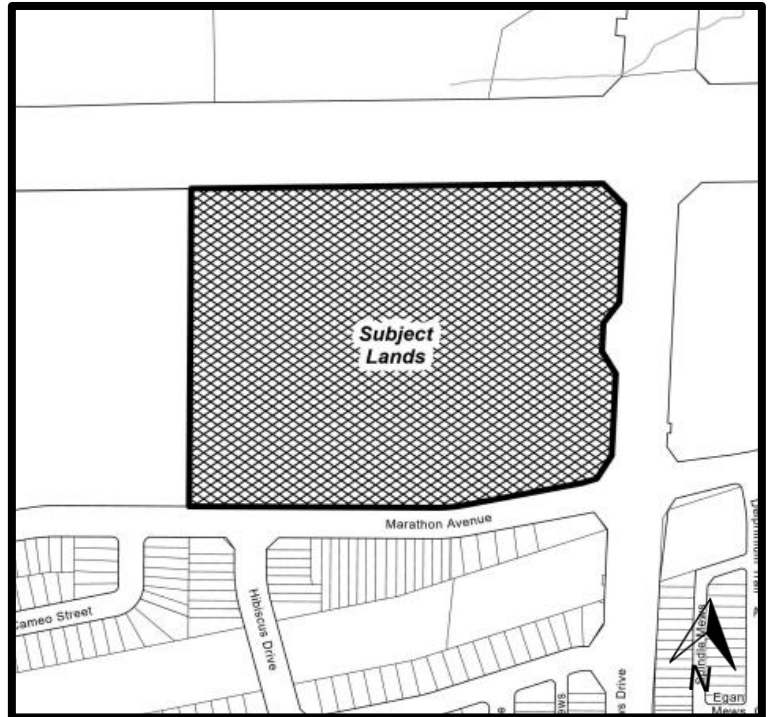


A Zoning By-law Amendment application (City File A 04/24) has been submitted by Seaton Commercial Developments Ltd. to amend the Seaton Zoning By-law 7364/14, as amended, for the lands located at the southwest corner of Peter Matthews Drive and Taunton Road (refer to the Location Map below).

The purpose of this application is to amend certain zoning standards to allow for the development of a commercial plaza with eight buildings, which may include a grocery store, pharmacy, banks, restaurants, personal services and other service-related uses.

The main site-specific amendments requested include:

- reducing building setbacks;
- removing the requirement for primary entrances of commercial buildings to face a public street;
- reducing the percentage of openings (i.e windows, doors and entrances) on walls facing a public street; and
- removing limits on maximum gross floor area and minimum width requirements for retail units.



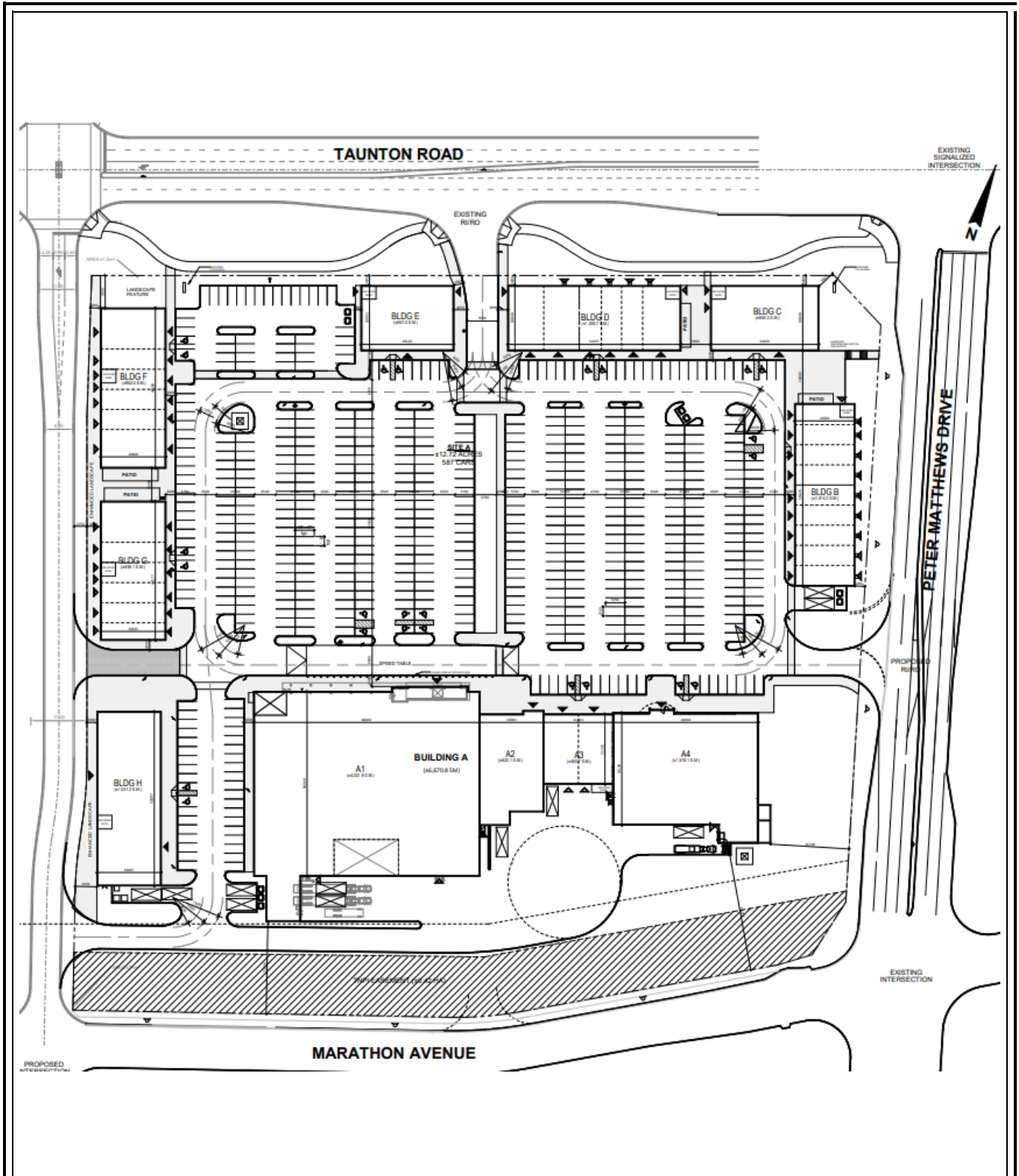
In accordance with the requirements of the *Planning Act*, the purpose of this notice is to confirm that this is a complete application.

A Statutory Public Meeting for this Zoning By-law Amendment application will be held at a later date and a separate notice of that meeting will be provided pursuant to the statutory requirements of the *Planning Act*.

Information and material submitted in support of this application are available for public viewing on the City's website at pickering.ca/devapp or in the City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario between 8:30 am and 4:30 pm, Monday to Friday.

Your comments and/or questions regarding this application can be forwarded to Liam Crawford, Planner II, at 905.420.4660, extension 1126, lcrawford@pickering.ca, City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Ontario L1V 6K7.

Personal information collected in response to this planning notice will be used to assist City staff and Council in processing this application and will be made public.



City of
PICKERING
 City Development
 Department

Submitted Site Plan

File No: A 04/24

Applicant: Seaton Commercial Developments Ltd.

Municipal Address: Part of Blk 188, 40M-2671

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

Date: November 12, 2024