



Notice of Statutory Public Meeting under the *Planning Act*

Date: Tuesday, April 22, 2025
Time: 7:00 pm
Location: Electronic

The meeting will be livestreamed and available on the City of Pickering's YouTube Channel (youtube.com/@CityPickering/streams).

Please note that although this meeting is scheduled for 7:00 pm, this matter could be delayed due to the consideration of preceding agenda items.

Purpose of the Meeting

A Statutory Public Meeting is being held to consider an Information Report regarding the following proposal. This meeting will provide interested parties the ability to learn more about the proposal and provide comments and feedback before any decisions are made.

Proposal

Files	Zoning By-law Amendment Application A 01/25 Draft Plan of Subdivision Application SP-2025-01
Applicant	Taccgate Developments Inc.
Property Location	The subject property is located on the east side of Peter Matthews Drive, south of Alexander Knox Road, in the Wilson Meadows Neighbourhood (see attached Location Map).
Ward	3
Proposal	The applicant is proposing to develop a residential subdivision with 76 lots for detached dwellings, 5 blocks for 28 street townhouses, 2 public roads, a stormwater pond, and open space blocks. To support this development, the applicant is proposing to amend the City's Consolidated Zoning By-law 8149/24, which currently zones the property for agricultural uses. The applicant is proposing to rezone the site to appropriate residential zone categories to facilitate this development.

<p>Written Information Available</p>	<p>The Information Report available on the City’s website at events.pickering.ca/council on or after April 10, 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>
<p>Last Date for Comment</p>	<p>April 29, 2025</p>
<p>City Development Contact</p>	<p>Liam Crawford Planner II Tel: 905.420.4660, extension 1126 Email: lcrawford@pickering.ca</p>
<p>Reports Submitted with the Application</p>	<ul style="list-style-type: none"> • Cover Letter • Comment Response Matrices • Site Plan • Draft Plan of Subdivision • Lot Siting Plan • Colour Lot Plan • Sight Line Reviews • Archaeological Assessment • Draft Zoning By-law Amendment and Schedule • Planning Justification Report • Geotechnical Investigation • Hydrogeological Investigation • Functional Servicing and Stormwater Management Report • Noise Report • Phase 1 Environmental Site Assessment • Survey • Sustainability Report and Checklist • Traffic Impact Study <p>These reports and plans are available for public review on the City’s website at www.pickering.ca/devapp.</p>
<p>Pickering Official Plan Designation</p>	<p>Urban Residential Areas – Low Density Areas Located within Neighbourhood 19: Wilson Meadows Neighbourhood Plan</p>
<p>Zoning By-law 8149/24</p>	<p>“A” – Agricultural Zone</p>
<p>To receive notice of future meetings on this matter</p>	<p>Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca</p>
<p>Planning Act Requirements</p>	<p>These applications have been deemed complete in accordance with the <i>Planning Act</i>.</p>

	<p>Only a registered owner of land affected by the official plan amendment and/or zoning by-law amendment, a specified person (as defined in s.1 of the Planning Act), 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 official plan amendment is adopted, and/or zoning by-law amendment is passed, the specified person or public body is not entitled:</p> <ul style="list-style-type: none"> i. to appeal the decision of the City of Pickering to the Ontario Land Tribunal; and, 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. <p>If you wish to be notified of the decision you must make a written request to the City Clerk.</p>
Date of this Notice	March 27, 2025
<p>Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application.</p>	

How to Participate

Make a Delegation

Should you wish to make a verbal delegation with respect to this matter during the Statutory Public Meeting, please visit pickering.ca/meetings and complete the online delegation request form or email 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.

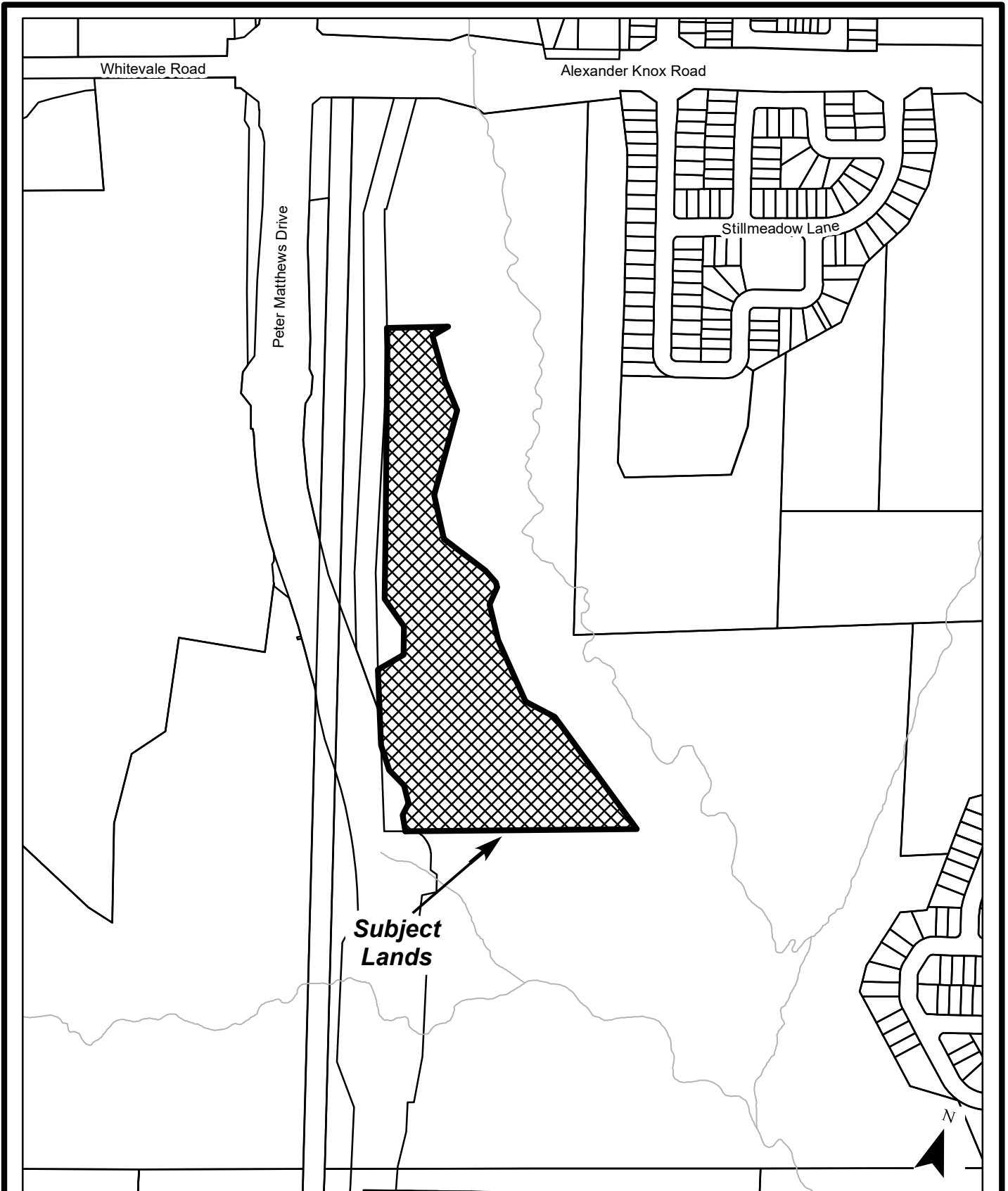
Submit a Written Comment

You may submit written comments by visiting pickering.ca/devappform or by email to clerks@pickering.ca

Yours truly



Susan Cassel
City Clerk



**Subject
Lands**

City of
PICKERING
City Development
Department

Location Map

File: SP-2025-01, A 01/25

Applicant: Taccgate Developments Inc.

Legal Description: Con 4 Pt Lot 22 Now 40R29560 Part 2 (Save and
Except 40R31098 Parts 4,5)

Date: Jan. 27, 2025

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SCALE: 1:5,000
THIS IS NOT A PLAN OF SURVEY.



City of
PICKERING
City Development
Department

Submitted Lot Plan

File No: SP-2025-01, A 01/25

Applicant: Taccgate Developments Inc.

Legal Description: Con 4 Pt Lot 22 Now 40R29560 Part 2 (Save and Except 40R31098 Parts 4,5)

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

DATE: Jan. 28, 2025