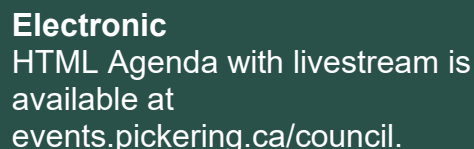


The City of Pickering has received an application for an Official Plan Amendment. You are receiving this notice because you own property within 150 m of the site or previously expressed interest in the project. The City is required to process and review all complete applications under the *Planning Act*. This meeting is for information purposes and to collect feedback, no decisions will be made.



Note: This item may begin later than 7:00 pm, depending on the length of earlier agenda items.

Application Details

Applicant: Seaton TFPM Inc.
Site Address: Brock Road and Highway 407
Ward: 3
City File: OPA 25-004P

About the Property

The subject properties are located on the north and south sides of the Highway 407 corridor near Brock Road, in the Thompson's Corners Neighbourhood of the Seaton Community.

Requested Amendments

Official Plan Amendment:

The applicant is requesting an Official Plan Amendment to allow a broader mix of land uses, maintain consistency with provincial policies, and ensure compatibility with surrounding land uses.

What is Being Proposed?

The applicant is proposing changes to the land use designations in the City's Official Plan to permit a broader range of uses, including residential, commercial, employment, institutional, and other related facilities such as hospitals.

How to get involved

Watch the Electronic Public Meeting

Watch the meeting livestream within the HTML Meeting Agenda at events.pickering.ca/council.

Staff and the applicant will present the proposal. This meeting is required by the *Planning Act* to ensure public input is considered before any decisions are made.

Speak at the Meeting (Delegation Request)

You must request to speak no later than 12:00 pm the business day before the meeting:

- Fill out the online form by visiting pickering.ca/spm; or,
- Email: clerks@pickering.ca

Include your name, contact details, and the topic you wish to speak about. The Clerk's Office will confirm your participation and provide instructions.

Submit Written Comments

You may submit written comments by visiting pickering.ca/devappform or by email to clerks@pickering.ca.

Alternatively, written comments can be mailed or delivered to the City Clerk at One The Esplanade, Pickering, ON, L1V 6K7. Ensure you include file number: OPA 25-004P

Want to Stay Updated?

If you want to be notified of future decisions related to this proposal, submit comments to pickering.ca/devappform or contact the File Planner directly.

Planner: Cristina Celebre

Email: ccelebre@pickering.ca

Phone: 905.420.4660 ext. 2194

File Number: OPA 25-004P

Additional Information

Scan the QR code:

Visit pickering.ca/devapp; or

Contact the File Planner



An Information Report will be posted by February 26, 2026 as part of the meeting agenda at events.pickering.ca/council.

You can also call 905.420.4611 to request a copy.

Important Legal Information

Landlords & Condo Corporations

If your property contains 7 or more residential units, you are required to post this notice in a common area where all residents can see it.

Condominium corporations must notify all registered unit owners that this notice has been received and make it available for review.

Accessibility

For inquiries related to accessibility, please contact Legislative Services:

Phone: 905.420.4661

Email: clerks@pickering.ca

Privacy Notice

Information provided or presented at a public meeting is considered a public record and may be posted on the City's website, made public upon request, or provided to the Ontario Land Tribunal. This information is collected under the Planning Act for the purpose of receiving your views on the relevant issue(s) and to aid the City in making its decision on the matter.

What if I want to appeal the proposal?

Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person ([as defined in s.1 of the *Planning Act*](#)), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled:


- a) to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,
- b) to be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.

This means if the by-law is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by the City of Pickering Council.

Date of Notice: February 13, 2026


































City Clerk: Susan Cassel

Schedule B

 Brock / 407 Node

SCHEDULE XII to
PICKERING OFFICIAL PLAN

Neighbourhood 20: Thompson's Corners Neighbourhood Plan






-  Seaton Natural Heritage System
-  SWM Facility (* see note below)
-  Trailheads
-  Terminal Views
-  Community Park
-  Neighbourhood Park
-  Village Green
-  Recreation Centre
-  District Energy
-  Elementary School
-  High School
-  Low Density Area Type 1
-  Medium Density Area
-  Mixed Corridor Type 2
-  Community Node
-  Prestige Employment Node
-  Prestige Employment
-  Gateway Site
-  Future Transitway Station
-  Controlled Access Area
-  Heritage Lots
-  Cemetery Extension
-  Pedestrian Predominant Street
-  Primary Neighbourhood Connecting Trails
-  Primary Recreational Trails
-  Secondary Recreational Trails
-  Primary Bikeway
-  Secondary Bikeway
-  Local Road in NHS see Section 12.22 (m)(ii)
-  Neighbourhood Boundary
-  Full Movement Intersection
-  T Intersection
-  Right In/Right Out Intersection

Note: The number, size and location of storm water management facilities shown on this schedule are conceptual only and are subject to approval as set out in Section 11.73 and section 12.22 (m) (iv) of this Plan.

0 100 200 500 metres



Official Plan Designation Changes

-  Community Node
-  Community Node - Interim Commercial
-  Mixed Use Corridor Type 2
-  Medium Density Area
-  Low Density Area Type 1

- 1 Prestige Employment Node to Community Node
- 2 Prestige Employment Node to Low Density Area Type 1
- 3 Prestige Employment Node to Medium Density Area
- 4 Prestige Employment Node to Mixed Use Corridor Type 2
- 5 Prestige Employment Node and Community Node to Mixed Use Corridor Type 2
- 6 Prestige Employment Node and Community Node to Community Node - Interim Commercial
- 7 Community Node to Mixed Use Corridor Type 2

