



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

File: P-1977

March 6, 2025

City of Pickering
1 The Esplanade S
Pickering, ON
L1V 6K7

Attention: Cristina Celebre – Principal Planner, Strategic Initiatives, City Development

**Re: Draft Plan of Subdivision Submission and Zoning By-Law Amendment
Oak Ridges Seaton Inc. c/o DG Group
Part of Lot 27, Concession 4
3160 Sideline Road 26
City of Pickering**

Dear Cristina,

On behalf of our client and owner of the land, Oak Ridges Seaton Inc. c/o DG Group, we are pleased to submit the enclosed materials in support of the Draft Plan of Subdivision (“**DPOS**”) and Zoning By-Law Amendment (“**ZBA**”) for the above noted lands (the “**Subject Lands**”) to the City of Pickering (“**City**”), in the Region of Durham (“**Region**”).

Land use and Background

The Subject Lands are an out-parcel abutting an approved Draft Plan of Subdivision (file SP-2009-02) also owned by the Owner. The out-parcel was under a non-participating ownership at the time of the processing of the abutting draft plan of subdivision. The property has a total area of 0.5137 hectares (1.27 acres). The Subject Property has approximately 69.12m (226.77ft) of frontage on the west side of Whites Road and 41.32m (135.56ft) on the proposed Alexander Knox Road. For context on the abutting approved Draft Plan of Subdivision, in 2016 an application for zoning by-law amendment (file A14/15) and a request for a red-line revision of draft plan of subdivision SP-2009-02 were submitted to the City to accommodate a revised location of the Regional Reservoir Block, which necessitated changes to the approved Draft Plan and implementing zoning.

This application for a DPOS and ZBA aims to expand the existing zoning to include the out-parcel and develop it with a medium-density development in the form of 27.5 townhouses.

Applicant’s Proposal

An application for the DPOS and ZBA are required to facilitate the development of the Subject Lands for medium density residential uses. The proposed development includes five (5) blocks consisting of 27.5 residential lots and a laneway. The proposed development of the out-parcel is consistent with the subdivision approved under SP-2009-02, with the adjacent blocks to the north and east approved for medium density townhouse uses.

A ZBA is also required to facilitate the proposed development by rezoning the Subject Lands from its existing Agriculture (A) Zone to Medium Density – Multiple (MD-M) and (MD-M1) Zones to match adjacent zoning categories.

We are committed to working closely with the City and its residents to address any concerns to ensure that the final plan integrates into draft approved Plan of Subdivision and reflects the shared vision of a vibrant and sustainable community. We welcome the opportunity to discuss these applications in greater detail and address any questions you may have. In support of these applications, please find attached the following materials:

1. Cover letter, prepared by KLM Planning Partners, dated March 6, 2025;
2. Signed City of Pickering Application Form for Draft Plan of Subdivision or Condominium;
3. Signed City of Pickering Application Form to Amend Zoning By-Law;
4. Planning Justification Report, prepared by KLM Planning Partners, dated March, 2025;
5. Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated February 11, 2025;
6. Draft Zoning By-Law Amendment, prepared by KLM Planning Partners Inc., dated February, 2025;
7. Streetscape/Architectural Control Guidelines, prepared by MBTW/WAI, dated March 20, 2024;
8. Arborist Report, prepared by Cosburn Giberson Landscape, dated June 1, 2023;
9. Geotechnical Report, prepared by EXP Services Inc., dated March 28, 2023;
10. Phase One Environmental Site Assessment, prepared by EXP Services Inc., dated April 19, 2023;
11. Stage One and Two Archaeological Assessment, prepared by Archaeological Consultants Canada, dated October 26, 2023;
12. Traffic Sensitivity Analysis, prepared by BA Group, dated December 17, 2024;
13. Functional Servicing and Stormwater Management Report, prepared by Sabourin Kimble & Associates Ltd., dated October 2004;
14. Environmental Noise Assessment, prepared by YCA Engineering Ltd., dated November 2024;
15. Sustainability Brief, prepared by DG Group;
16. Street Parking, prepared by KLM Planning Partners, dated April 2024;
17. Conceptual Landscape Plan;
18. Cheque in the amount of \$106,022.00 for the DPOS application fee;
19. Cheque in the amount of \$36,220.00 for the ZBA application fee.

We trust that the above materials are in order and would facilitate staff to proceed with a recommendation report for the application. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Billy Tung BES, MCIP, RPP
Partner



Ian Franklin BPHIL, BURPI, MCIP, RPP
Senior Planner