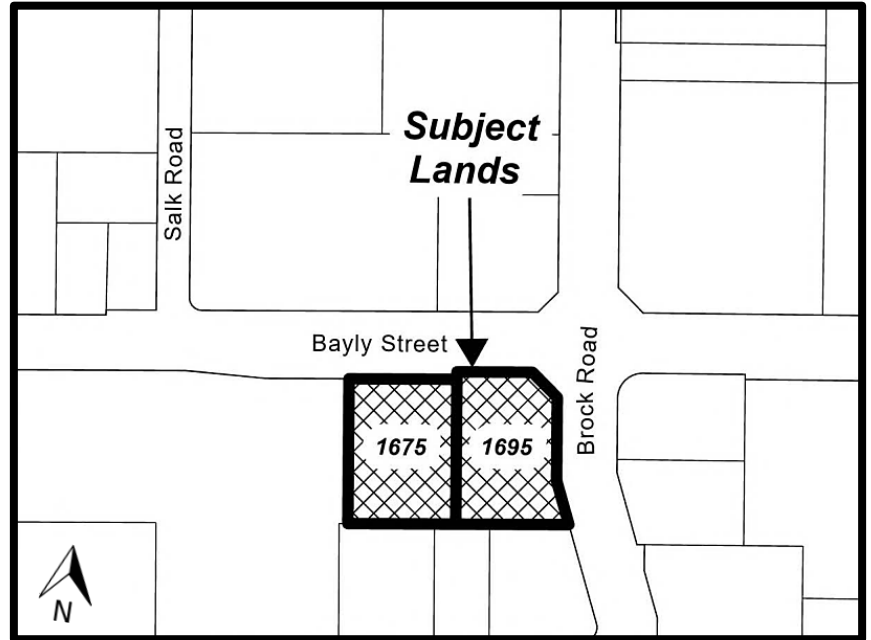


An application (City File Number A 02/26) for a Zoning By-law Amendment has been submitted by Bessada EV Division Inc., for lands located at the southwest corner of Bayly Street and Brock Road, municipally known as 1675 and 1695 Bayly Street (see location map).

The applicant is proposing a two-storey addition to the existing Bessada Kia dealership, along with a reconfigured surfaced parking area to accommodate the storage and display of vehicles. The addition is intended to support the dealership's new electric vehicle division. The applicant submitted a conceptual site plan and rendering, which are attached to this notice.



The proposed Zoning By-law Amendment seeks to establish site-specific zoning standards for building setbacks, building height, lot coverage, parking, and outdoor display and storage of vehicles.

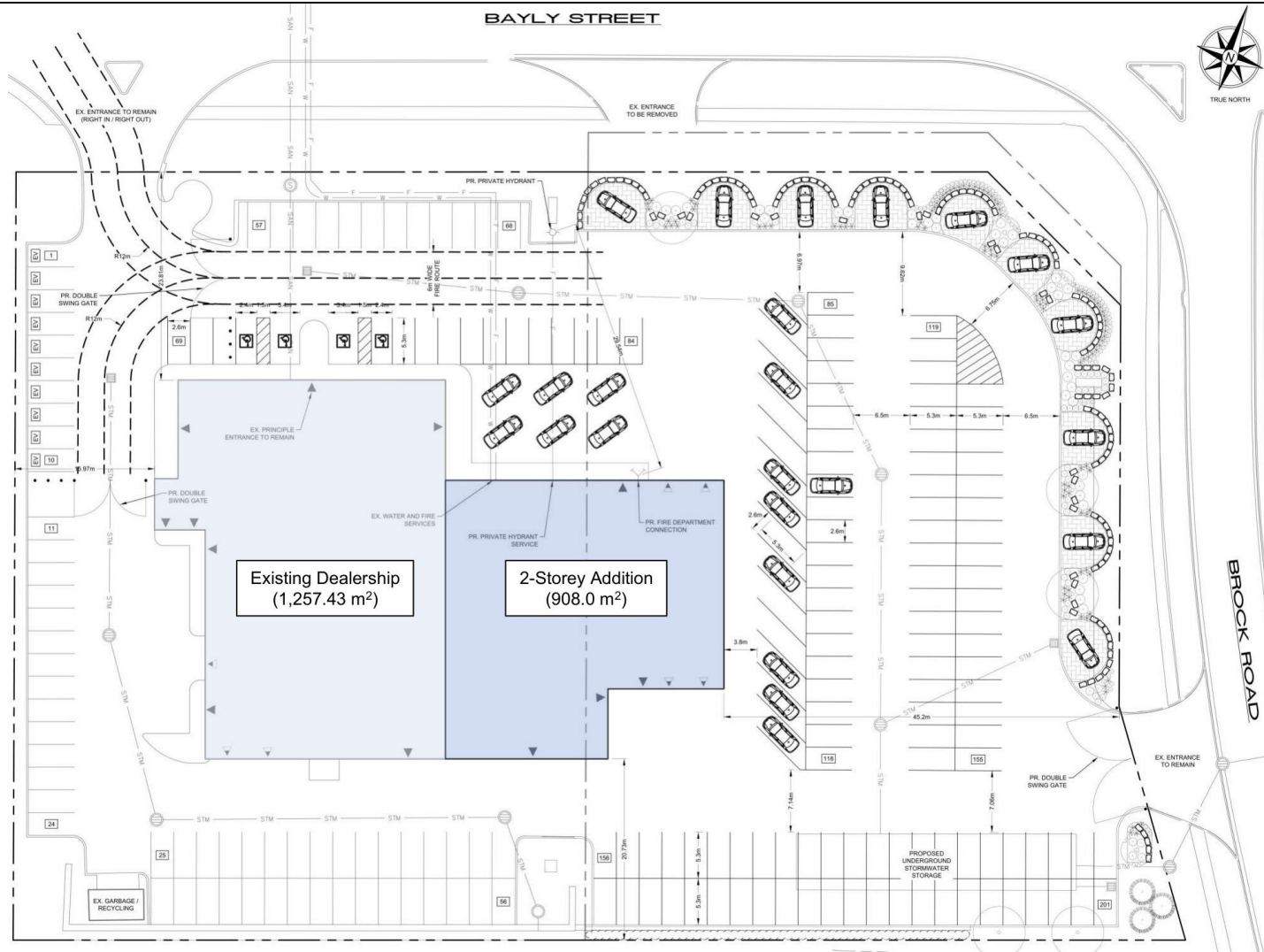
In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that this is a complete application.

A Statutory Public Meeting for this application will be held at a later date, and further notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

Information and material submitted in support of this application is available for public viewing on the City's website at pickering.ca/devapp.

Your comments and/or questions regarding this application can be forwarded to Isabel Lima at 905.420.4660, extension 2053, ilima@pickering.ca, City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario L1V 6K7.

Personal information collected in response to this planning notice will be used to assist City staff and Council in processing this application and will be made public.



City of
PICKERING
City Development
Department

Submitted Conceptual Site Plan

File: A 02/26

Applicant: Bessada EV Division Inc.

Municipal Addresses: 1675 & 1695 Bayly Street

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

Date: May 21, 2026



City of
PICKERING

City Development
Department

Submitted Conceptual Rendering

View looking southwest from Bayly Street and Brock Road

File: A 02/26

Applicant: Bessada EV Division Inc.

Municipal Addresses: 1675 & 1695 Bayly Street

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

Date: May 21, 2026