lot 60 & 61, Plan 418 (467 & 471 Rosebank Road)	
		<b>Date:</b> May. 22, 2019
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Rosebank Rd

Gillmoss Rd



City of  
**PICKERING**

City Development  
Department

**Submitted Conceptual Plan**

**File No:** SP-2019-02 & A 07/19

**Applicant:** Oak Hill Developments Ltd. & White-Pine General Contractors Ltd.

**Property Description:** Lot 60 & 61, Plan 418

(467 & 471 Rosebank Road)

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
CITY DEVELOPMENT DEPARTMENT.

**DATE:** July 29, 2019