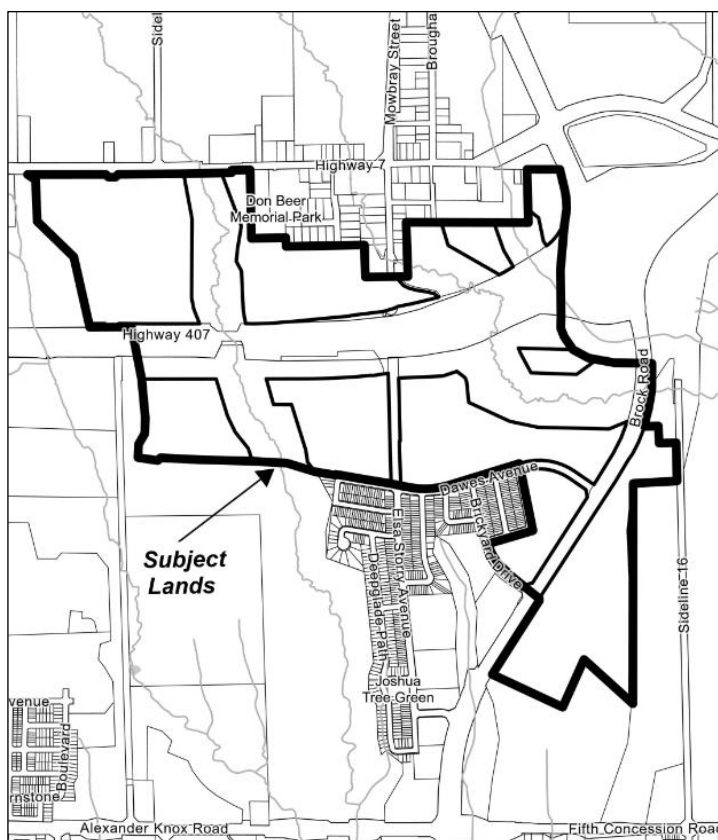


Application (City File Numbers OPA 25-004P) for an Official Plan Amendment has been submitted by Seaton TFPM Inc. The application pertains to lands located in Seaton Neighbourhood 20: Thompson's Corners, as illustrated on the location map below.

The applicant is proposing amendments to the land-use designations for several properties in the vicinity of the Highway 407 and Brock Road interchange. These amendments would allow for a broader range of uses, including offices, hotels, mixed-use buildings, high-density residential, light manufacturing, institutional uses, and other public and related facilities such as a hospital. The amendments also include permissions for low and medium-density residential uses, as well as commercial areas. The proposed land uses are illustrated on the back of this notice.

The purpose of the amendment is to align land-use designations with recently updated provincial policies and to revise adjacent land uses to improve compatibility.

In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that this is a complete application.



A Statutory Public Meeting for these applications will be held at a later date and 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.

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, ON L1V 6K7.


































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.

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

