

December 11th, 2023

City of Pickering

Planning and Development Department
One the Esplanade
Pickering, Ontario
L1V 6K7

Attention: Nilesh Surti, Division Head, Development Review and Urban Design
Isabelle Janton, Senior Planner, Site Planning

RE: **Covering Letter** - Zoning By-law Amendment & Draft Condominium Application (Common Element) Application
Block 2, Plan 40M-2685 (Phase 2)
TBG Project No. 15336-2
Related City File No. S04/22, Z 005/17, SP-2017-02

On behalf of our client 9004807 Canada Inc. ("Stonepay"), please find enclosed the first submission for a Zoning By-law Amendment (ZBLA) and a Draft Plan of Condominium ("DPC") for Block 2 of the Plan 40M-2639, in the City of Pickering ("Site" or "Subject Site"). The enclosed ZBLA and DPC application pertains only to Block 2 of the development for which the Site Plan Agreement is being drafted (S04/22).

SUBMISSION MATERIALS

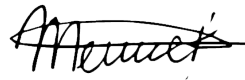
To facilitate DPC and ZBLA submission, the following support documents have been provided:

#	Document/Drawing Name	Consultant	Date
0	Covering Letter	The Biglieri Group Ltd	December 6, 2024
1	Condominium Application Form	N/A	N/A
2	Zoning By-law Amendment Application Form	N/A	N/A
3	Parcel Registry	N/A	N/A
4	Planning Justification Letter	The Biglieri Group Ltd	December 11, 2024
5	Draft Zoning By-law Amendment	The Biglieri Group Ltd	December 11, 2024
6	Draft Plan of Condominium	The Biglieri Group Ltd	December 3, 2024

Respectfully,
THE BIGLIERI GROUP LTD.



Mike Pettigrew, B.U.R.PI.
Partner - Manager of Design



Merve Kolcak, M.E.S.(PI)
Planner

Cc: Sam Stone and Sal Stone, 9004807 Canada Inc. ("Stonepay")