



November 14, 2025

The Corporation of the City of Pickering  
City Development Department  
One The Esplanade  
Pickering, Ontario  
Canada L1V 6K7

(Sent by Electric Mail)

Cover Letter – Proposed Zoning By-law Amendment  
1794 Applevue Road, Pickering Ontario

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In response to the City's Record of Pre-Consultation Meeting Summary dated April 23, 2025, Planning Peace of Mind Services Incorporated is pleased to submit a Zoning By-law Amendment application along with the following materials to support the redevelopment of the property to permit three dwellings with frontages off Goldenridge Road:

- Copy of the Zoning By-law Amendment Application form commissioned and dated November 13, 2025;
- Planning Rationale Report (including Urban Design Brief and Sustainability Brief), prepared by Planning Peace of Mind Services Incorporated dated November 14, 2025;
- Draft Zoning By-law, prepared by Planning Peace of Mind Services Incorporated dated November 14, 2025;
- Stage 1 & 2 Archaeological Site Assessment, prepared by Archaeological Consultants Canada, dated August 29, 2025;
- Ministry of Citizenship and Multiculturalism Acknowledgement Letter dated November 5, 2025;
- Natural Heritage Evaluation, prepared by GeoProcess Research Associates Inc. dated October 27, 2025;
- Regional Municipality of Durham Site Screening Questionnaire, reviewed and signed by Soil Engineers Ltd. dated July 30, 2025;
- Slope Stability Assessment, prepared by Soil Engineers Ltd. dated June 11, 2025;



- Topographical Survey with Natural Hazard Buffers, prepared by R-PE Surveying Ltd. dated July 4, 2025;
- Stormwater Management Design Brief, prepared by SCS Consulting Group dated November 7, 2025;
- Conceptual Building Elevations, Streetscape Plan and Context Site Plan, prepared by Jardin Design Group Inc. dated September 17, 2025;
- Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc. dated September 15, 2025;
- Surveyor's Real Property Report and Topography, prepared by R-PE Surveying Ltd. dated June 4, 2024;
- Copy of Deed/Transfer, prepared by the Ontario Land Registry Office dated January 31, 2024; and
- Copies of the City of Pickering's Record of Pre-Consultation Meeting Minutes dated May 9, 2024, and April 23, 2025.

Please note that commenting fees to the City of Pickering City Development Department, the Toronto and Region Conservation Authority and the Regional Municipality of Durham Community Growth and Economic Development Department will follow shortly after this submission package.

If you have any questions, please do not hesitate to contact me by any means provided below.

Sincerely,

Ashley Yearwood, MCIP, RPP  
Principal  
Planning Peace of Mind Services Inc.  
Phone: 416-346-7877  
Email: [ayearwood81@gmail.com](mailto:ayearwood81@gmail.com)