

Notice of Electronic Statutory Public Meeting

Due to the current COVID-19 pandemic, the Planning & Development Committee is holding an Electronic Statutory Public Meeting, as authorized under section 238 of the *Municipal Act*, 2001, as amended. The electronic 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 Electronic Statutory Public Meeting will be held on:

Monday, December 6, 2021 at 7:00 pm

Residents can participate electronically by audio, or watch the meeting live streamed 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.

Should you wish to address the City Development Department and the Planning & Development Committee during the electronic meeting, please register with the City Clerk by 12:00 noon on the business day prior to the meeting.

Please visit www.pickering.ca/delegation to register or email clerks@pickering.ca. Please ensure that you provide the telephone number you wish to be called at so that you can be connected via audio when it is your turn to make a delegation.

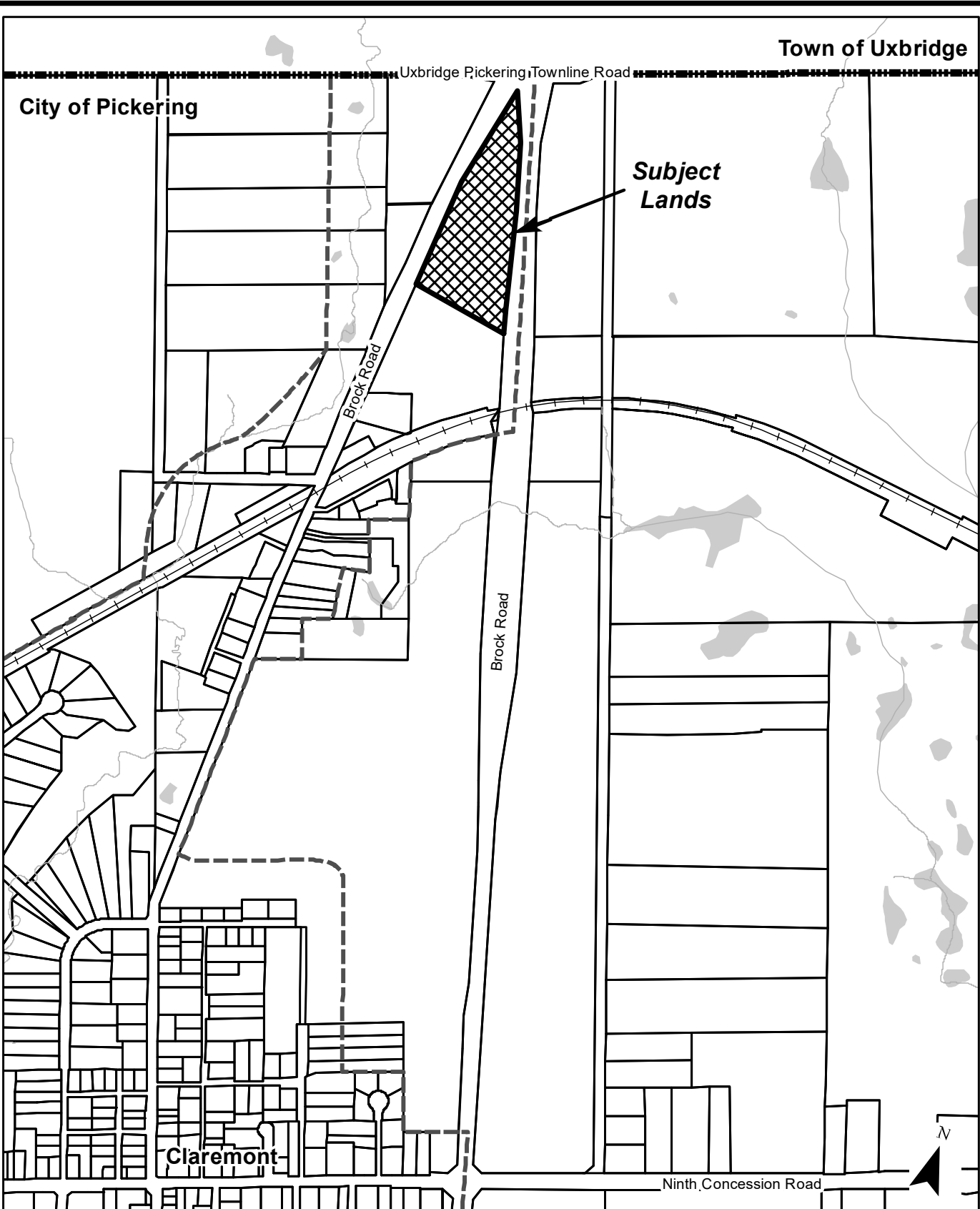
The following is a brief description of the proposal:


File Type & Number	Zoning Amendment Application – A 09/21
Owner/Applicant	S. Larkin Developments Inc.
Property Location	5435 Brock Road Located on the east side of Brock Road and south of Uxbridge Pickering Townline Road (see attached Location Map).
Ward	Ward 3
Proposal	The applicant is proposing to expand the list of permitted uses on the subject lands to include construction workshop/supply yard, metal fabrication, heavy equipment machinery repair/sales shop, general

	<p>purpose workshop and associated equipment parking, self storage, outdoor storage, and automobile service station.</p> <p>The applicant is seeking this request to facilitate the redevelopment of the lands with three industrial buildings, a retail gasoline outlet with an accessory retail establishment, car wash, and associated parking areas.</p>
Written Information Available	<p>Information Report available on the City's website at https://calendar.pickering.ca/council on or after November 26, 2021. 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>
Last Date for Comment	December 13, 2021
City Development Contact	<p>Isabel Lima (Acting) Planner II Tel: 905.420.4617 Fax: 905.420.7648 Email: ilima@pickering.ca</p>
Reports Submitted with the Application	<ul style="list-style-type: none"> • Functional Servicing and Stormwater Management Report • Natural Heritage Evaluation Report and Oak Ridges Moraine Conformity Evaluation • Phase One Environmental Site Assessment Update • Planning Justification Report • Preliminary Geotechnical/Hydrogeological Report • Proposed Zoning By-law Amendment • Site Plan • Survey • Traffic Impact Study <p>These reports and plans are available for public review on the City's website at www.pickering.ca/devapp.</p>
Pickering Official Plan Designation	"Oak Ridges Moraine Rural Hamlet" within the Hamlet of Claremont
Zoning By-law 3037, as amended by By-law 6640/06	"ORM-A – Oak Ridges Moraine Agricultural Zone" – Agriculture and Accessory Residential Use
To receive notice of future meetings on this matter	<p>Write to, the City Clerk, at the address noted on page 1; or Email: clerks@pickering.ca</p>

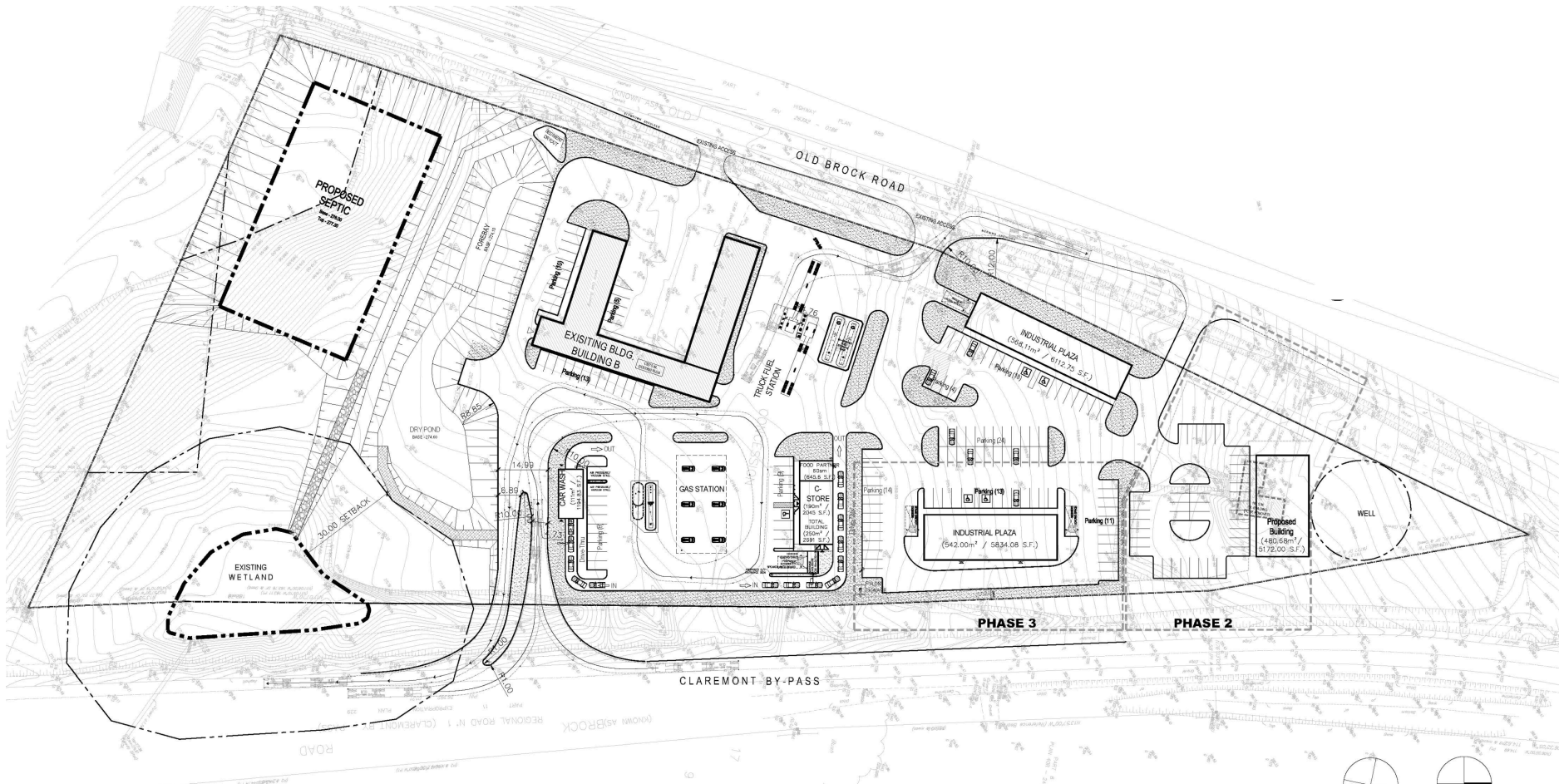
Planning Act Requirements	<p>This application has been deemed complete in accordance with the <i>Planning Act</i>.</p> <p>If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Pickering before the zoning by-law amendment is passed, the person or public body:</p> <ul style="list-style-type: none">i) is not entitled to appeal the decision of the Council to the Ontario Land Tribunal; and,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. <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	November 12, 2021
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.	

City Clerk

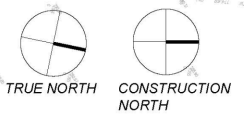



PICKERING
 City Development
 Department

Location Map	
File: A 09/21	
Applicant: S. Larkin Developments Inc.	
Municipal Address: 5435 Brock Road	
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1 SITE PLAN
SCALE: 1:1250



<p>City of PICKERING City Development Department</p>	<p>Submitted Site Plan</p>
	<p>File No: A 09/21</p>
	<p>Applicant: S. Larkin Developments Inc.</p>
	<p>Municipal Address: 5435 Brock Road</p>
<p>FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.</p>	
<p>DATE: Sept. 21, 2021</p>	