



## Notice of Statutory Public Meeting under the *Planning Act*

**Date:** Monday, June 16, 2025  
**Time:** 7:00 pm  
**Location:** Electronic

This meeting will be livestreamed and available on the City of Pickering's Meeting Calendar ([events.pickering.ca/council](https://events.pickering.ca/council)) and the City's YouTube Channel ([youtube.com/@CityPickering/streams](https://youtube.com/@CityPickering/streams)).

Please note that although this meeting is scheduled for 7:00 pm, this matter could be delayed due to Committee's consideration of preceding agenda items.

### Purpose of the Meeting

A Statutory Public Meeting is being held to consider an Information Report regarding the following proposal. This meeting will provide interested parties the ability to learn more about the proposal and provide comments and feedback. No decisions are being made regarding this proposal at this meeting.

### Proposal

<b>File Types &amp; Numbers</b>	Revised Zoning By-law Amendment Application A 14/15 Revised Draft Plan of Subdivision Application SP-2009-02 (R)
<b>Owner/Applicant</b>	Oak Ridges Seaton Inc.
<b>Property Location</b>	Located on the east and west sides of Whites Road and south of Whitevale Road, within the Seaton Neighbourhood 18: Mount Pleasant (see attached Location Map), and legally described as Part of Lots 25 – 28, Concession 4
<b>Ward</b>	3
<b>Proposal</b>	The applicant is proposing a revision to an approved draft plan of subdivision containing approximately 2,586 residential dwelling units, mixed-use development, schools, parks, a reservoir and stormwater management facilities.

<b>Written Information Available</b>	<p>Information Report available on the City's website at <a href="https://events.pickering.ca/council">events.pickering.ca/council</a> on or after June 5, 2025.</p> <p>If you do not have internet access, you can call the Office of the City Clerk at 905.420.4611 to request a copy of the Report be mailed to you</p>
<b>Last Date for Comment</b>	June 23, 2025
<b>City Development Contact</b>	<p>Cristina Celebre Principal Planner, Strategic Initiatives Tel : 905.420.4617 Fax : 905.420.7648 Email : <a href="mailto:ccelebre@pickering.ca">ccelebre@pickering.ca</a></p>
<b>Reports Submitted with the Application</b>	<ul style="list-style-type: none"> <li>• Draft Plan of Subdivision (Red-lined)</li> <li>• Proposed Phasing Plan</li> <li>• Draft Zoning By-law Amendment</li> </ul> <p>These reports and plans are available for public review on the City's website at <a href="https://pickering.ca/devapp">pickering.ca/devapp</a>.</p>
<b>Pickering Official Plan Designation</b>	<p>Urban Residential Areas - Low Density and Medium Density Areas Mixed Use Areas - Community Nodes and Mixed Corridors Located within Seaton Neighbourhood 18: Mount Pleasant</p>
<b>Zoning By-law</b>	Zoning By-law 8149/24 (Seaton Urban Area Section 14)
<b>To receive notice of future meetings on this matter</b>	<p>Write to, the City Clerk, at the address noted on page 1; or Email: <a href="mailto:clerks@pickering.ca">clerks@pickering.ca</a></p>
<b>Planning Act Requirements</b>	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>Only a registered owner of land affected by the zoning by-law amendment, a specified person (as defined in <a href="#">s.1 of the Planning Act</a>), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal.</p> <p>If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the zoning by-law amendment is passed, or before the City of Pickering gives or refuses to give approval of the draft plan of subdivision, the specified person or public body is not entitled:</p> <ol style="list-style-type: none"> <li>to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,</li> </ol>

	<p>ii. to be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless in the opinion of the Tribunal, there are reasonable grounds to do so.</p> <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
<b>Date of this Notice</b>	May 21, 2025
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.	

## How to Participate

### Make a Delegation

Should you wish to make a verbal delegation with respect to this matter during the Statutory Public Meeting, please visit [pickering.ca/spm](http://pickering.ca/spm) and complete the online delegation request form or email [clerks@pickering.ca](mailto:clerks@pickering.ca).

Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. Once your request has been received, confirmation will be provided to you by the Clerk's Office which will include the details of the delegation process.

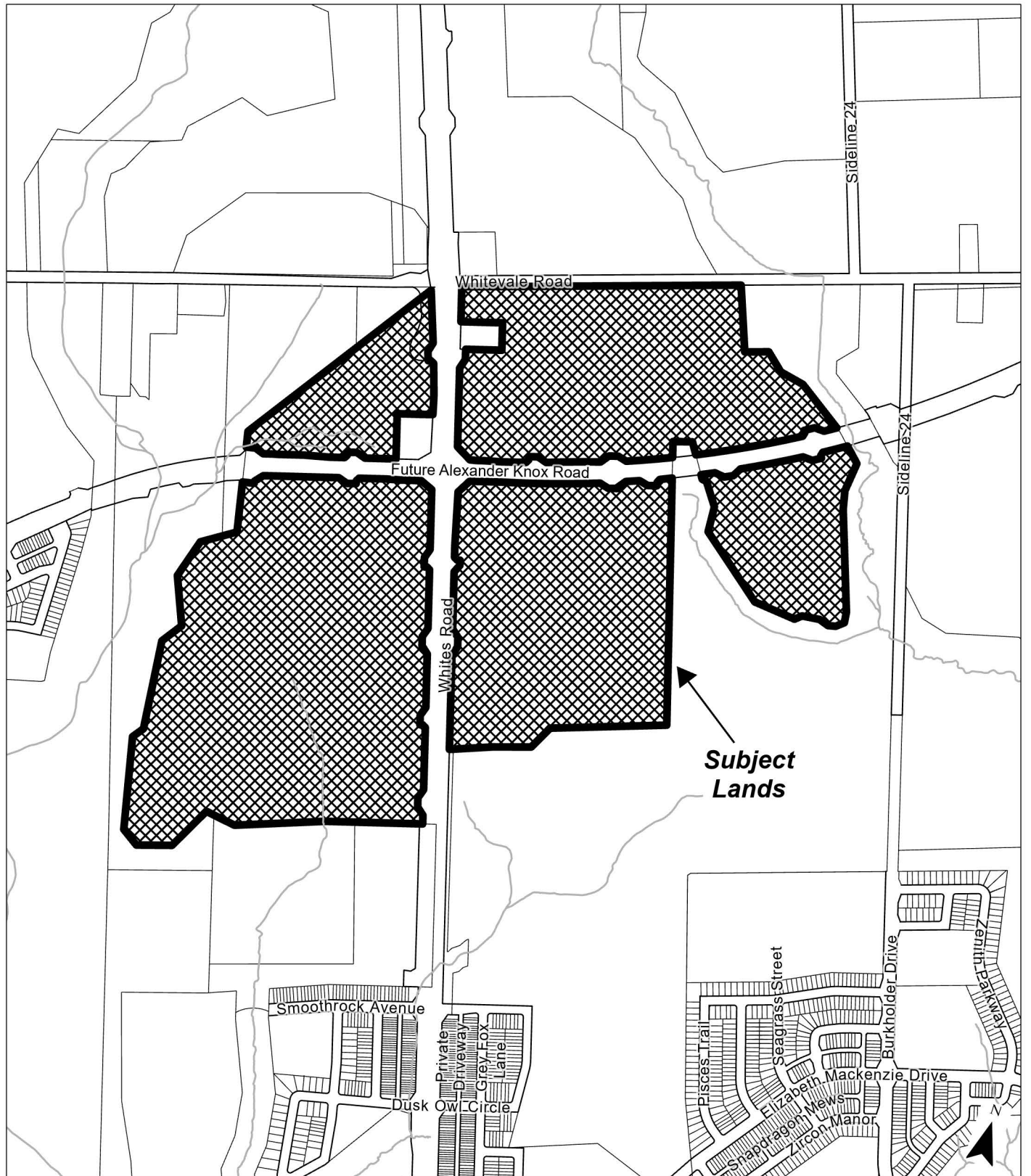
### Submit a Written Comment

You may submit written comments by visiting [pickering.ca/devappform](http://pickering.ca/devappform) or by email to [clerks@pickering.ca](mailto:clerks@pickering.ca)

Yours truly



Susan Cassel  
City Clerk



**Subject  
Lands**

City of  
**PICKERING**

City Development  
Department

### Location Map

**File:** SP-2009-02 (R)

**Applicant:** Oak Ridges Seaton Inc.

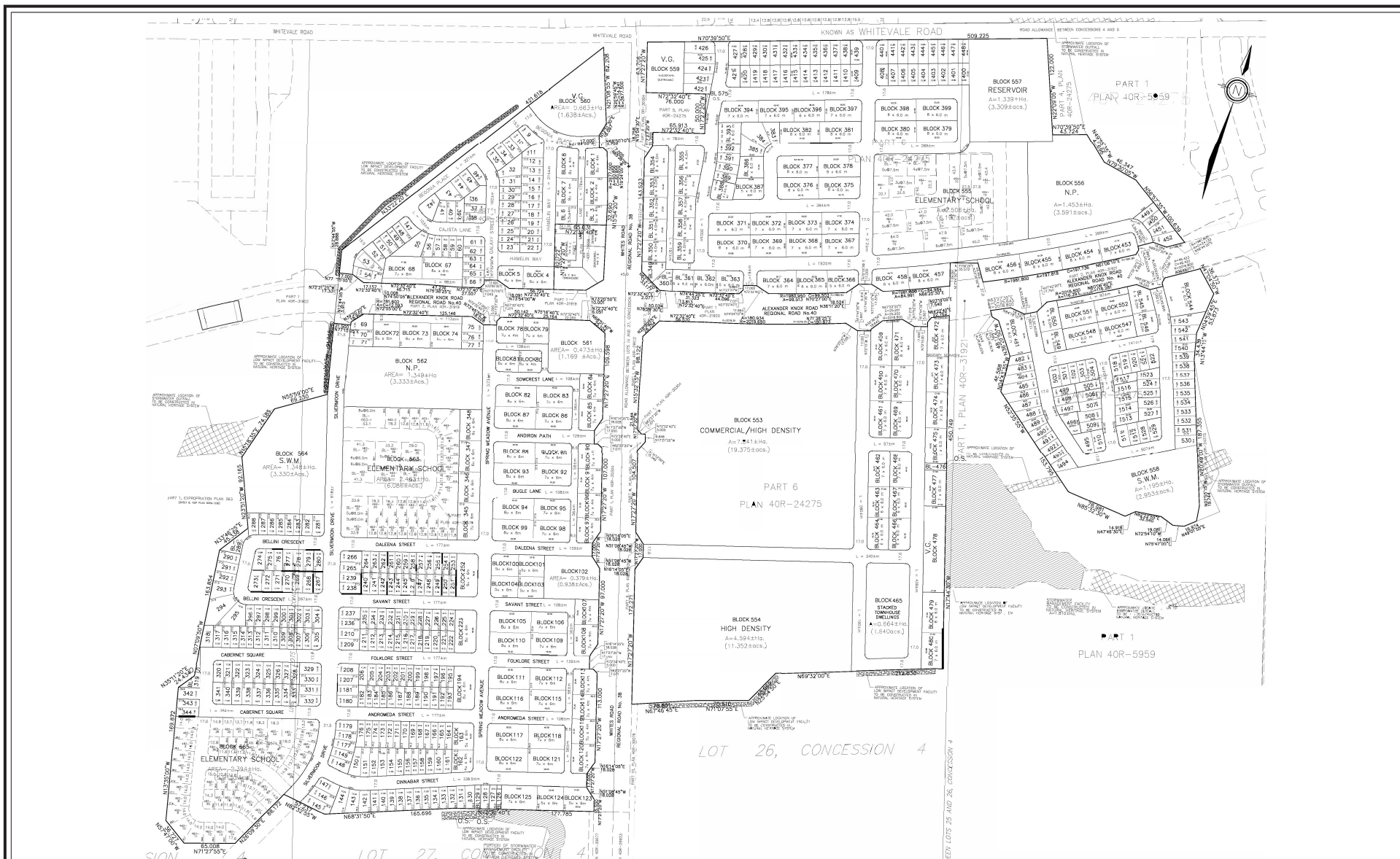
**Legal Description:** Part of Lots 25 - 28, Concession 4

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**Date:** Apr. 01, 2025

**SCALE:** 1:10,000  
THIS IS NOT A PLAN OF SURVEY





City of  
**PICKERING**

City Development  
Department

## Submitted Revised Draft Plan of Subdivision

**File No:** SP-2009-02 (R) & A 14/15

**Applicant:** Oak Ridges Seaton Inc.

**Municipal Address:** Part of Lots 25, 26, 27 and 28, Concession 4

FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING  
CITY DEVELOPMENT DEPARTMENT.

**DATE:** May 20, 2025