

Mailed on/before: June 22, 2026

Notice of Application for Consent

Pursuant to Section 53 of the *Planning Act*

Why am I receiving this notice? You are receiving this notice because an application for consent (lot line adjustment) has been submitted to the City of Pickering on the properties noted below. As required by the *Planning Act*, notice must be provided to property owners within 60 metres of the land to where the application applies.

Public Participation: City Council has delegated the authority to make decisions on technical consent applications (which includes applications for easements, lot line adjustments, title validations, and leases or mortgages greater than 21 years) to the Director, City Development & CBO. No public hearing will be held for this application. Should you wish to provide written comments on the application, please submit your comments by **July 6, 2026**, to the City Development contact noted below.

Application Details

The following is a brief description of the application:

File Number	LD 17/26
Owner/Applicant	Stonelake Developments Inc.
Property Location	3386, 3400, & 3420 Westney Road (see Attachment 1)
Purpose of Application	The applicant is proposing to convey a 0.28-hectare parcel of land to the property at 3495 Greenwood Road, located to the west, retaining a 24.74-hectare parcel of land (refer to Attachment 2 & 3).
Background	The applicant is seeking approval of a lot line adjustment to address a boundary-related issue identified through a land titles application review process. The proposed lot line adjustment is intended to resolve the boundary issue and facilitate completion of the land title process.
City Development Contact	Your comments and/or questions regarding this application can be forwarded to: Figo Pham, Planner I Tel: 905.420.4660, ext. 1089 Email: fpham@pickering.ca
Last Date for Comment	July 6, 2026

Pickering Official Plan Designations	“Rural Settlements – Rural Clusters”, “Prime Agricultural Areas”, and “Open Space System – Natural Areas”
Zoning By-law	“A” – Agriculture Zone under Zoning By-law 8149/24

Delegation of Authority to the Director, City Development & CBO

The Council of a Municipality may pass a by-law to delegate, to an appointed office identified in the by-law by name or position, the authority, or any part of such authority to deal with applications for consent, pursuant to the provisions of Section 54 of the *Planning Act*.

The authority of the Council of The Corporation of the City of Pickering under Sections 53 and 54 of the *Planning Act*, related to the approval of technical consent applications (including easements, lot line adjustments, title validations, and leases or mortgages greater than 21 years), but excluding the authority to grant consents for land severance, is delegated by By-law 8064/23 to the Director, City Development & CBO, or a designate.

To all persons and agencies making comments

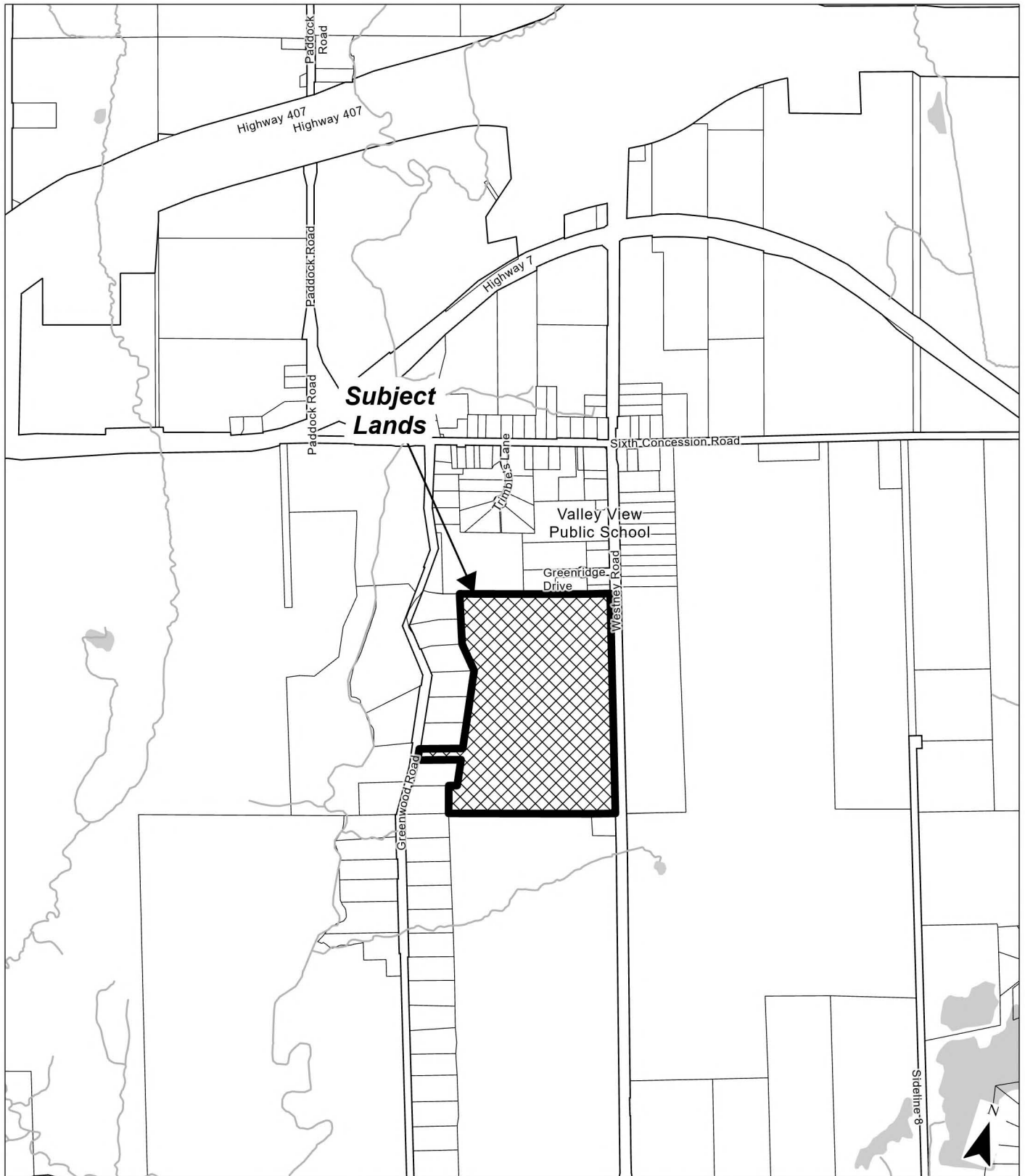
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the City Development contact noted above
- personal information collected in response to this planning notice will be used to assist City staff to process this application

Receiving a copy of the Director’s Decision

- submit a written request to the City Development contact noted above, to receive a copy of the Director’s decision
- the applicant and agent on record will receive a copy of the decision

How to Submit an Appeal to the Ontario Land Tribunal (OLT)

- the applicant, the Minister or a specified person or public body (as defined by the *Planning Act*) may within 20 days of the date of the Director’s decision appeal to the OLT
- fill out Appellant Form (A1) and submit to the City Development contact noted above, outlining the reasons for the appeal
- the A1 Form can be found at <https://olt.gov.on.ca/appeals-process/forms/>
- enclose the appeal fee of \$400.00, paid by cheque, payable to the “Minister of Finance”, and a filing fee of \$25.00 for each additional variance appeal filed by the same appellant against connected variance application



City of
PICKERING
 City Development
 Department

Location Map

File: LD 17/26

Applicant: Stonelake Developments Inc.

Municipal Address: 3386, 3400, & 3420 Westney Road

© The Corporation of the City of Pickering Produced (in part) under license from:
 © King's Printer, Ontario Ministry of Natural Resources. All rights reserved.; © His Majesty the King in
 Right of Canada, Department of Natural Resources. All rights reserved.; © Teranet Enterprises Inc. and its
 suppliers. All rights reserved.; © Municipal Property Assessment Corporation and its suppliers. All rights reserved.

Date: Jun. 18, 2026

SCALE: 1:15,000
THIS IS NOT A PLAN OF SURVEY.

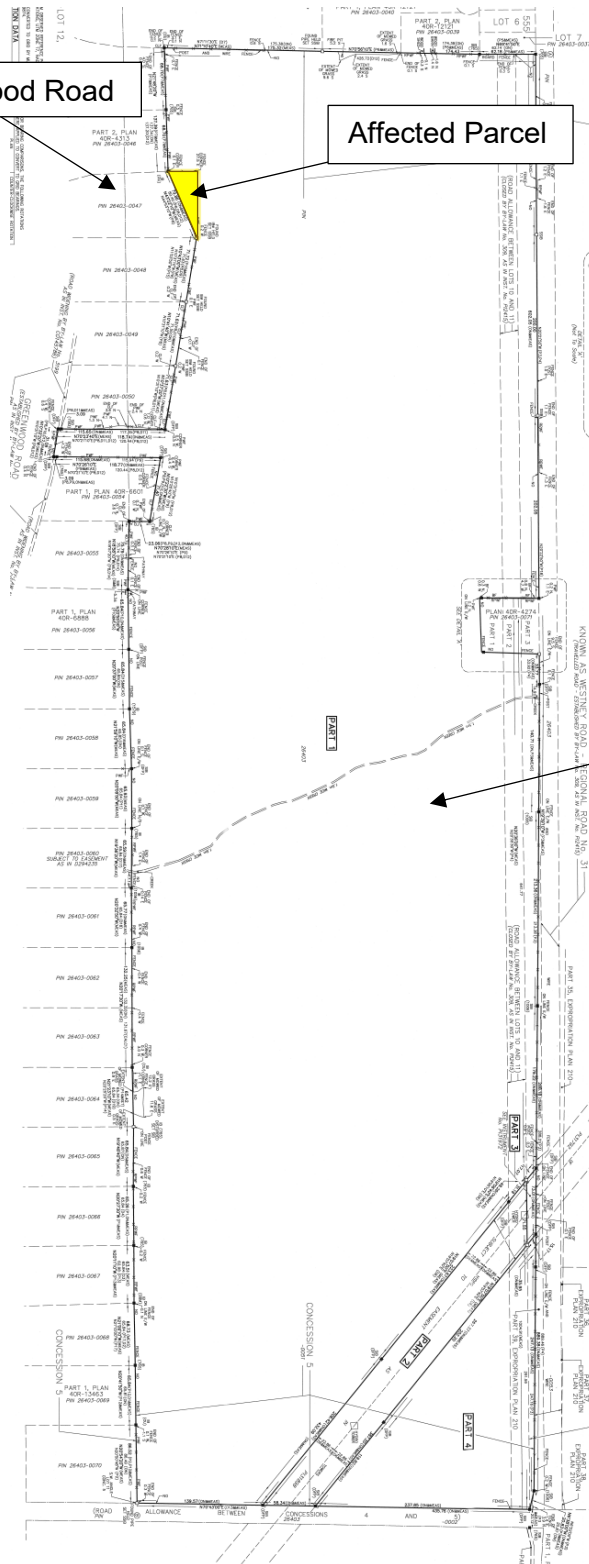
3495 Greenwood Road

Affected Parcel

LD 17/26

The applicant is seeking approval to adjust the shared lot line between the subject property and the adjacent property to the west at 3495 Greenwood Road. The proposed new lot line would run along the existing fence. After the adjustment, the affected parcel would be conveyed to the owner of 3495 Greenwood Road.

3386, 3400, & 3420 Westney Road



City of
PICKERING
City Development
Department

Survey Plan of Subject Lands

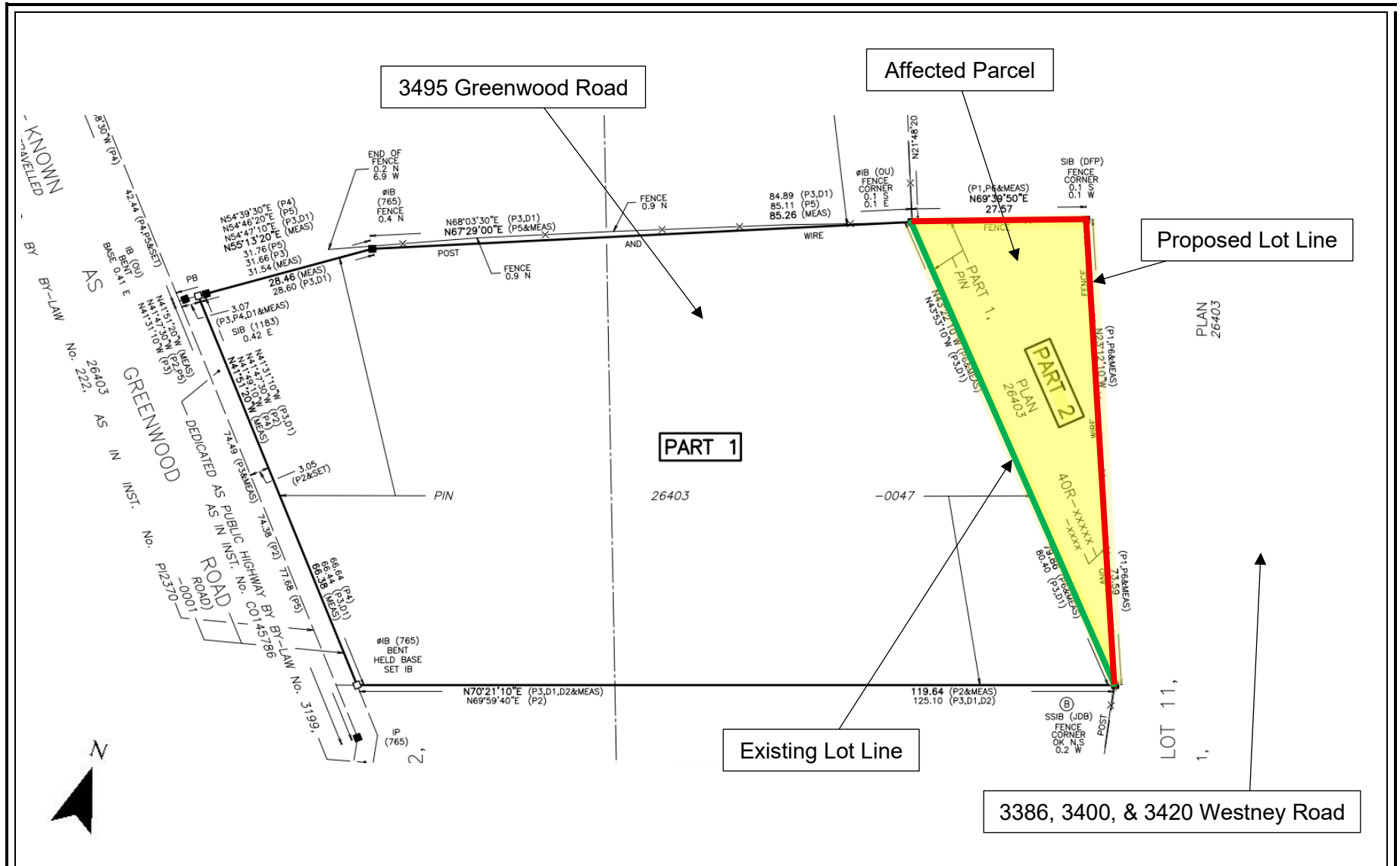
File No: LD 17/26

Applicant: Stonelake Developments Inc.

Municipal Address: 3386, 3400, & 3420 Westney Road

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

Date: June 18, 2026



<p>City of PICKERING City Development Department</p>	<p>Survey Plan of 3495 Greenwood Road</p>
	<p>File No: LD 17/26</p>
	<p>Applicant: Stonelake Developments Inc.</p>
	<p>Municipal Address: 3386, 3400, & 3420 Westney Road</p>
<p>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</p>	
<p>Date: June 18, 2026</p>	