



Notice of Statutory Public Meeting under the *Planning Act*

Date: Monday, June 16, 2025
Time: 7:00 pm
Location: Electronic

This meeting will be livestreamed and available on the City's Meeting Calendar (events.pickering.ca/council) and the City's YouTube Channel (youtube.com/@CityPickering/streams).

Please note that although this meeting is scheduled for 7:00 pm, this matter could be delayed due to Committee's consideration of preceding agenda items.

Purpose of the Meeting

A Statutory Public Meeting is being held to consider an Information Report regarding the following proposal. This meeting will provide interested parties the ability to learn more about the proposal and provide comments and feedback. No decisions are being made regarding this proposal at this meeting.

Proposal

File Types & Numbers	Zoning By-law Amendment Application A 04/25 Draft Plan of Subdivision Application SP-2025-02
Owner/Applicant	Oak Ridges Seaton Inc.
Property Location	Located on the northwest corner of Whites Road and future Alexander Knox Road, within the Seaton Neighbourhood 18: Mount Pleasant (see attached Location Map), and legally described as Part of Lot 27, Concession 4
Ward	3
Proposal	The applicant is proposing a residential subdivision consisting of 27 townhouse dwelling units, as shown on the attached Submitted Draft Plan of Subdivision). The plan is designed to align with the adjacent draft plan of subdivision (City File SP-2009-02 (R).

Written Information Available	<p>Information Report available on the City's website at events.pickering.ca/council on or after June 5, 2025.</p> <p>If you do not have internet access, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you.</p>
Last Date for Comment	June 23, 2025
City Development Contact	<p>Cristina Celebre Principal Planner, Strategic Initiatives Tel : 905.420.4617 Fax : 905.420.7648 Email : ccelebre@pickering.ca</p>
Reports Submitted with the Application	<ul style="list-style-type: none"> • Planning Justification Report • Draft Plan of Subdivision • Streetscape/Architectural Control Guidelines • Arborist Report • Geotechnical Report • Sustainability Brief • Conceptual Landscape Plan • Phase One Environmental Site Assessment • Stage One and Stage Two Archaeological Assessment • Traffic Sensitivity Analysis • Street Parking • Functional Servicing and Stormwater Management Report • Environmental Noise Assessment <p>These reports and plans are available for public review on the City's website at pickering.ca/devapp.</p>
Pickering Official Plan Designation	<p>Urban Residential Areas - Medium Density Areas Located within Seaton Neighbourhood 18: Mount Pleasant</p>
Zoning By-law	"A" – Rural Agriculture Zone within Zoning By-law 8149/24
To receive notice of future meetings on this matter	<p>Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca</p>
Planning Act Requirements	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>Only a registered owner of land affected by the 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.</p>

	<p>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 zoning by-law amendment is passed, or before the City of Pickering gives or refuses to give approval of the draft plan of subdivision, the specified person or public body is not entitled:</p> <ul style="list-style-type: none">i. to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,ii. 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. <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
Date of this Notice	May 21, 2025
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.	

How to Participate

Make a Delegation

Should you wish to make a verbal delegation with respect to this matter during the Statutory Public Meeting, please visit pickering.ca/spm and complete the online delegation request form or email clerks@pickering.ca.

Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. Once your request has been received, confirmation will be provided to you by the Clerk's Office which will include the details of the delegation process.

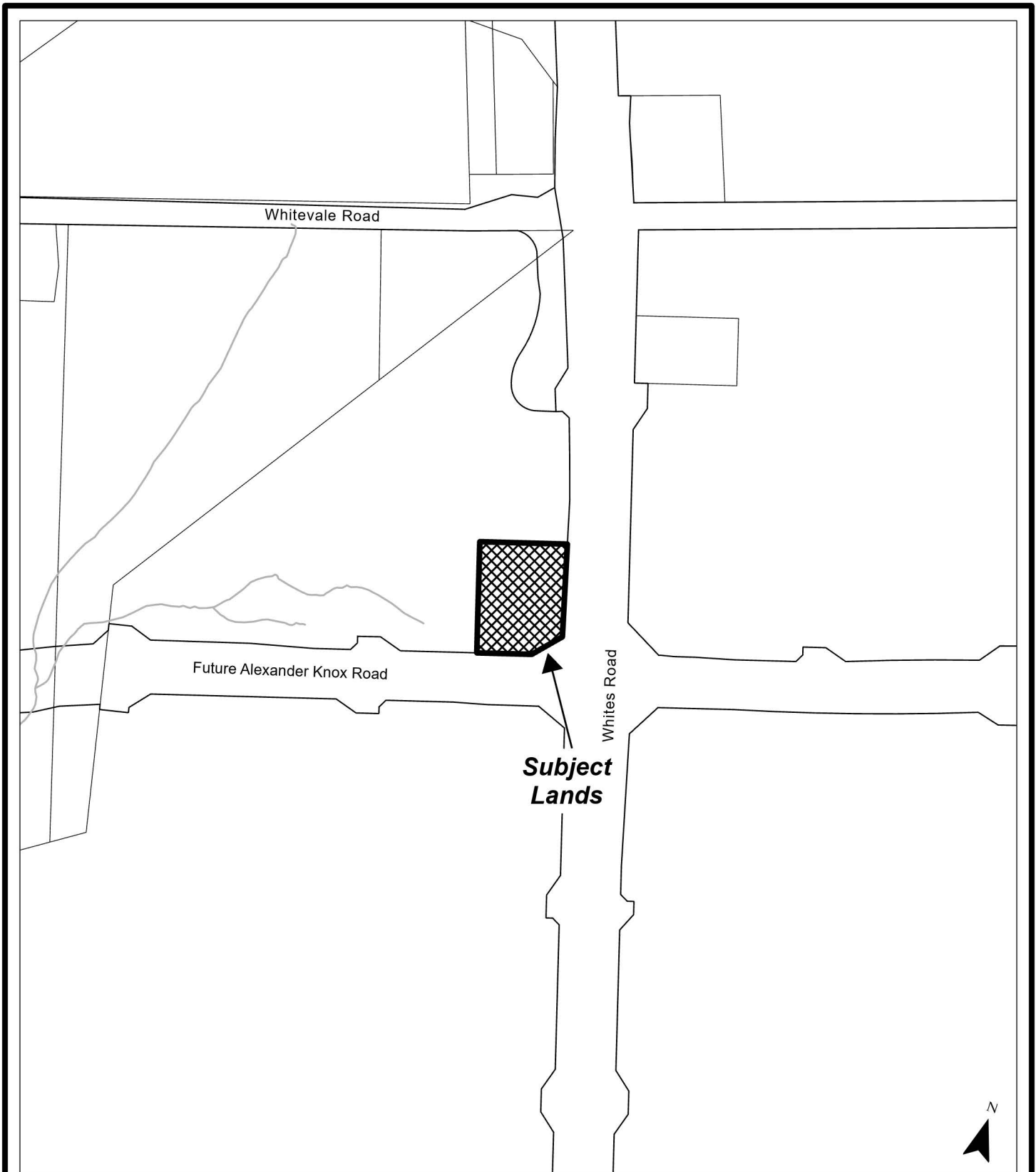
Submit a Written Comment

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

Yours truly



Susan Cassel
City Clerk



City of
PICKERING
City Development
Department

Location Map

File: SP-2025-02 and A 04/25

Applicant: Oak Ridges Seaton Inc.

Legal Description: Part of Lot 27, Concession 4

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Date: Mar. 25, 2025

SCALE: 1:4,000
THIS IS NOT A PLAN OF SURVEY.



City of
PICKERING
City Development
Department

Submitted Draft Plan of Subdivision

File No: SP-2025-02 & A 04/25

Applicant: Oak Ridges Seaton Inc.

Property Description: Part of Lot 27, Concession 4

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

DATE: May 20, 2025