



## Notice of Electronic Statutory Public Meeting

Subject: Zoning By-law Amendment Application A 06/24  
Draft Plan of Condominium CP-2024-05  
9004807 Canada Inc. (Stonepay)  
1635 Palmer’s Sawmill Road

The Planning & Development Committee is holding an Electronic Statutory Public Meeting. The public meeting will provide interested parties the ability to learn more about the proposal and provide comments and feedback before any decisions are made on the above noted applications. This Electronic Statutory Public Meeting will be held on:

**Monday, March 3, 2025 at 7:00 pm**

**Residents can view the meeting livestream via  
the City of Pickering’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.**

Should you wish to address the City Development Department and the Planning & Development Committee with respect to this matter during the electronic meeting, please visit [pickering.ca/meetings](https://pickering.ca/meetings) and complete the online delegation request form or email [clerks@pickering.ca](mailto:clerks@pickering.ca).

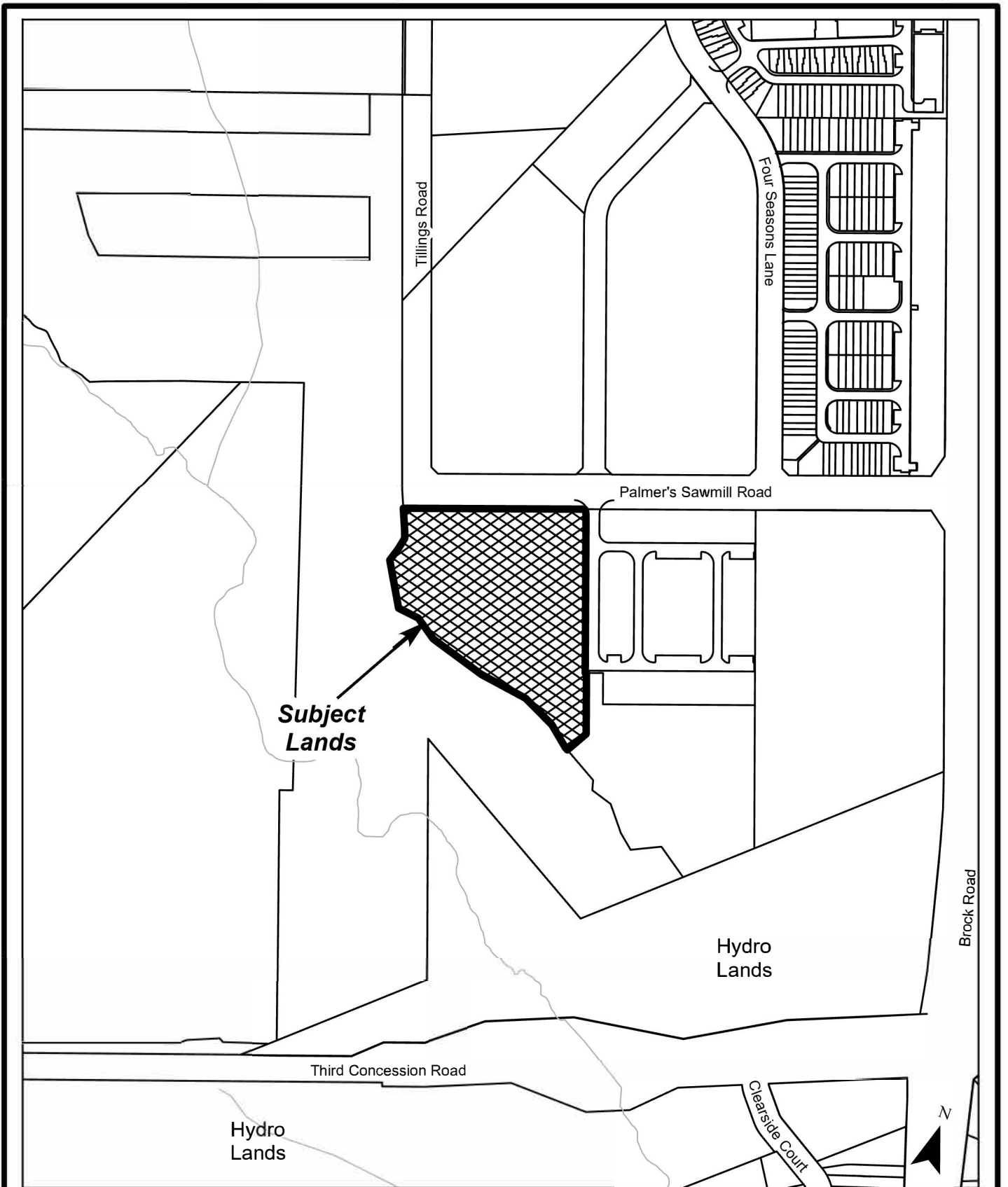
Virtual delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. Once your request has been received, confirmation will be provided to you by the Clerk’s Office which will include the details of the delegation process.

The following is a brief description of the proposal:

<b>File Type &amp; Number</b>	Zoning By-law Amendment Application A 06/24 Draft Plan of Condominium Application CP-2024-05
<b>Owner/Applicant</b>	9004807 Canada Inc. (Stonepay)
<b>Property Location</b>	The subject property is located on the south side of Palmer’s Sawmill Road, west of Brock Road, in the Duffin Heights Neighbourhood, at 1635 Palmer’s Sawmill Road (see attached Location Map).

<b>Ward</b>	3
<b>Proposal</b>	<p>The applicant is proposing to develop a residential common element condominium with 85 townhouses. To support this development, the following site-specific amendments to the City's Consolidated Zoning By-law 8149/24 are being requested:</p> <ul style="list-style-type: none"> <li>• adding "Street Townhouse" as a permitted housing form</li> <li>• establishing new zoning standards for creating Parcels of Tied Land, such as lot frontage, lot area, building setbacks, and architectural projections</li> <li>• permitting air conditioner units to be placed between the building and the street</li> </ul>
<b>Written Information Available</b>	<p>The Information Report will be available on the City's website at <a href="https://events.pickering.ca/council">events.pickering.ca/council</a> on or after February 20, 2025. If you do not have access to a computer, 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>	March 10, 2025
<b>City Development Contact</b>	<p>Liam Crawford Planner II Tel: 905.420.4660 extension 1126 Email: <a href="mailto:lcrawford@pickering.ca">lcrawford@pickering.ca</a></p>
<b>Reports Submitted with the Application</b>	<ul style="list-style-type: none"> <li>• Cover Letter</li> <li>• Site Plan</li> <li>• Draft Plan of Condominium</li> <li>• Draft Zoning By-law Amendment and Schedule</li> <li>• Planning Justification Report</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 – Medium Density Areas Located within Neighbourhood 15: Duffin Heights Neighbourhood Plan</p>
<b>Zoning By-law 8149/24</b>	Exception Zone 308 ("X308 – MU-MD-2")

<p><b>To receive notice of future meetings on this matter</b></p>	<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>
<p><b>Planning Act Requirements</b></p>	<p>This application has 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, the specified person or public body is not entitled:</p> <ul style="list-style-type: none"> <li>i. to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and,</li> <li>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.</li> </ul> <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
<p><b>Date of this Notice</b></p>	<p>February 7, 2025</p>
<p>Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.</p>	



City of  
**PICKERING**  
 City Development  
 Department

**Location Map**

**File:** A 06/24, CP-2024-05

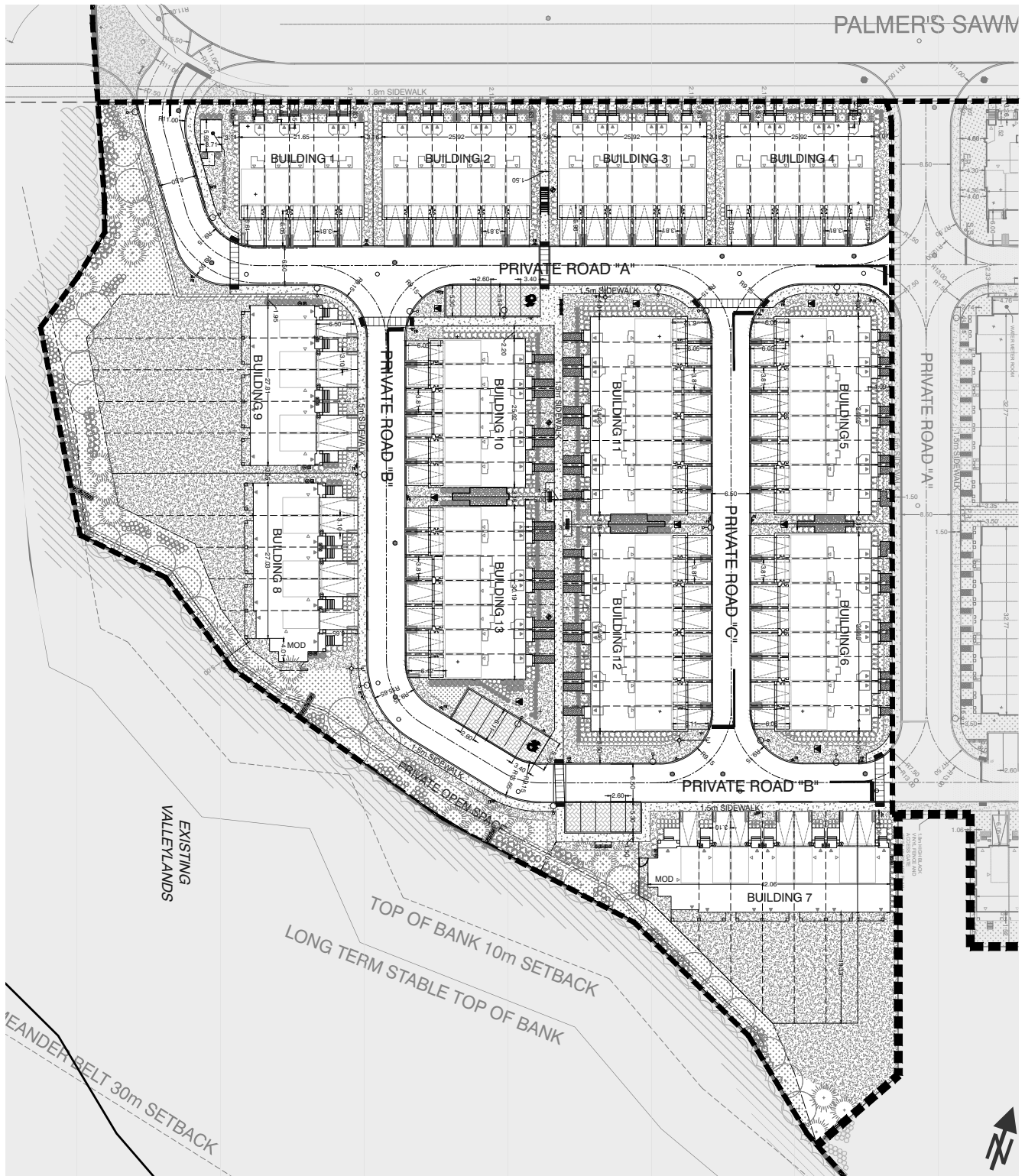
**Applicant:** 9004807 Canada Inc. (Stonepay)

**Municipal Address:** 1635 Palmer's Sawmill Road

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**Date:** Jan. 14, 2025

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



City of  
**PICKERING**  
 City Development  
 Department

**Submitted Site Plan**

**File No:** A 06/24, CP-2024-05

**Applicant:** 9004807 Canada Inc. (Stonepay)

**Municipal Address:** 1635 Palmer's Sawmill Road

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

**DATE:** Jan 25, 2025