

October 24, 2025

City Development Department  
City of Pickering  
1 The Esplanade, Pickering,  
ON L1V 6K7  
Sent only by email: [crose@pickering.ca](mailto:crose@pickering.ca)

**Attention: Ms. Catherine Rose, MCIP, RPP, Chief Planner**

**Re: Official Plan Amendment Application - Highway 407/ Brock Node**

Dear Ms. Rose:

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant acting on behalf of Seaton TFPM Inc. who are the major landowner in the Pickering Highway 407/Brock Node. We are pleased to submit this application to the City for an Official Plan Amendment (OPA) to update the policy framework and redesignate the Subject Lands to support a more integrated and connected Node.

### APPLICATION SUMMARY

The Subject Lands are located around Highway 407 and Brock Road interchange. They are generally bounded by the Hamlet of Brougham and Highway 7 to the north, Seaton Neighborhood 20: Thompson's Corners/Greenbelt Plan boundary to the east, Thompson's Corners Community Node/ Medium Density Area designation to the south and the Seaton Natural Heritage System to the west. Please refer to Figure 1 to see the 'Subject Lands'.



Figure 1 – Site Location

The existing Official Plan land use designation of the Subject Lands no longer align with the intentions and direction of the Provincial Policy Statement (PPS) as a result of recent significant changes made to Provincial legislation and policy particularly altering the definition of *Employment Areas*.

In response, this application is proposed to amend the Official Plan designation of the Subject Lands to ensure consistency with the updated Provincial policies. The vision for the Node as a centre for office, community and similar employment and service uses will still be maintained. However, the policy framework will better reflect that vision by redesignating the Subject Lands to *Community Core* and promoting better integration and connectivity within the Core and with the surrounding developing community.

## **SUBMISSION MATERIALS**

The following materials are submitted in support of the Official Plan Amendment application:

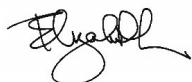
- Cover Letter;
- Completed Official Plan Amendment Application form;
- Official Plan Amendment; and,
- Planning Justification Report.

As per the City's requirements, the submission package is submitted through an online format as an electronic digital package.

We trust this meets the City's requirements and, should you have any questions please contact the undersigned or Maureen Hope at 416-487-4101 or via email respectively at [howson@mshplan.ca](mailto:howson@mshplan.ca) or [hope@mshplan.ca](mailto:hope@mshplan.ca).

Yours truly,

**MACAULAY SHIOMI HOWSON LTD.**



Per: Elizabeth Howson, MCIP, RPP

Cc: Roy Werner/ Max Gargaro, Seaton TFPM Inc.