

December 05, 2025

City of Pickering, Planning & Development Division
City Development Department
Pickering Civic Complex
One The Esplanade
Pickering, ON L1V 6K7

Attention: Cristina Celebre, Principal Planner, Strategic Initiatives
**Re: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application
2nd Submission
Seaton Commercial Developments Ltd. & TACCGATE Developments Inc.
South of Taunton Road between Burkholder Drive and Peter Matthews Drive
Part of Lots 23 & 24 Concession 3 (Geographic Township of Pickering), City of
Pickering, Durham Region
Related File No. 25-001/P & A 06/25**

Dear Ms. Celebre,

We are pleased to submit revised material for the above-noted development applications addressing comments to date. Since the previous submission, the decision was made to develop Hibiscus Drive as a private road and as such it has been included in the concurrent site plan application, also resubmitted December 5, 2025. The enclosed material has been updated to reflect new the site plan submitted.

As noted in an email to Liam Crawford on November 21, 2025, we have met with TACC the developer for the future residential site east of Hibiscus Drive. There is no revised concept yet for the site but we are comfortable applying the same zoning currently in place to the west, SCN-4, as any provisions involving a reference SCN-PP area can be calculated by applying a zero value.

In support of the request, we are pleased to enclose the following materials:

1. Site Plan and Pedestrian Circulation Plan, prepared by BA Group, dated 2025-11-21;
2. Planning Rationale Brief (including Sustainability Brief and Urban Design Brief, prepared by Korsiak Urban Planning, dated 2025-12-02;
3. Draft OPA, dated 2025-11-21;
4. Draft ZBA, dated 2025-12-04;
5. Site Details Plan 1, prepared by KWA Site Development Inc., dated 2025-12-04;
6. Site Details Plan 2, prepared by KWA Site Development Inc., dated 2025-12-04;
7. Site Grading Plan, prepared by KWA Site Development Inc., dated 2025-12-04;
8. Site Servicing Plan, prepared by KWA Site Development Inc., dated 2025-12-04;
9. Storm Water Management Report, prepared by KWA Site Development Inc., dated 2025-12-04;
10. Construction Management Plan, prepared by KWA Site Development Inc., dated 2025-12-04;

11. Existing Drainage Plan, prepared by KWA Site Development Inc., dated 2025-12-04;
12. Erosion and Sediment Control Plan 1, prepared by KWA Site Development Inc., dated 2025-12-04;
13. Erosion and Sediment Control Plan 2, prepared by KWA Site Development Inc., dated 2025-12-04;
14. Proposed Drainage Plan, prepared by KWA Site Development Inc., dated 2025-12-04;
15. Proposed Catchment Plan, prepared by KWA Site Development Inc., dated 2025-12-04;
16. Placemaking Checklist, prepared by KWA Site Development Inc., dated 2025-12-04;
17. Chamber Cross Section, prepared by KWA Site Development Inc., dated 2025-12-04;
18. Functional Servicing Report, prepared by KWA Site Development Inc., dated 2025-12-04;
19. Traffic Impact Study, prepared by KWA Site Development Inc., dated 2025-12-04;
20. Pickering Engineering Cost Estimate, prepared by KWA Site Development Inc., dated 2025-12-04;
and,
21. Comment Response Matrix, prepared by Korsiak Urban Planning, dated 2025-12-05.

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

Sincerely yours,

KORSIAK URBAN PLANNING



Constance Ratelle, MPlan, RPP
Managing Associate

Copy: Stephanie Volpentesta, Fieldgate Commercial
Andrew Muscat, Fieldgate Commercial