

**Amendment ##  
to the City of Pickering Official Plan**

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The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number \_\_\_\_ to the City of Pickering Official Plan.

### **Part 1 – The Preamble**

#### **1. Purpose**

The purpose of the proposed Official Plan Amendment is to modify the schedule VIII Seaton Neighbourhood 16 – Lamoreaux Neighbourhood Plan in the City of Pickering Official Plan to remove the Pedestrian Predominant Street designation from the Hibiscus Drive extension between Taunton Road and Marathon Avenue to permit a commercial plaza oriented to a full-moves intersection and the delivery of a grocery store.

#### **2. Location**

The site subject to this Official Plan Amendment is legally known as Block 188, 40M-2671. The property comprises an area of 0.38 hectares, located along the Hibiscus Drive extension between Taunton Road and Marathon Avenue.

#### **3. Basis**

- A full-moves intersection was proposed on Schedule VIII at the intersection of the Pedestrian Predominant Street with Taunton Road. The Region has denied the fully signalized intersection of Taunton Road/Hibiscus Drive extension.
- The purpose of a Pedestrian Predominant Street designation is to create an active character with low-vehicular traffic. Since the Taunton Road/Hibiscus Drive extension will remain a right-in/right-out intersection, it precludes pedestrian access from the approved development north of Taunton Road.
- On April 30, 2024, Council adopted Zoning Bylaw Amendment A 06/23 (By-law 8091/24) that introduced a new zoning – SCN-4 – Seaton Community Node type 4 to Block 76, 40M-2664, into the city’s Zoning By-law, which is on the west side of the Hibiscus Drive extension. The proposed residential development west of the Hibiscus Drive extension will be swapped with the Fieldgate Commercial development east side of the Hibiscus Drive extension.
- The proposed commercial development can still be accessed by residents from the future development to the east, and the existing neighbourhood to the south. The shift toward Burkholder Drive allows pedestrian access from the north via the full-moves intersection.

- Pedestrian-friendly entrances and amenities will be proposed where practical.
- The proposed removal of the Pedestrian Predominant Street designation does not conflict with the Provincial Planning Statement and the Region of Durham Official Plan and is otherwise in keeping with the City of Pickering’s Official Plan.
- A statutory public meeting on the proposed Official Plan Amendment was held on September 8, 2025.
- The proposed commercial and residential uses are permitted in the Community Node.
- An Urban Design Brief demonstrates compatibility with the objectives of the Seaton Sustainable Place-Making Guidelines.
- The property is located at part of a development proposal that extends from Burkholder Drive to Peter Matthews Drive along Taunton Road. Burkholder Drive and Peter Matthews Drive are primary bikeways.
- The proposed density of the development is transit supportive and contributes to the overall objective to reduce reliance on vehicle trips in Pickering.
- Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment.

**Part 2 – The Amendment**

**A. Text Changes**

No text changes.

**B. Schedule Changes**

The amendment includes removing the “Pedestrian Predominant Street” label in Schedule III Seaton Neighbourhood 16 – Lamoreaux Neighbourhood Plan, in the City of Pickering Official Plan. The changes to the figures of the Schedule III Seaton Neighbourhood 16 – Lamoreaux Neighbourhood Plan have been indicated in the following table and shown in **Attachment 1**. The changes are limited to the lands indicated on the figures.

Item No.	Figure	Description of Change
1.	Schedule III Seaton Neighbourhood 16 – Lamoreaux	Remove the Pedestrian Predominant Street label on Block 188, 40M-2671, which is on the extended Hibiscus Drive between Taunton Road and Marathon Avenue, as shown in Attachment 1.

	Neighbourhood Plan	
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**Attachment 1 to OPA ### to the City of Pickering Official Plan**

**Edition 9**

**Changes to the Schedule III Seaton Neighbourhood 16 –  
Lamoreaux Neighbourhood Plan of the City of Pickering Official  
Plan, Edition 9**

