

Applications (City File Numbers SP-2023-02 and A 05/23) for approval of a Draft Plan of Subdivision and Zoning By-law Amendment have been submitted by Seaton TFPM Inc., proposing blocks for residential use including: 218 detached dwellings, 89 street townhouses, 52 back-to-back townhouses, 22 rear-lane townhouses and a medium density block. The plan also includes blocks for an elementary school, a park, a stormwater management facility, two trailheads and new public streets.

The Zoning By-law Amendment proposes to rezone the lands to appropriate zone categories to permit the proposed uses and establish appropriate development standards. A copy of the draft plan of subdivision is attached to the back of this notice.

In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that these applications are deemed to be complete applications.

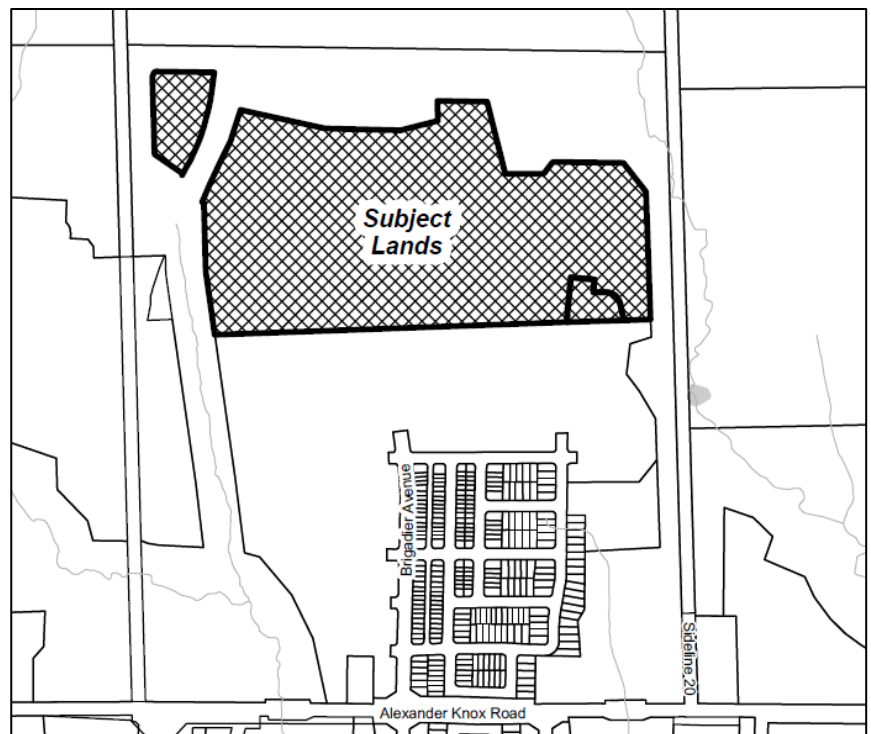
The subject lands are located north of Alexander Knox Road, west of Sideline 20 within Seaton Neighbourhood 19: Wilson Meadows (refer to the location map below).

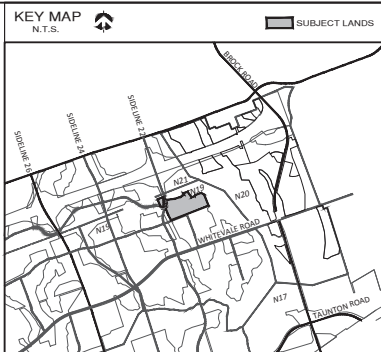
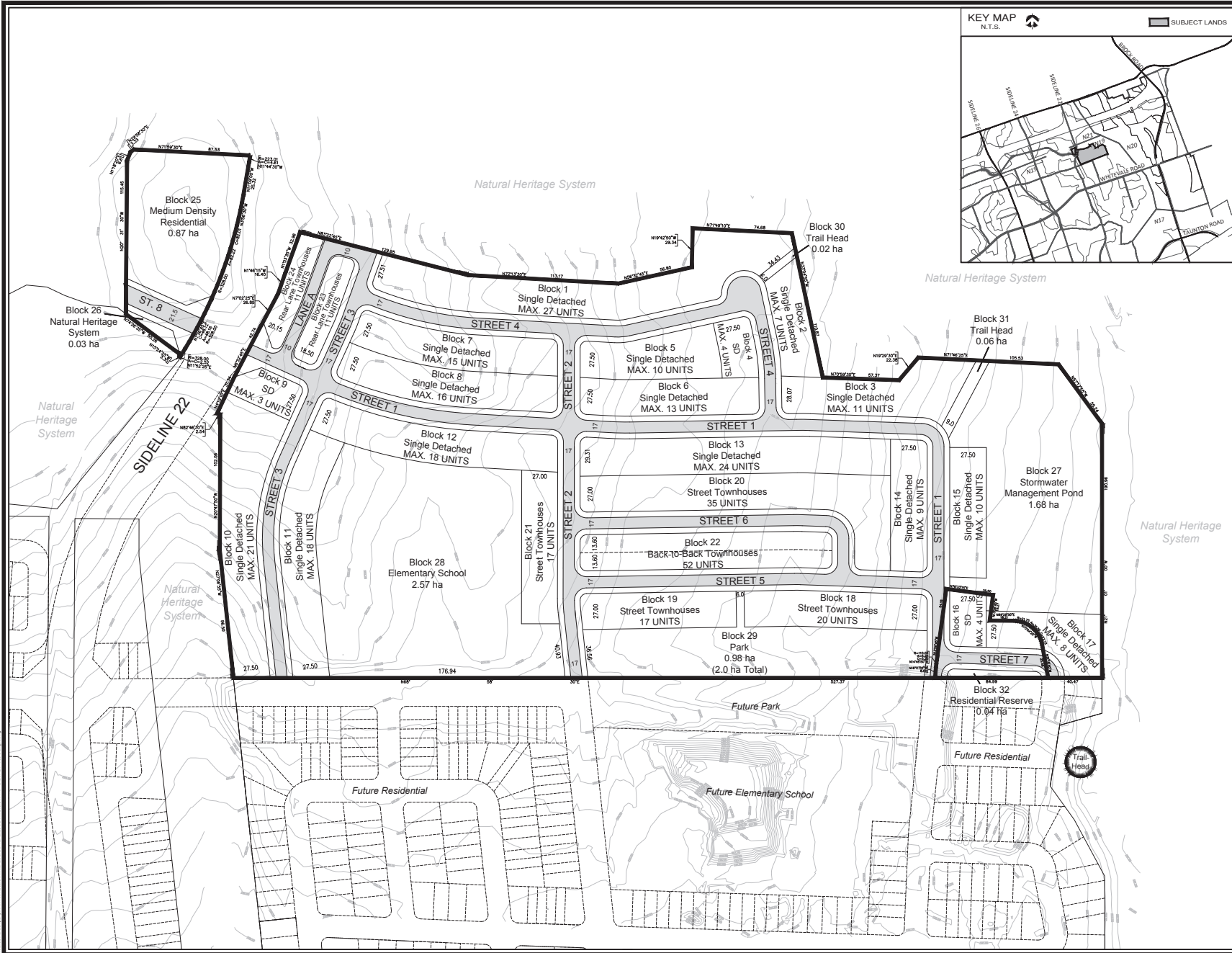
A Statutory Public Meeting for the Draft Plan of Subdivision and Zoning By-law Amendment applications will be held at a later date, and a further notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

Information and material submitted in support of these applications are available for public viewing on the City's website at pickering.ca/devapp or in the City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario L1V 6K7, between the hours of 8:30 am and 4:30 pm during the regular business week.

Your comments and/or questions regarding these applications can be forwarded to Cristina Celebre at 905.420.4660, extension 2194, ccelebre@pickering.ca, City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario L1V 6K7.

Personal information collected in response to this planning notice will be used to assist City staff and Council to process these applications and will be made public.





DRAFT PLAN OF SUBDIVISION NEIGHBOURHOOD 19 SP-

PART OF LOTS 21 AND 22, CONCESSION 5 CITY OF PICKERING (GEOGRAPHIC TOWNSHIP OF PICKERING) REGIONAL MUNICIPALITY OF DURHAM

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL BY THE CITY OF PICKERING.

SIGNED: *Andrew Sjogren* DATE: March 7, 2023

SEATON TFPM INC.
7880 KEELE STREET SUITE 500
VAUGHAN ON L4K 4G7

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *R. Dan Brodeur* DATE: March 10, 2023

Ross DenBroeder, Ontario Land Surveyor

epc ENGINEERING PROFESSIONAL CORPORATION
100 SURVEYING LDB
242 COWLES ROAD, SUITE 3 WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 535-5000 Fax: (416) 535-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (27) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL WATER TO BE PROVIDED
- I) SILTY SAND AND SANDY SILT
- J) SHOWN ON PLAN
- K) FULL MUNICIPAL SERVICES
- L) SHOWN ON PLAN

LAND USE SCHEDULE:

Land Use	Blocks	Block Total	Area (ha)	Units
Single Detached	1-17	17	6.74	216
Street Townhouse	18-21	4	1.76	89
Back-to-Back Townhouse	22	1	0.51	52
Rear Lane Townhouse	23-24	2	0.31	22
Medium Density Residential	25	1	0.87	TBD
Natural Heritage System	26	1	0.03	
Stormwater Management Pond	27	1	1.68	
Elementary School	28	1	2.57	
Park	29	1	0.98	
Trail Head	30-31	2	0.08	
Residential Reserve	32	1	0.04	
10m ROW (106 m)				0.11
17m ROW (2,219 m)				3.86
21.5m ROW (59 m)				0.15
Totals		32	19.69	381

- NOTES:**
- Collector ROW to arterial ROW daylight triangle = 15m
 - Local ROW to arterial ROW triangle = 15m
 - All other daylight roundings = 5.00m
 - Pavement illustration is diagrammatic

Feb. 8, 2023 First Submission A WS
DATE [D.M.Y] REVISION DWG BY



SCALE 1:1250 February 8, 2023
DRAWN BY: WS CHECKED BY: KC



200-277 Lakeshore Road East
Richmond Hill, Ontario L4B 1P9
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