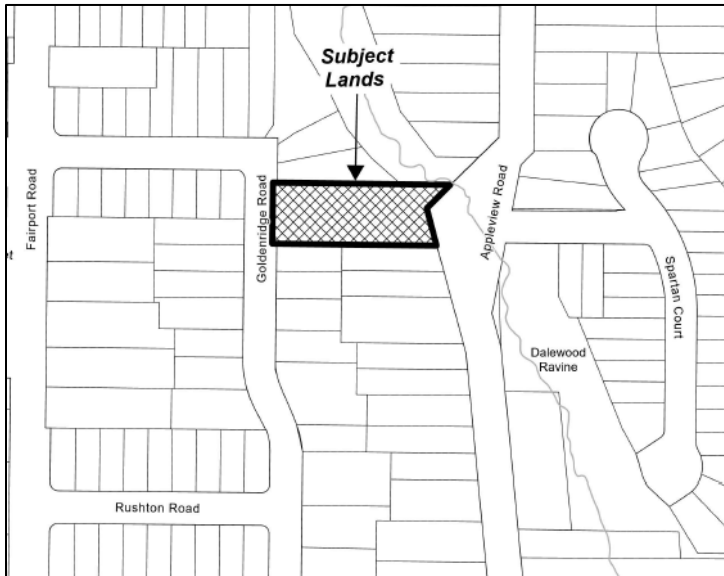


## Notice of Statutory Public Meeting

### Why am I receiving this notice?

The City of Pickering has received an application for a Zoning By-law 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.



### Public Meeting Details



March 9, 2026



7:00 pm



**Electronic**

HTML Agenda with livestream is available at [events.pickering.ca/council](https://events.pickering.ca/council).

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

### Application Details

**Applicant:** APCOM Enterprises Inc.  
**Site Address:** 1794 Applevue Road  
**Ward:** 2  
**City File:** A 08/25

### About the Property

The subject property is located between Goldenridge Road and Applevue Road, south of Dunbarton Creek, in the Dunbarton Neighbourhood (see Location Map attached). The property has area of approximately 3,184 square metres, with frontages along Applevue Road and Goldenridge Road. The site currently contains a vacant one-and-a-half-storey detached dwelling that is proposed to be demolished.

### Requested Amendments

#### Zoning By-law Amendment:

The applicant proposes to rezone the eastern portion of the property fronting Applevue Road to an Environmental Protection “EP” Zone and the western portion fronting Goldenridge to a Residential First Density “R1H” Zone, with site-specific provisions to:

- reduce the minimum required lot frontage from 12 metres to 11.5 metres; and,
- reduce the minimum required interior side yard setback from 1.2 metres on both sides to 1.2 metres on one side and 0.6 of a metre on the other side.



## What is Being Proposed?

The applicant is proposing to create three lots for detached dwellings. Each lot would have a minimum lot frontage of 11.55 metres and a lot area ranging from approximately 656 square metres to 753 square metres. The proposal also includes the creation of an environmental block on the eastern portion of the property along Applevue Road, which is intended to convey to the City. The conceptual site plan and building elevations submitted in support of the application are attached to this notice.

## How to get involved

### Watch the Electronic Public Meeting

Watch the meeting livestream within the HTML Meeting Agenda at [events.pickering.ca/council](https://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](https://pickering.ca/spm); or,
- Email: [clerks@pickering.ca](mailto: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](https://pickering.ca/devappform) or by email to [clerks@pickering.ca](mailto: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: A 08/25.

## Want to Stay Updated?

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

**Planner:** Liam Crawford  
**Email:** [lcrawford@pickering.ca](mailto:lcrawford@pickering.ca)  
**Phone:** 905.420.4660 ext. 1126  
**File Number:** A 08/25

# Additional Information

Scan the QR code:

Visit [pickering.ca/devapp](https://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](https://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:** 905.420.4611

**Email:** [clerks@pickering.ca](mailto: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?

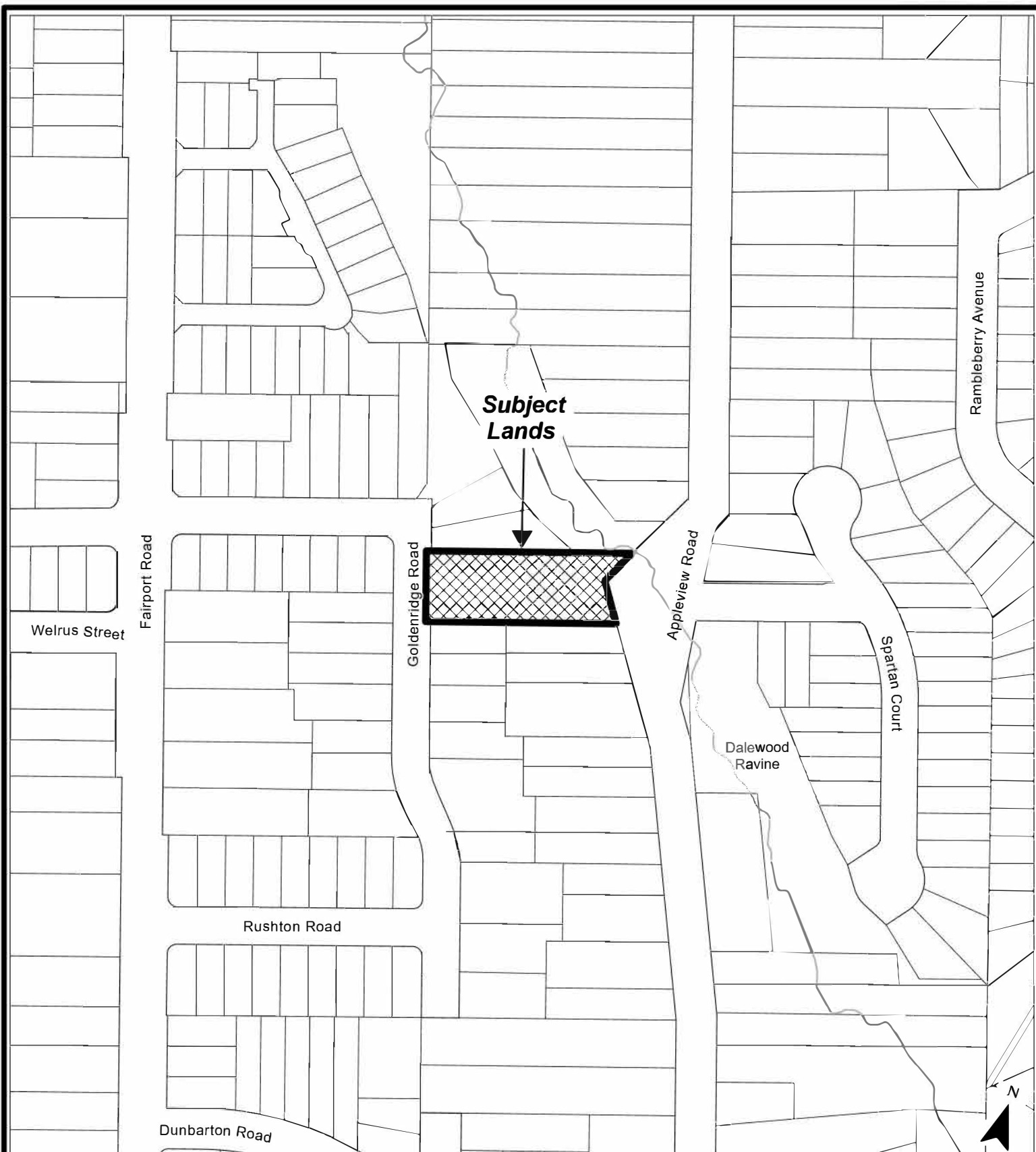
Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person ([as defined in s.1 of the Planning Act](#)), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.

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



City of  
**PICKERING**

City Development  
Department

### Location Map

**File:** A 08/25

**Applicant:** APCOM Enterprises Inc.

**Municipal Address:** 1794 Applevue Road

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**Date:** Dec. 09, 2025

**SCALE:** 1:2,500  
THIS IS NOT A PLANNING SURVEY



PROPOSED MODEL - A  
ELEVATION - 1

PROPOSED MODEL - A  
ELEVATION - 2

PROPOSED MODEL - A  
ELEVATION - 3

# G O L D E N R I D G E R O A D

*City of*  
**PICKERING**  
City Development  
Department

## Submitted Elevations

**File No:** A 08/25

**Applicant:** APCOM Enterprises Inc.

**Municipal Address:** 1794 Appleview Road

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

Date: January 27, 2025





City of  
**PICKERING**  
City Development  
Department

### Submitted Concept Plan

**File No:** A 08/25

**Applicant:** APCOM Enterprises Inc.

**Municipal Address:** 1794 Appleview Road

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

Date: January 27, 2025