



Notice of Statutory Public Meeting under the *Planning Act*

Date: September 8, 2025
Time: 7:00 pm
Location: Electronic

The meeting will be livestreamed and available on the HTML Agenda or the archived video available on the City's website at events.pickering.ca/council.

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 before any decisions are made.

Proposal

File Types & Numbers	Official Plan Amendment Application OPA 25-001/P Zoning By-law Amendment Application A 06/25
Owner/Applicant	Seaton Commercial Developments Ltd.
Property Location	The subject lands are located on the south side of Taunton Road, between Burkholder Drive and Peter Matthews Drive, within the Lamoreaux Neighbourhood in the Seaton Community (see attached Location Map).
Ward	3
Proposal	In October 2024, the applicant submitted a Zoning By-law Amendment application (City File A 04/24) for the easterly portion of the site, requesting relief from specific zoning requirements to permit the development of a commercial plaza. Following the technical review, the applicant is now proposing to relocate the commercial plaza to the westerly portion of the site. As a result, amendments to the City's Official Plan and Zoning By-law are required.

	The proposed commercial development includes seven buildings with a total gross floor area of approximately 13,000 square metres. The development is intended to accommodate a range of uses, including a grocery store, pharmacy, daycare, banks, restaurants, personal services, and other service-related businesses. Vehicular access is proposed from Taunton Road and Burkholder Drive and the Hibiscus Drive extension. A copy of the submitted concept plan is attached to the back of this notice. The purpose of the Official Plan Amendment is to remove the “Pedestrian Predominant Street” designation from the proposed extension of Hibiscus Drive. This change is intended to provide greater flexibility in the siting and design of buildings along this extension. The purpose of the Zoning By-law Amendment is to: • Remove the “Seaton Community Node – Pedestrian Predominant Area (SCNPP-1)” zone category. • Add site-specific exceptions for the westerly portion of the site to facilitate the proposed commercial development, including: ○ Increasing the maximum front yard setback along Taunton Road ○ Removing the minimum flankage yard setback requirement ○ Removing the requirement for primary entrances to face a public street ○ Adding “Seasonal Garden Centre” as a permitted use and introducing related zoning standards • Introduce site-specific exceptions for the easterly portion of the site to align with the zoning previously approved for the westerly portion, to permit: ○ “Street Townhouse” dwelling as a permitted housing type ○ Zoning standards for freehold lots within a common element condominium, ○ An exemption allowing townhouses to be constructed without an apartment building ○ private parks as part of the development
Written Information Available	Information Report available on the City’s website at events.pickering.ca/council on or after August 28, 2025. If you do not have access to the internet, you can call the office of the City Clerk at 905.420.4611 to request a copy of the Report.
Last Date for Comment	September 15, 2025
City Development Contact	Liam Crawford Planner II

	Tel: 905.420.4660 extension 1126 Email: lcrawford@pickering.ca
Reports Submitted with the Application	• Cover Letter • Site Plan and Coloured Site Plan • Planning Justification Brief (includes Draft Official Plan and Zoning By-law Amendments) These reports and plans are available for public review on the City's website at pickering.ca/devapp.
Pickering Official Plan Designation	Schedule I: Mixed Use Areas – Community Nodes Schedule VIII: Community Node (with a Pedestrian Predominant Street label)
Zoning By-law 8149/24 as amended	• Seaton Community Node – Pedestrian Predominant Area – Exception 430 “X430 (SCNPP-1)” • Seaton Community Node – Exception 378 “X378 (SCN-1)” • Seaton Community Node – Exception 429 “X429 (SCN-4)”
To receive notice of future meetings on this matter	Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca
Planning Act Requirements	These applications have been deemed complete in accordance with the <i>Planning Act</i>. Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person (as defined in s.1 of the Planning Act), or a public body, and the Minister of Municipal Affairs and Housing is entitled to appeal. 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 official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled: - to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and, - 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. If you wish to be notified of the decision you must make a written request to the City Clerk.
Date of this Notice	August 15, 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 and complete the online delegation request form or email 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.

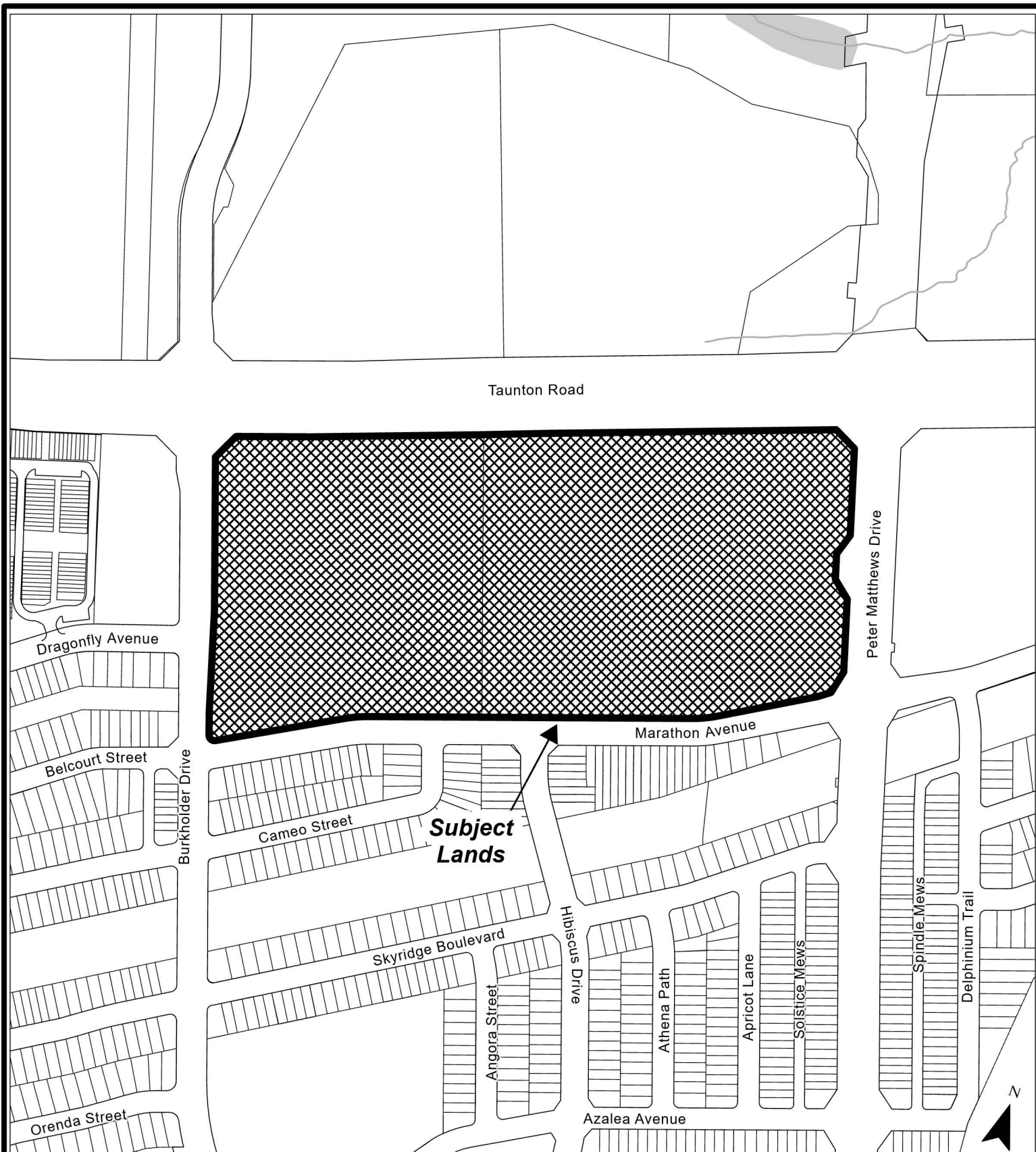
Submit a Written Comment

You may submit written comments by visiting pickering.ca/devappform or by email to clerks@pickering.ca

Yours truly

A handwritten signature in blue ink, appearing to read "S. Cassel", is positioned above the printed name of the City Clerk.

Susan Cassel
City Clerk



City of
PICKERING

City Development
Department

Location Map

File: OPA 25-001/P and A 06/25

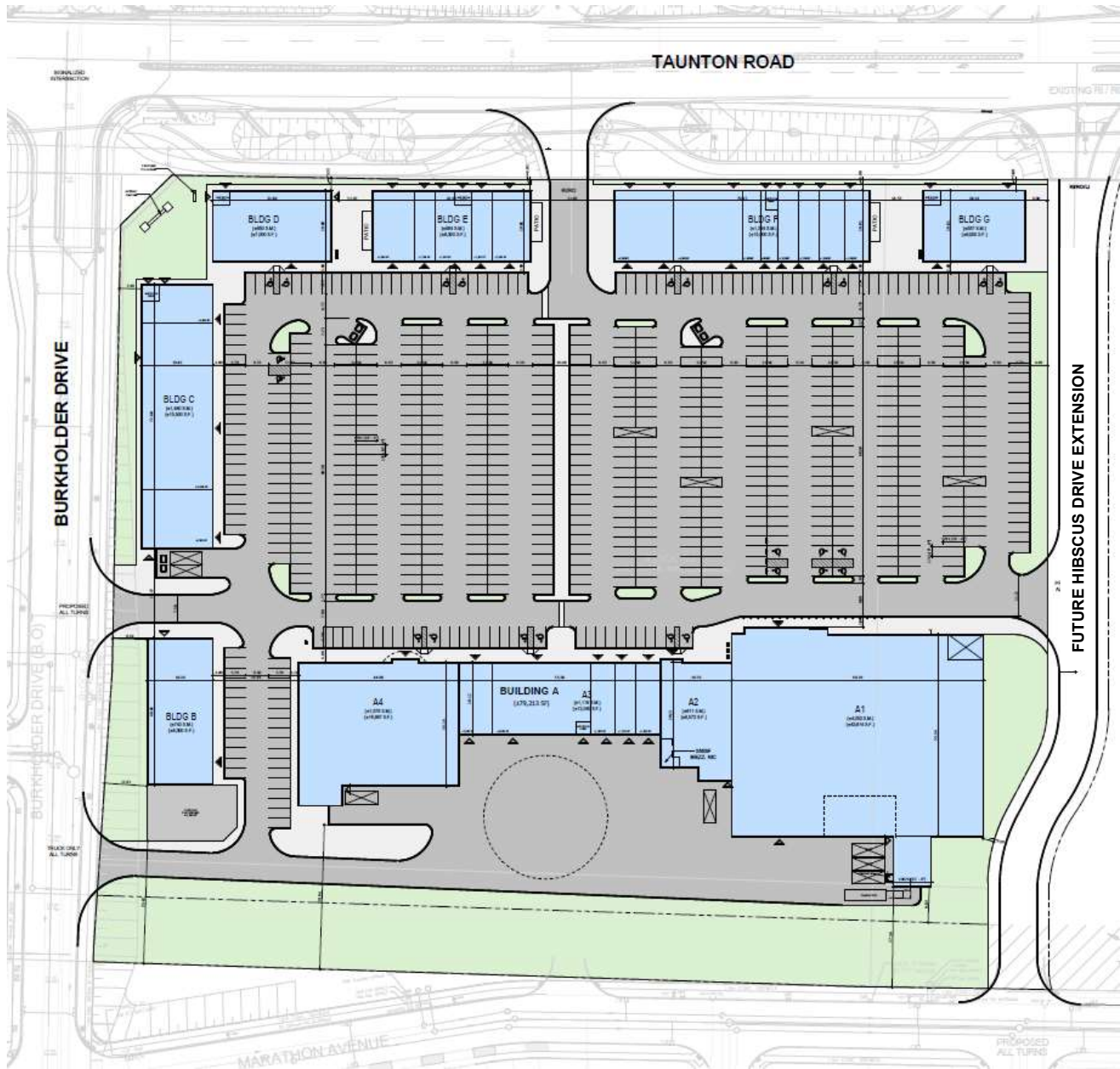
Applicant: Seaton Commercial Developments Ltd.

Legal Description: Block 76, 40M-2664, and Block 188, 40M-2671, Part of
Lots 23 & 24, Concession 3, City of Pickering

Date: Jul. 25, 2025

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SCALE: 1:4,000
THIS IS NOT A PLAN OF SURVEY



City of PICKERING City Development Department	Submitted Site Plan	
	File No: OPA 25-001/P and A 06/25	
	Applicant: Seaton Commercial Developments Ltd.	
	Legal Description: Block 76, 40M-2664 and Block 188, 40M-2671	
	Part of Lots 23 & 24, Concession 3, City of Pickering	
FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.		Date: Jul. 24, 2025