

## Notice of Hybrid Electronic Statutory Public Meeting

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

**Monday, April 3, 2023 at 7:00 pm**

**Residents can attend the meeting in person, or view the meeting livestream via the City of Pickering's YouTube channel**  
<https://www.youtube.com/user/SustainablePickering>

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

**In accordance with the City's meeting procedures, should you wish to address the Committee with respect to this matter, you may do so either in person or virtually via audio connection.**

To register as a delegate, visit [www.pickering.ca/delegation](http://www.pickering.ca/delegation), and complete the online delegation form. Virtual, audio delegations must register by 12:00 pm noon on the last business day before the scheduled meeting. In-person delegations must register by 12:00 pm noon on the day of the meeting. Please note that delegations will appear before the Committee in the order they are received.

For inquiries, please email [clerks@pickering.ca](mailto:clerks@pickering.ca). Once your request has been received, confirmation will be provided to you by the Clerk's Office which will include the particulars of how you will be connected to the meeting.

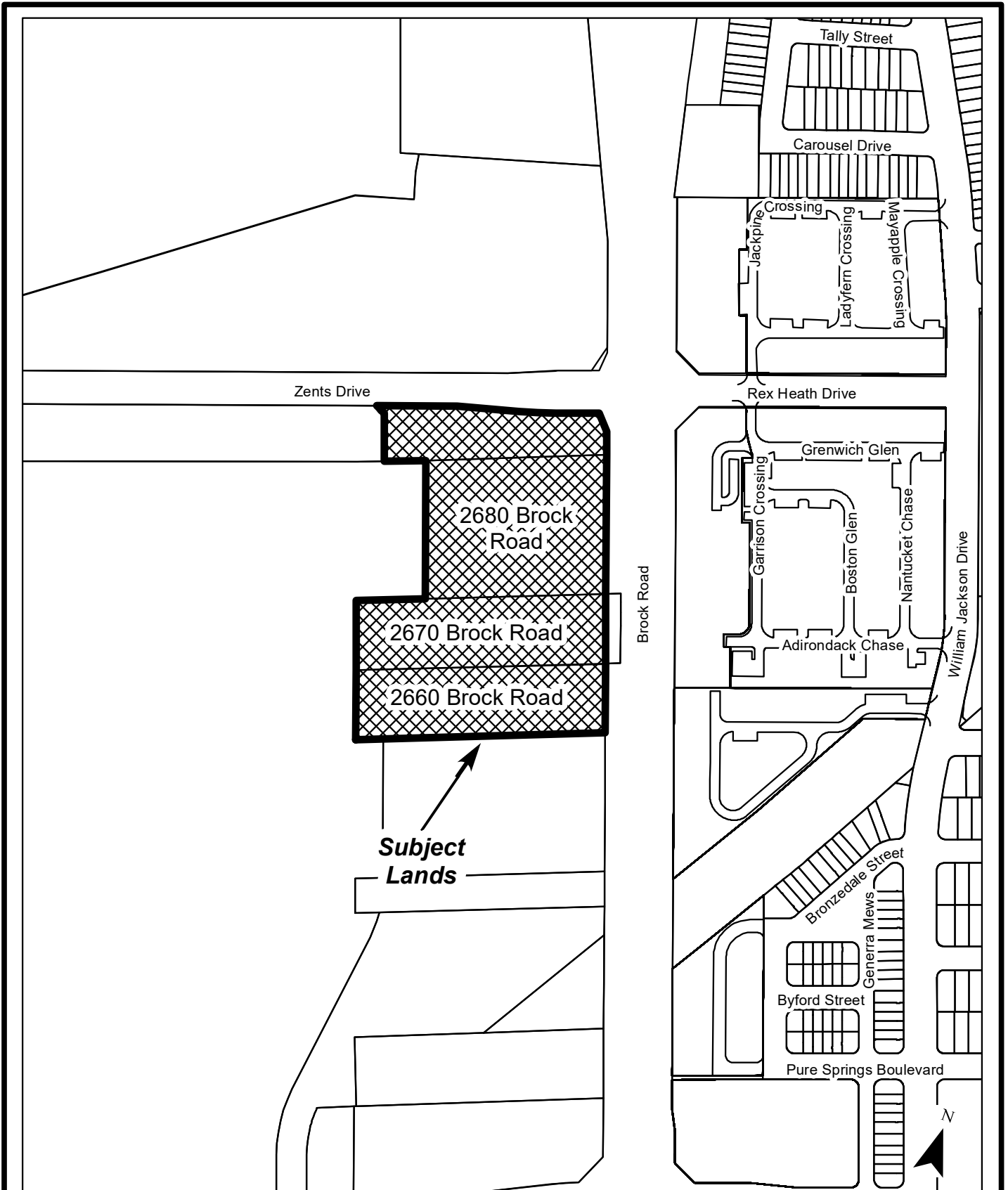
The following is a brief description of the proposal:


<b>File Type &amp; Number</b>	Zoning By-law Amendment Application – A 08/22 Draft Plan of Subdivision Application – SP-2022-03 Draft Plan of Condominium Application – CP-2022-04
<b>Owner/Applicant</b>	The Brock Zents Partnership
<b>Property Location</b>	2660, 2670 & 2680 Brock Road Located at the southwest corner of Brock Road and Zents Road (refer to the attached Location Map)
<b>Ward</b>	3

<b>Proposal</b>	The applicant is proposed residential condominium development consisting of 170 stacked townhouse dwellings and 25 rear-lane townhouse dwellings having access from an internal common element condominium road. Vehicular access to the private road will be provided from the northerly extension of Four Seasons Drive, a municipal right of way, on the westerly portion of the subject lands. See the submitted site plan attached to this notice.
<b>Written Information Available</b>	Information Report available on the City's website at <a href="https://calendar.pickering.ca/council">https://calendar.pickering.ca/council</a> on or after March 24, 2023. 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.
<b>Last Date for Comment</b>	April 11, 2023
<b>City Development Contact</b>	Cody Morrison Principal Planner, Development Review Tel: 905.420.4660 ext. 2913 Fax: 905.420.7648 Email: <a href="mailto:cmorrison@pickering.ca">cmorrison@pickering.ca</a>
<b>Reports Submitted with the Application</b>	<ul style="list-style-type: none"> <li>• Conceptual Site Plan</li> <li>• Conceptual Elevation Plan</li> <li>• Planning Justification Report</li> <li>• Draft Plan of Subdivision</li> <li>• Draft Plan of Condominium</li> <li>• Environmental Impact Study</li> <li>• Hydrogeologic Review</li> <li>• Arborist Report</li> <li>• Landscape Plans</li> <li>• Noise Feasibility Study</li> <li>• Site Screening Questionnaire (Application for Draft Plan Approval)</li> <li>• Site Screening Questionnaire (Application for Zoning By-law Amendment)</li> <li>• Geotechnical Investigation</li> <li>• Sustainable Development Report</li> <li>• Transportation Study</li> <li>• Functional Servicing and Stormwater Management Report</li> <li>• Engineering Plans (Grading, Servicing and Erosion/Sediment Control)</li> <li>• Conceptual Design for Four Seasons Drive</li> <li>• Stage 1 &amp; 2 Archaeological Assessment (July 2019)</li> <li>• Stage 1 &amp; 2 Archaeological Assessment (May 2020)</li> <li>• Phase I Environmental Site Assessment (2660 - 2680 Brock Road)</li> <li>• Phase I Environmental Site Assessment (Balance of the Lands)</li> <li>• Phase II Environmental Site Assessment</li> </ul>

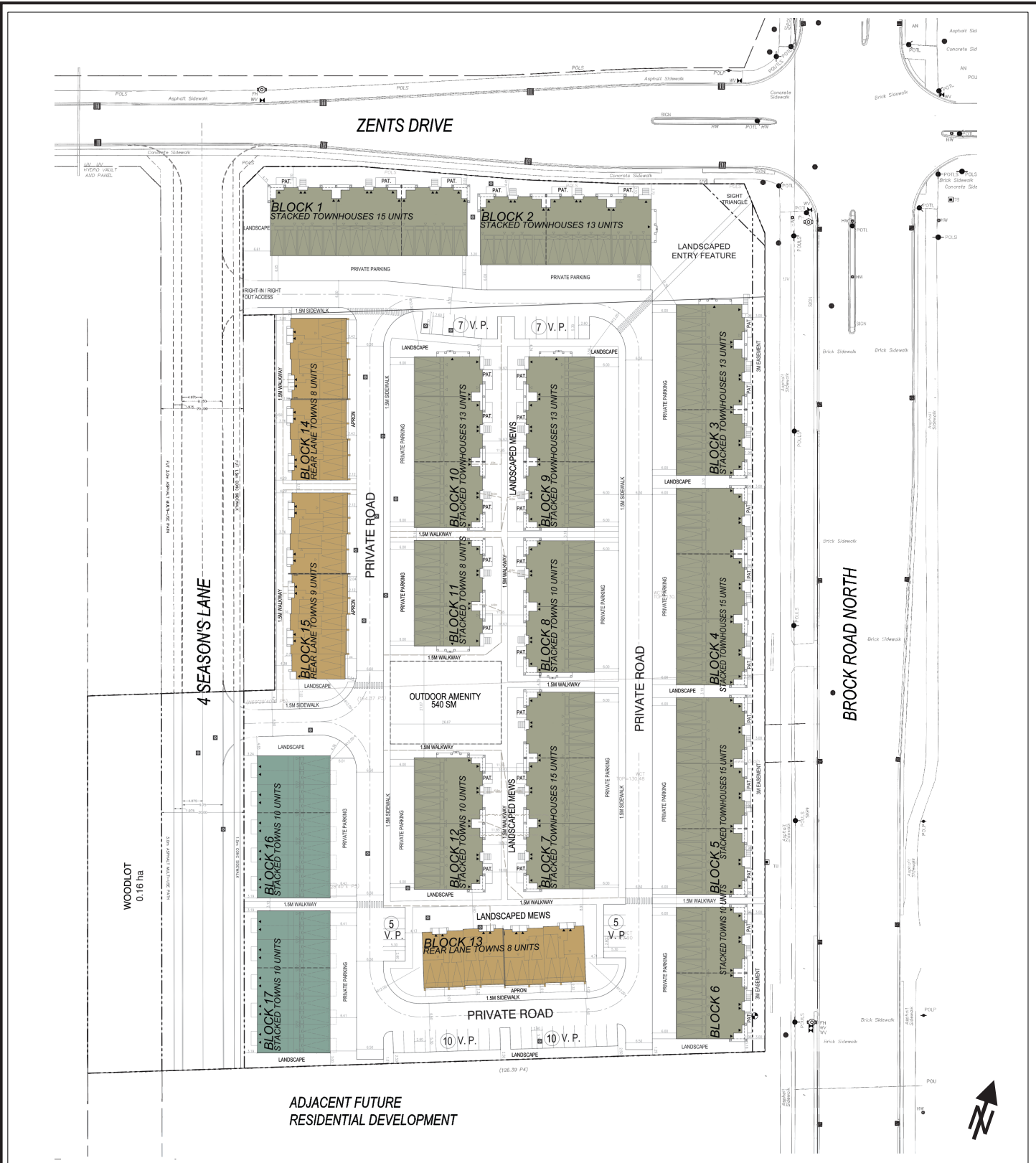
	These reports and plans are available for public review on the City's website at <a href="http://www.pickering.ca/devapp">www.pickering.ca/devapp</a> .
<b>Pickering Official Plan Designation</b>	"Mixed Use Areas – Mixed Corridors" & "Open Space System – Natural Areas" within the Duffin Heights Neighbourhood
<b>Zoning By-law 3037</b>	"A" – Rural Agricultural Zone
<b>To receive notice of future meetings on this matter</b>	Write to, the City Clerk, at the address noted on page 1; or Email: <a href="mailto:clerks@pickering.ca">clerks@pickering.ca</a>
<b>Planning Act Requirements</b>	<p>This application has been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a 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 person or public body:</p> <ul style="list-style-type: none"> <li>i) is not entitled to appeal the decision of the Council to the Ontario Land Tribunal; and,</li> <li>ii) may not 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>
<b>Date of this Notice</b>	March 9, 2023
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.	

City Clerk



  
**PICKERING**  
 City Development  
 Department

<b>Location Map</b>	
<b>File:</b> A 08/22, SP-2022-03 & CP-2022-04	
<b>Applicant:</b> The Brock Zents Partnership	
<b>Municipal Address:</b> 2660, 2670 & 2680 Brock Road	
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ADJACENT FUTURE  
RESIDENTIAL DEVELOPMENT



City of  
**PICKERING**

City Development  
Department

### Conceptual Site Plan

**File No:** SP-2022-03, A 08/22, CP-2022-04

**Applicant:** The Brock Zents Partnership

**Municipal Address:** 2660, 2670 & 2680 Brock Road

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

**DATE:** Feb. 24, 2023