

Applications for **Official Plan Amendment (City File OPA 25-001/P)** and **Zoning By-law Amendment (City File A 06/25)** have been submitted by Seaton Commercial Developments Ltd. for the lands located on the south side of Taunton Road between Burkholder Drive and Peter Matthews Drive (refer to the location map below).

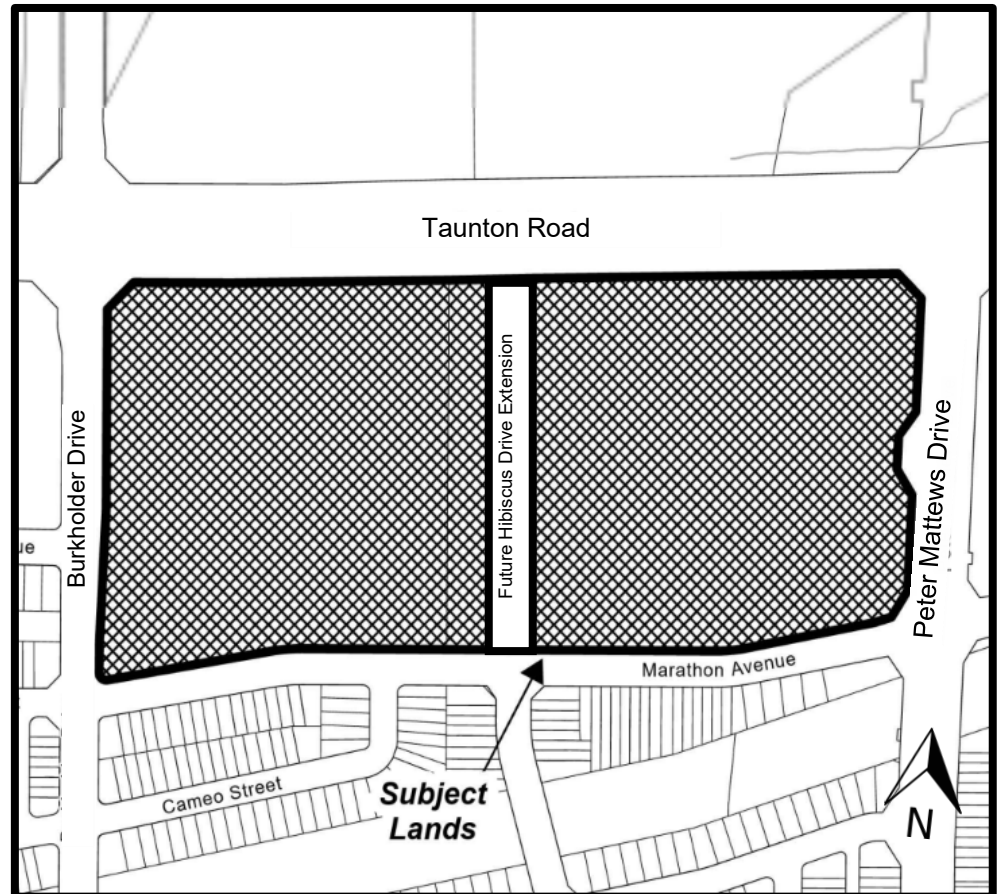
In October 2024, the applicant submitted a Zoning By-law Amendment application (City File A 04/24) for the easterly portion of the site, requesting relief from specific zoning requirements to permit the development of a commercial plaza. Following the technical review, the applicant is now proposing to relocate the commercial plaza to the westerly portion of the site. As a result, amendments to the City's Official Plan and Zoning By-law are required.

The proposed commercial development includes seven buildings with a total gross floor area of approximately 13,000 square metres. The development is intended to accommodate a range of uses, including a grocery store, pharmacy, daycare, banks, restaurants, personal services, and other service-related businesses. Vehicular access is proposed from Taunton Road and Burkholder Drive and the Hibiscus Drive extension. A copy of the submitted concept plan is attached to this notice.

The purpose of the Official Plan Amendment is to remove the “Pedestrian Predominant Street” designation from the proposed extension of Hibiscus Drive. This change is intended to provide greater flexibility in the siting and design of buildings along this extension.

The purpose of the Zoning By-law Amendment is to:

- Remove the “Seaton Community Node – Pedestrian Predominant Area (SCNPP-1)” zone category.



- Add site-specific exceptions for the westerly portion of the site to facilitate the proposed commercial development, including:
  - increasing the maximum front yard setback along Taunton Road;
  - removing the minimum flankage yard setback requirement;
  - removing the requirement for primary entrances to face a public street; and
  - adding “Seasonal Garden Centre” as a permitted use and introducing related zoning standards.
- Introduce site-specific exceptions for the easterly portion of the site to align with the zoning previously approved for the westerly portion, to permit:
  - “Street Townhouse” dwelling as a permitted housing type;
  - zoning standards for freehold lots within a common element condominium;
  - an exemption allowing townhouses to be constructed without an apartment building; and
  - private parks as part of the development.

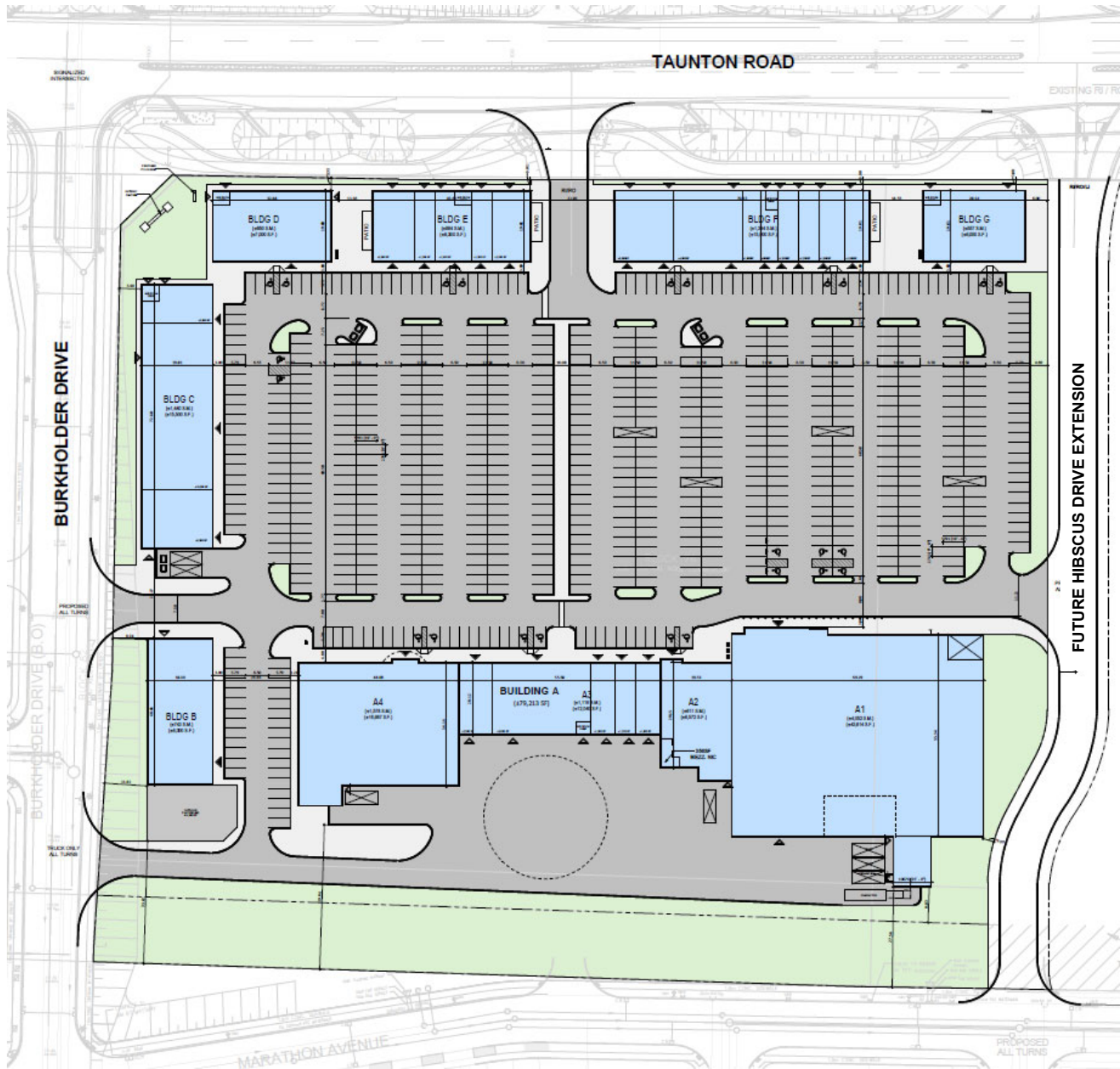
In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that these are complete applications.

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

**Information and material** submitted in support of this application are available for public viewing on the City’s website at **[pickering.ca/devapp](http://pickering.ca/devapp)** or in the City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario between 8:30 am and 4:30 pm, Monday to Friday.

**Your comments and/or questions** regarding these applications can be forwarded to Liam Crawford, Planner II, at 905.420.4660, extension 1126, [lcrawford@pickering.ca](mailto:lcrawford@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 in processing this application and will be made public.



<div> <div>City of</div> <div>PICKERING</div> <div>City Development Department</div> </div>	<b>Submitted Site Plan</b>	
	<b>File No:</b> OPA 25-001/P & A 06/26	
	<b>Applicant:</b> Seaton Commercial Developments Ltd.	
	<b>Legal Description:</b> Block 76, 40M-2664 and Block 188, 40M-2671	
	<b>Part of Lots 23 &amp; 24, Concession 3, City of Pickering</b>	
FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.		<b>Date:</b> Jul. 24, 2025