

**Subject:** 1794 Appleview Road (PRE 09/24)

**Owner:** APCOM Enterprises Inc.

**Distribution:** Richard Szarek, Region of Durham Planning Department  
Grant Young, Region of Durham Works Department  
Terina Tam, Planner I, Toronto Region Conservation Authority  
Paal Helgesen, Division Head, Water Resources & Development Services  
Arnold Mostert, Manager, Landscape & Parks Development  
Déan Jacobs, Manager, Policy & Geomatics  
Nadeem Zahoor, Manager, Transportation & Traffic  
Deborah Wylie, Manager, Zoning & Administration  
Robert Watson, Fire Prevention Officer, Fire Services  
Peter Furnell, Supervisor, Building Permits  
Bob Trajceski, Senior Water Resources Engineer  
Laura Calvelli, Project Manager, Water Resources & Development Services  
Kerry Yelk, Planner I, Zoning & Administration

Item/ Ref #	Details, Discussion & Conclusion (summary of discussion)
1.	<b>Proposal</b>
	<p>The subject properties are located along the west side of Appleview Road. 1794 Appleview Road has a total lot area of 3,186 square metres with approximately 41 metres of frontage along Appleview Road. The subject property is currently occupied by one detached dwelling.</p> <p>According to the submitted Site Plan, the applicant intends to create two additional lots at the rear of 1794 Appleview Road, which will front onto Goldenridge Road. Each lot will have approximately a total lot area of 780 square metres and a lot frontage of 17.3 metres.</p> <p>The subject property is zoned “R3” under Zoning By-law 3036, as amended by Infill By-laws 7874/21 &amp; 7902/22.</p> <ul style="list-style-type: none"> <li>• One residential detached dwelling is permitted per lot.</li> <li>• The minimum lot frontage requirement is 18.0 metres.</li> <li>• The minimum lot area requirement is 460 square metres.</li> </ul>

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2.	<b>Type of Application</b>
	<ul style="list-style-type: none"> <li>• <b>Consent Application</b> (Creation of new lot(s))</li> <li>• <b>Minor Variance Application</b> (1 per each newly created lot)</li> </ul>
3.	<b>Discussion</b>
<p>Déan Jacobs</p> <p>City of Pickering, Manager, Policy &amp; Geomatics</p> <p>&amp;</p> <p>Kerry Yelk</p> <p>City of Pickering, Planner I, Zoning &amp; Administration</p>	<p>The lands are currently designated “Urban Residential Areas – Low Density Area” in the Pickering Official Plan (POP). The properties are located within the Dunbarton Neighbourhood. Official Plan policy 12.8 (a) encourages new development to be compatible with the character of existing development.</p> <p>As per Official Plan Amendment 40 (OPA 40), in effect as of September 5, 2023, the subject lands also fall within an Established Neighbourhood Precinct. The OP requires new development within the Established Neighbourhood Precinct to complement and to be compatible with the existing character of the neighbourhood.</p> <p>OPA 40 (the policies related to Established Neighbourhood Precincts) can be found on the City of Pickering Official Plan webpage. The applicant’s attention is specifically directed to policy 3.9 (f).</p> <p>Policy 3.9 (f) (viii) in OPA 40 states, amongst other things, that applications for the development of Infill or Replacement Dwellings within an Established Neighbourhood Precinct shall require that such development complements and is compatible with the character of the Established Neighbourhood Precinct. This is also with respect to being consistent with the intent of the Urban Design Guidelines for Infill &amp; Replacement Housing in Established Neighbourhood Precincts, which will prevail in the event of a conflict with any Development Guideline within the Compendium Document.</p> <p>The Urban Design Guidelines for Infill &amp; Replacement Housing in Established Neighbourhood Precincts can be found on the Plans, Projects &amp; Studies page within the City of Pickering website.</p> <p><b>OTHER POLICIES</b></p> <p><b>Land Severance</b></p> <p>Policy 16.26 states that City Council, with regard to proposed land severances:</p> <p>a) shall be guided by the policies of the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, Durham Regional Official Plan, this Plan, and the regulations and requirements of the City’s zoning by-laws;</p> <p>b) shall limit the creation of lots for residential purposes by land severance to a maximum of three, and require that an ownership of land capable of being divided into more than three additional lots be developed by a plan of subdivision, except where it is demonstrated to Council’s satisfaction that a plan of subdivision is neither appropriate nor necessary in which case Council may authorize the development to proceed by land severance;</p>

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	<p>c) may, when authorizing a development to proceed by land division, require the owner to enter into one or more agreements respecting matters that would normally have been covered by a subdivision agreement.</p> <p>Although Schedule IIIA identifies the entire property to be within the Natural Heritage System, Schedule I (Land Use structure) designates it Urban Residential. It is important to point out that the Schedule III maps are not land use designations per se, but features mapping (identifying and not designating features). The existence of features on the property in question, as identified on the schedules IIIA-C implies that an EIS or scoped EIS would be required, as per Section 16.8 (b) read together with sections 16.10 and 16.51 of the OP.</p> <p>Contact: <a href="mailto:kyelk@pickering.ca">kyelk@pickering.ca</a></p>
<p>Deborah Wylie City of Pickering, Manager, Zoning &amp; Administration &amp; Kerry Yelk City of Pickering, Planner I, Zoning &amp; Administration</p>	<p>The subject property is zoned “R3” under Zoning By-law 3036, as amended by Infill By-laws 7874/21 &amp; 7902/22. According to the submitted preliminary severance plan, the proposed lots do not comply with the lot requirements from Section 9 – Detached Dwelling, Third Density, Zoning By-law 3036 (Sections 9.2.1 &amp; 9.2.2).</p> <p>A total of three Applications for Minor Variance will be required to permit the reduced lot frontages. The Committee of Adjustment will be the approval authority for this type of consent application.</p> <p>This application is a Consent Application for the creation of three new lots. The Committee of Adjustment will be the approval authority for this type of consent application.</p> <p>Contact: <a href="mailto:dwylie@pickering.ca">dwylie@pickering.ca</a> &amp; <a href="mailto:kyelk@pickering.ca">kyelk@pickering.ca</a></p>
<p>Richard Szarek  Region of Durham, Planning Department</p>	<p>The subject property is designated “Living Areas” in the Durham Regional Official Plan (DROP). Living Areas shall be developed to include a mix of housing types to meet the diverse housing needs of the residents in Durham Region. Residential infill development is permitted in this designation and will help contribute to the achievement of more compact complete communities and also contribute to the City’s and Region’s intensification targets. The proposed Consent Application appears to be permitted by the policies of the DROP.</p> <p>The subject property contains a Key Natural Heritage Feature, as shown on Schedule ‘B’ – Map ‘B1’ of the DROP. Section 2.3.43 of the DROP states that “Any proposal for development or site alteration in proximity to key natural heritage or hydrologic features shall be required to include an Environmental Impact Study as part of a complete application.” The subject property has also been identified as containing a significant Woodland and Valley-land and within a Regulated Area of the Toronto and Region Conservation Authority (TRCA). An Environmental Impact or Natural Heritage Study should be submitted to determine that no negative impacts to the features will occur.</p>

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	<p>As part of a complete application, Regional Planning would require the following:</p> <ul style="list-style-type: none"> <li>• A Site Screening Questionnaire (SSQ) OR a Phase One Environmental Site Assessment (ESA), not more than 18 months old. The SSQ must be signed by the Owner of the property and by a Qualified Professional. A Phase One ESA would need to be prepared by a Qualified Professional in order to identify if there were any changes of the conditions of the site (i.e. site contamination). A Regional Reliance Letter and Certificate of Insurance are also required to allow the Region to rely on the Phase One ESA;</li> <li>• Portions of the subject property has been identified as an area of high archaeological potential. An archaeological assessment will be required;</li> <li>• The applicant submit an Environmental Impact Study or an Natural Heritage Study, prepared to the satisfaction of the City of Pickering and the Region of Durham. Any required works and recommendations of the Study are to be reviewed by the Toronto and Region Conservation Authority, who will acknowledge that the environmental work has been completed to their satisfaction; and</li> <li>• A \$500 Review Fee payable to the Regional Municipality of Durham for review and comments by the Regional Planning Division.</li> </ul> <p>Contact: <a href="mailto:Richard.Szarek@Durham.ca">Richard.Szarek@Durham.ca</a></p>
<p>Bob Trajceski</p> <p>City of Pickering, Senior Water Resources Engineer</p>	<p>The following SWM criteria is applicable to the subject site:</p> <ul style="list-style-type: none"> <li>• Quantity control: in accordance with the Dunbarton Creek watershed criteria, control of post development peak flow rates to pre-development levels for all storm events up to the 100-year return period is required. The controlled flows from the subject development must be directed towards Dunbarton Creek in accordance with the existing drainage pattern.</li> <li>• Quality and Erosion control: minimum 5mm retention/infiltration the on-site. Low Impact Development (LID) measures shall be designed in accordance with the TRCA &amp; CVC LID SWM Planning &amp; Design Guide and the City's SWM Design Guidelines. Sizing calculations and design information for all proposed LIDs must be provided in the Stormwater Management Design Brief/Letter signed and sealed by a Professional Engineer. Locations and details of the proposed measures must be shown on the Site Servicing/Grading Plan. Refer to the City Standard detail P-1020.</li> <li>• All proposed LID measures must be located solely on private property and must be owned and maintained by the property owner. All necessary information regarding the function and maintenance of LID must be included in the purchase agreements. A Section 119 Restrictive Covenant is to be registered on title prohibiting the alteration or removal of the LID measures.</li> </ul>

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	<ul style="list-style-type: none"> <li>• A minimum 450mm depth of amended soils shall be specified for all grassed areas such as back yards, front yards and side yards. Add appropriate notes on the Site Grading Plan.</li> <li>• Foundation/sump pump discharge to the surface or LIDs.</li> </ul> <p>Contact: <a href="mailto:imarouchko@pickering.ca">imarouchko@pickering.ca</a></p>
<p>Paal Helgesen  City of Pickering, Division Head, Water Resources &amp; Development Services  &amp;  Laura Calvelli  City of Pickering, Project Manager, Development Approvals</p>	<ul style="list-style-type: none"> <li>• The reserve on Goldenridge Road, known as Block 23 Plan 40M-2155, must be lifted. All fees associated with lifting the reserve will be the responsibility of the applicant.</li> <li>• A 1.2m easement in favour of the City will be required on the south side of proposed lot 3 to complete the total 2.4m easement required for the existing rear lot catch basin at 1645 Appleview Road. All costs associated with the creating and registering the easement will be the responsibility of the applicant.</li> <li>• A road widening will be required on Goldenridge Road. The details of the widening will be provided by our Transportation and Traffic Section.</li> <li>• Provide a draft reference plan. The plan must show all lots, the road widening, and the easement.</li> <li>• A preliminary grading and drainage plan will be required as a condition of severance. It must contain sufficient information regarding existing and proposed grades such that it can be adequately determined that development of this property will not adversely affect adjacent properties. The plan must illustrate Low Impact Development Stormwater Management Measures for the proposed lots, including, but not limited to, amended topsoil, permeable pavers on the driveway, infiltration galleries, and rain gardens. The plan should indicate existing vegetation/trees within and adjacent to the property that may be affected. The plan should indicate the proposed driveway locations and existing utilities within the boulevard. Relocation of utilities will be the applicant's responsibility.</li> <li>• Cost recoveries for road works, services and streetlighting on Goldenridge Road fronting the lands will be required. The indexed cost of these works is \$14,569.88.</li> <li>• An Engineering Review Fee for the two proposed lot(s), and a fee for the clearance of Water Resources &amp; Development Services conditions will be required. Fees will be as per the current User Fee Schedule.</li> <li>• A Stormwater Maintenance Fee will be required. The fee will be as per the current User Fee Schedule</li> </ul> <p>Contact: <a href="mailto:phelgesen@pickering.ca">phelgesen@pickering.ca</a> &amp; <a href="mailto:lcavelli@pickering.ca">lcavelli@pickering.ca</a></p>

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<p>Arnold Mostert</p> <p>City of Pickering, Manager, Landscape &amp; Parks Development</p> <p>(via email)</p>	<ul style="list-style-type: none"> <li>• Provide a tree inventory report prepared by a certified arborist. Indicate all trees on the subject properties and the ones on adjacent lands within 3 metres of the site that may impacted by the proposed construction. Provide a tree protection plan, indicating all the trees to be protected and/or removed and indicate the location of the tree protection hoarding. Compensation shall be required for all trees to be removed as per the City's Tree Compensation Policy. <a href="http://www.pickering.ca/en/city-hall/resources/tree-inventory-preservation-removal-compensation-requirements.pdf">www.pickering.ca/en/city-hall/resources/tree-inventory-preservation-removal-compensation-requirements.pdf</a> Compensation can be made through on-site replanting and/or cash-in-lieu at the City's current rate.</li> <li>• One boulevard tree will be required for each building lot.</li> </ul> <p>Contact: <a href="mailto:amostert@pickering.ca">amostert@pickering.ca</a></p>
<p>Terina Tam</p> <p>Toronto and Region Conservation Authorities</p> <p>(via email)</p>	<p>The subject site municipally known as 1794 Applevue Road is located within the TRCA Regulated Area of the Frenchman's Bay watershed. The site is partially regulated with respect to its location within the top of slope and regulatory storm floodplain associated with Dunbarton Creek located on the east side of the property. As such, a TRCA Permit may be required prior to development activities taking place and prior to the issuance of any municipal building approvals.</p> <p>Where development activity is defined as:</p> <ul style="list-style-type: none"> <li>a) the construction, reconstruction, erection or placing of a building or structure of any kind,</li> <li>b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,</li> <li>c) site grading, and/or</li> <li>d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.</li> </ul> <p><b>TRCA Living City Policies</b></p> <p>The limits of development are guided by the TRCA's Living City Policies (LCP) and are defined for new development as the greater of the following:</p> <ul style="list-style-type: none"> <li>• 30 meters inland from: <ul style="list-style-type: none"> <li>○ Provincially significant wetland</li> <li>○ Wetlands on the Oak Ridges Moraine (ORM)</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>• 10 meters inland from: <ul style="list-style-type: none"> <li>○ Physical top/toe of bank of the valley feature</li> <li>○ Predicted long-term-stable-top/toe-of-slope (LTSTOS) where geotechnical concerns exist (must be confirmed through an appropriate geotechnical slope stability analysis)</li> <li>○ Limits of flooding on the property during a Regional Storm Event</li> <li>○ Meanderbelt</li> <li>○ Other wetlands (not provincially significant or in the ORM)</li> </ul> </li> </ul> <p>We understand the applicant is seeking to create 2 additional lots fronting onto Goldenridge Road. The proposal also includes retaining the existing residential lot fronting onto Appelview Road. The subject property is constrained by the erosion and flood hazard present on the east side of the property. TRCA policies do not support fragmentation of natural features and hazards to create new lots. We'll require the new lots lines to be setback a minimum of 10 meters from the greatest inland feature (e.g. floodplain, long-term stable top of slope). The feature/hazard and buffer will then be requested to be conveyed into public ownership for long-term preservation and maintenance. Due to the surrounding land ownership, we recommend the conveyance go to the City of Pickering.</p> <p>TRCA staff conducted an initial review of the proposal through our Concept Development process in which detailed comments and required technical studies have been outlined in our letter dated February 27, 2024 (see attached). As noted in these comments, additional information including a geotechnical study and updated topographic survey is required to understand the extent of the natural hazards on the subject property. Based on the information received as part of the pre-consultation, TRCA staff would not be able to support the current proposal until such time that they have completed the required technical reports and plotted the constraint limits and applicable buffers on their site plan for review. It is recommended that the applicant continue to work with TRCA through the Concept Development review process prior to submitting a Land Severance Application.</p> <p>If the applicant chooses to proceed with a Land Severance Application with the City prior to completing our Concept Development process, please have them contact me to discuss the application requirements at that time.</p> <p>Contact: <a href="mailto:terina.tam@trca.ca">terina.tam@trca.ca</a></p>
Peter Furnell City of Pickering, Supervisor, Building Permits	<ul style="list-style-type: none"> <li>• No comments.</li> </ul> <p>Contact: <a href="mailto:pfurnell@pickering.ca">pfurnell@pickering.ca</a></p>



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Nadeem Zahoor City of Pickering, Manager, Transportation & Traffic (via email)	<ul style="list-style-type: none"> <li>The existing road right of way on Goldenridge Road is 20 metres. The City will require a 2.5 metres road widening from the proponent fronting Goldenridge Road as the road right of way fronting the proposed properties is only 17.5 metres.</li> </ul> <p>Contact: <a href="mailto:nzahoor@pickering.ca">nzahoor@pickering.ca</a></p>
Robert Watson City of Pickering, Fire Prevention Officer, Fire Services	<ul style="list-style-type: none"> <li>No comments.</li> </ul> <p>Contact: <a href="mailto:rwatson@pickering.ca">rwatson@pickering.ca</a></p>
Lesley Kennedy Durham Region, Public Health Inspector	<ul style="list-style-type: none"> <li>This property is in an area that is municipally serviced.</li> </ul>
Grant Young Region of Durham, Works Department (via email)	<ul style="list-style-type: none"> <li>No comments.</li> </ul>
<b>4.</b>	<b>Complete Application Requirements</b>
	<p><b>Consent Application (2 Applications)</b></p> <ul style="list-style-type: none"> <li>Cover Letter explaining the proposal;</li> <li>Completed Application Form;</li> <li>Completed Site Screening Questionnaire;</li> <li>Draft 40-R Plan illustrating the proposal;</li> <li>Application Fee as per the current User Fee Schedule – <b>(Creation of New Lot – \$4,350.00/per newly created lot)</b></li> </ul> <p><b>Minor Variance Application (2 Applications)</b></p> <ul style="list-style-type: none"> <li>Two Completed Application Forms;</li> <li>Drawing Package (include housing footprint on severed lots);</li> <li>Proof of Ownership (i.e., tax bill, transfer);</li> <li>Application Fee as per the current User Fee Schedule</li> </ul> <p>*Please note that application fees are subject to change.</p>

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Copy: Ashley Yearwood  
Leo Perciasepe  
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Richard Szarek, Region of Durham Planning Department  
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