

March 24, 2023

City of Pickering, Planning & Development Division
City Development Department
Pickering Civic Complex
One The Esplanade
Pickering, ON 1LV 6K7

Attention: Cristina Celebre, Principal Planner, Strategic Initiatives

**Re: Draft Plan of Subdivision & Zoning By-law Amendment Application
Mattamy (Seaton) Limited and Seaton TFPM Inc.
Part of Lots 21 and 22, Concession 5, City of Pickering**

Dear Ms. Celebre,

We are pleased to submit these Draft Plan of Subdivision and Zoning By-law Amendment Applications on behalf of Mattamy (Seaton) Limited and Seaton TFPM Inc. for the above noted lands, located north of Whitevale Road, south of Highway 407, and east of the future Sideline 22 Road. Mattamy (Seaton) Limited and Seaton TFPM Inc. are proposing to develop the property with residential, institutional, and open space uses.

In support of these applications, we are please to enclose the following items:

- Executed Draft Plan of Subdivision Application form;
- Executed Zoning By-law Amendment Application form;
- Planning Rationale Report, prepared by Korsiak Urban Planning, dated March 2023;
- Affordable Housing Information;
- Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated February 8, 2023;
- Archaeological Assessment, prepared by Archaeological Assessments Ltd., dated September 2005;
- Functional Servicing and Stormwater Management Report, inclusive of Site Grading Plan and Site Servicing Plan, prepared by R.J. Burnside Ltd., dated March 2023;
- Hydrogeological Assessment, prepared by R.J. Burnside Ltd., dated August 2013;
- Arborist Report, prepared by R.J. Burnside Ltd., dated March 13, 2023;
- Phase I ESA Update, prepared by Pinchin Ltd., dated March 2, 2020;
- Phase II ESA Update, prepared by Pinchin Ltd., dated March 13, 2020;
- Reliance Letter, prepared by Pinchin Ltd., dated March 24, 2023;
- Traffic Impact Study, prepared by BA Group, dated March 24, 2023;
- Parking Plan, prepared by Korsiak Urban Planning, dated March 8, 2023;
- Noise Study, prepared by YCA Engineering Ltd., dated February 10, 2023;
- Sustainable Development Guideline Checklist, prepared by Korsiak Urban Planning;
- Geotechnical Report, prepared by Golder Associates, dated August 9, 2012;
- Plan of Survey 40R-29345 (CAD and PDF), prepared by RPE Surveying, dated September 7, 2016;
- Plan of Survey 40R-30757 (CAD and PDF), prepared by RPE Surveying, dated November 25, 2019;
- Plan of Survey 40R-30802 (CAD and PDF), prepared by RPE Surveying, dated December 20, 2019;

- Proof of Ownership (3 Documents), prepared by Mattamy;
- City Response Letter, prepared by Mattamy, dated March 16, 2023;
- Region Response Letter, prepared by Mattamy, dated March 16, 2023; and
- TRCA Response Letter, prepared by Mattamy, dated March 16, 2023.

Payment of the application fees will be submitted upon confirmation of receipt and complete application notice.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Constance Ratelle

Copy: Andrew Scott, Mattamy Homes