



September 4, 2025

City of Pickering

City Development Department
One The Esplanade
Pickering, ON
L1V 6K7

**Attention: Ms. Isabel Lima, Senior Planner, Development Review & Urban Design,
City Development Department**

**RE: Applications for Proposed Draft Plan of Subdivision, Draft Plan of
Condominium (*Common Element*), and Zoning By-law Amendment**
3225 Fifth Concession Road
Part of Lots 3 & 4, Concession 5
City File No(s). SP-2023-04, CP-20923-05 & A13/23
City of Pickering, Region of Durham

Dear Madam,

In accordance with the Minutes/Meeting Summary of a Pre-Consultation Meeting undertaken on November 2nd, 2020 including an extensive Pre-Submission process, commenced on December 4th, 2023, our office is pleased to submit formal applications for a Draft Plan of Subdivision, Draft Plan of Condominium (*Common Element*) and Zoning By-law Amendment, pertaining to the above captioned lands being a recognized Country Residential Plan of Subdivision, located at 3225 Fifth Concession Road.

Property Location & Description

The lands subject to the proposed Draft Plan of Subdivision, Draft Plan of Condominium (*Common Element*) and Zoning By-law Amendment Applications have a total Site Area of approximately 17.91 Hectares (*44.2 Acres*) and are located within a Rural Settlement, forming part of the Country Residential Birchwood Estates Settlement Area ("*Subject Lands*").

The Subject Lands are located at the northeast corner of 5th Concession Road and Sideline 4 being Balsam Road being just west of Audley Road and south of Highway 7.

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The Subject Lands are currently vacant, containing open fields and natural heritage features including Significant Woodlands, a Tributary of Carruthers Creek, with an existing Site Access from Sideline 4 being Balsam Road and located on the north side of an unopen road allowance for 5th Concession Road.

Pre-Application Consultation Meetings

As mentioned, a Pre-Application Consultation Meeting was held on November 2nd, 2020, with the issued Minutes/Meeting Summary providing for an extensive list of required expert Plans and Reports. Given the extensive nature of the application(s) requirements, time was required to advance the Submission Items including seasonal environmental and engineering testing and surveys.

The enclosed Plans and Reports are reflective of the requirements outlined within the issued Minutes/Meeting Summary, which informed the proposed Draft Plan of Subdivision and accompanying Submission Items.

Pre-Submission of Applications & Public Open House

On December 4th, 2023, Pre-Submission of the proposed Draft Plan of Subdivision, Draft Plan of Condominium (*Common Element*) and Zoning By-law Amendment applications were filed with the City and External Commenting Agencies including Public Open House held on March 27th, 2024. The Comments received from the Pre-Submission have been considered in support of formal submission of the above noted applications.

As a result of the Pre-Submission, the proposed private roads were shortened to ensure sufficient fire protection, also widened to 9 metres including adjustments to the proposed septic layout and minor adjustments to the vegetated buffers, proposed.

Formally Proposed Draft Plan of Subdivision, Draft Plan of Condominium (*Common Element*) & Zoning By-law Amendment

The Proposed Development consists of a proposed Draft Plan of Subdivision, Draft Plan of Condominium (*Common Element*) and Zoning By-law Amendment (“ZBLA”), which seek to subdivide, establish tenure, and zone the Subject Lands to permit a Proposed Development consists of 13 Estate Lots, ranging in Lot Areas of 0.37 Hectares (*0.9 Acres*) up to 0.50 Hectares (*1.23 Acres*) including two Private Roads with a minimum width of 9 metres, each, with a cul-de-sac, a total of 11.78 Hectares (*29.1 Acres*) of Open Spack Blocks including 10-metre Buffers, 0.3 metre reserves, and two Water Pumping Station Blocks, which are part of the Common Element Condominium Plan.

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Access is proposed from both Sideline 4 (*Balsam Road*) and 5th Concession Road. The Private Roads are not connecting but rather, each Private Road provides access to the proposed Estate Lots with 6 Lots being accessed via a Private Road from Sideline 4 (*Balsam Road*) and 7 Lots being accessed via a Private Road from 5th Concession Road.

As the tenure proposed is a Common Element Condominium, the Draft Plan of Subdivision seeks to create two residential blocks together with four Open Space Blocks inclusive of Buffers. The proposed Draft Plan of Common Elements Condominium will create the parcel of tied lands (*POTLs*) including the Private Roads, Water Pumping Station Blocks, for which the freehold Estate Lots will be tied to.

The Estate Subdivision will be serviced with Municipal Water via a connection to an existing watermain, located along an unopened road allowance for 5th Concession Road and sanitary services will be provided through individual septic systems, for each proposed Estate Lot.

Submission Items

The following Submission Items have been prepared in support of considering the Proposed Development:

- One (1) PDF file of this Cover Letter, as completed by the undersigned.
- One (1) PDF file of a Comment Response Matrix, as completed by the undersigned.
- One (1) PDF file of a TRCA Comment Response Matrix, as completed by the undersigned.
- One (1) PDF file of a completed, commissioned and executed Development Application Form for a Zoning By-law Amendment, as completed by the undersigned.
- One (1) PDF file of a completed, commissioned and executed Development Application Form for a Draft Plan of Subdivision & Draft Plan of Condominium, as completed by the undersigned.
- One (1) PDF file of a Planning Justification Report with Sustainability Summary, as prepared by the undersigned.
- One (1) PDF file of a proposed Draft Zoning By-law Amendment, as prepared by the undersigned.
- One (1) PDF file of a Sustainability Checklist, as prepared by the undersigned.

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- One (1) PDF file of a Plan of Survey, as prepared by J.D. Barnes Ltd.
- One (1) PDF file of a Surveyors Certificate, as prepared by J.D. Barnes Ltd.
- One (1) PDF file of an Airport Zoning Certificate, as prepared by J.D. Barnes Ltd.
- One (1) PDF file of a Draft Plan of Subdivision, as prepared by the undersigned.
- One (1) PDF file of a Coloured Draft Plan of Subdivision, depicting the subdivision blocks, lots, open spaces, buffers, and common elements, as prepared by the undersigned.
- One (1) PDF file of a Building Envelope Plan, as prepared by the undersigned.
- One (1) PDF file of a Plan of Subdivision (*Draft M-Plan*), as prepared by J.D. Barnes Ltd.
- One (1) PDF file of a Draft Plan of Condominium (*Common Element*), as prepared by J.D. Barnes Ltd.
- One (1) PDF file of a Functional Servicing & Grading Plan, as prepared by Candevcon East Ltd.
- One (1) PDF of an Erosion and Sediment Control Plan, as prepared by Candevcon East Ltd.
- One (1) PDF file of a Sewage System Lot Analysis Plan, as prepared by Gunnell Engineering Ltd.
- One (1) PDF file of a Functional Servicing & Stormwater Management Report, as prepared by Candevcon East Ltd.
- One (1) PDF file of a Hydrant Flow Test, as prepared by Candevcon East Ltd.
- One (1) PDF file of a Preliminary Sewage System Assessment, as prepared by Gunnell Engineering Ltd.
- One (1) PDF file of a Preliminary Hydrogeological Assessment, as prepared by GeoPro Consulting Ltd.
- One (1) PDF file of a Preliminary Nitrate Impact Assessment, as prepared by GeoPro Consulting Ltd.

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- One (1) PDF file of a Supplementary Geotechnical Report, as prepared by GeoPro Consulting Ltd.
- One (1) PDF file of a Soil Characterization Report, as prepared by GeoPro Consulting Ltd.
- One (1) PDF file of a Geomorphic Assessment, as prepared by Beacon Environmental.
- One (1) PDF file of an Environmental Impact Statement, as prepared by Beacon Environmental.
- One (1) PDF file of a Slope Stability Analysis and Geotechnical Setback Study, as prepared by GeoPro Consulting Ltd.
- One (1) PDF file of a Wetland Water Balance Risk Assessment, as prepared by Beacon Environmental.
- One (1) PDF file of a Buffer Planting Plan, as prepared by Beacon Environmental.
- One (1) PDF file of a Water Balance Assessment, as prepared by R.J. Burnside and Associates Ltd.
- One (1) PDF file of an Updated Water Balance Assessment, as prepared by R.J. Burnside and Associates Ltd.
- One (1) PDF file of a Phase One Environmental Site Assessment, as prepared by GeoPro Consulting Ltd.
- One (1) PDF file of a Stage 1 & 2 Archaeological Assessment, as prepared by Archeoworks Inc.
- One (1) PDF file of a Stage 1 & 2 Supplementary Archaeological Assessment, as prepared by Archeoworks Inc.
- One (1) PDF file of a Stage 3 Archaeological Assessment, as prepared by Archeoworks Inc.
- One (1) PDF file of a Stage 3 Archaeological Assessment Acceptance Letter , as prepared by the Ministry of Citizenship and Multiculturalism.
- One (1) PDF file of a Stage 4 Excavation of the H1 (ALGs-508) Site, as prepared by Archeoworks Inc.

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- One (1) PDF file of a Stage 4 Excavation of the H1 (AIGs-508) Site – Indigenous Engagement Document, as prepared by Archeoworks Inc.
- One (1) PDF file of an Arborist Report, as prepared by Beacon Environmental.
- One (1) PDF file of a Noise Impact Study, as prepared by Candevcon Group Inc.
- One (1) PDF file of a Traffic Assessment Study, as prepared by Candevcon Group Inc.

End of Submission Items.

Our office looks forward to the circulation and review of the Submission Items and scheduling of the required Statutory Public Hearing pertaining to the proposed Zoning By-law Amendment.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Mr. Nilesh Surti, MCIP, RPP, Division Head, Development Review & Urban Design, City of Pickering
Client