



 Corporate Services Department <b>Legislative Services Division</b>	
Date & Time Received:	October 14, 2025 8:50 am
Original To:	CIP
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Notes/Comments:	

October 10, 2025

Mayor Kevin Ashe and Members of Pickering City Council  
**City of Pickering**  
 One The Esplanade  
 Pickering, ON

Sent via email to: [clerks@pickering.ca](mailto:clerks@pickering.ca); [mayor@pickering.ca](mailto:mayor@pickering.ca); [council@pickering.ca](mailto:council@pickering.ca)

Dear Mayor Ashe and Members of Pickering City Council,

**Immediate Fiscal Concern:** Pickering City Council recently approved the \$266 million Seaton Recreation Complex & Library, against the expressed advice of the City’s Director of Finance and Treasurer. This primarily debt-funded project **is expected to drive a municipal property tax increase of approximately 11.7%**, which also raises costs for Durham Region taxpayers.

Decisions of this scale underscore the urgent need for transparency and careful fiscal planning for any new major developments, including Northeast Pickering. The Seaton example illustrates how large capital commitments can have long-term financial implications for residents and highlights the need to fully assess the **projected annual municipal and regional tax impacts** of additional urban expansion.

On behalf of Stop Sprawl Durham, we are writing regarding the upcoming Statutory Public meeting on the Northeast Pickering Secondary Plan (PLN-13-25). The purpose of this letter is to ensure that all required studies are completed and made publicly available before the Statutory Public meeting so residents can understand the **long-term financial, environmental, and infrastructure implications** of the proposed development prior to the Statutory Public meeting.

**Requirements Under Section 5.7, Durham Region Official Plan (2024):**

Before an Urban Expansion Area such as Northeast Pickering can proceed, the following must be completed:

- **Fiscal Impact Study (FIS):** A thorough assessment is required wherever municipal services and facilities will be needed. This should include detailed annual projections of municipal and regional property tax impacts **over the full build-out period**, broken down by year or key phases, to ensure taxpayers understand the cumulative financial burden. Without this, residents cannot evaluate affordability or fiscal sustainability.
- **Subwatershed and Flood Impact Studies:** These studies must include **downstream impacts on Ajax** to ensure stormwater management, flood mitigation, and ecological impacts are fully assessed.
- **Phasing and Servicing Plans:** Identification of **infrastructure capacity, timing, and costs** is critical to avoid overextending city services and ensure planned growth is financially sustainable. These plans should be **integrated with an overall Phasing and**

**Sequencing approach** to demonstrate how development aligns with existing commitments, infrastructure limits, and fiscal realities over time.

- **Natural Heritage Assessments:** To protect hydrologic functions and headwaters, and maintain ecological integrity.
- **Inter-municipal Coordination:** Impacts on neighbouring municipalities must be addressed to prevent unintended fiscal or environmental consequences.

### **Integrated Phasing and Sequencing**

It is essential that Northeast Pickering be aligned with the City's overall growth management framework. With Seaton not expected to be fully built out until 2051, an **Integrated Phasing and Sequencing Plan** is needed to show how additional development can proceed without overloading infrastructure, services, or taxpayer budgets. This plan should **demonstrate how projected annual tax increases, infrastructure commitments, and service requirements interact over time**, ensuring residents are not burdened unexpectedly.

### **Requested Information:**

- **Full PLN-13-25 supporting documents**, including technical reports, background studies, and maps;
- **Fiscal Impact Study:** confirmation if completed or underway; if completed, the full report and supporting financial models, including detailed annual projections of municipal and regional property tax impacts over the full build-out; if not completed, a written explanation for the omission;
- **Phase 2 Scoped Subwatershed Study** and any related flood modelling or mitigation reports;
- **Phasing and servicing schedule**, including cost coverage and key work timelines, integrated with overall City growth (e.g., Seaton) and demonstrating an **Integrated Phasing and Sequencing approach**, so taxpayers can see how infrastructure and financial commitments will unfold over time;
- **Any technical reviews or comments** prepared by the Region of Durham, Town of Ajax, TRCA, or other agencies regarding these studies.

To ensure that residents and stakeholders have sufficient time to review the requested documents before the Statutory Public Meeting, we respectfully request a response and provision of all requested materials **by Friday, October 24, 2025**.

We have been advised that consideration of the Northeast Pickering Secondary Plan could occur as early as the Statutory Public meeting scheduled for **November 10, 2025**, and timely access to these studies and reports is critical to allow meaningful public review and feedback.

If these studies and supporting documents are not available by the requested date, we strongly urge the City to **defer approval of the Northeast Pickering Secondary Plan** until all required studies as required by Section 5.7 of the Durham Region Official Plan are **completed, published, and made publicly available**. This will ensure that residents can provide meaningful feedback and that the City can responsibly manage both the **financial and environmental risks** associated with this Urban Expansion Area.

### **Concluding Note:**

The Seaton project demonstrates the real, tangible consequences of approving large-scale capital projects without full public transparency and careful fiscal review. Approving Northeast

Pickering without **completed, publicly available fiscal and infrastructure analyses** risks repeating this scenario, potentially imposing **unsustainable annual municipal and regional property tax increases** on residents over decades.

We appreciate your prompt response and look forward to confirmation of when the requested documents will be made available.

Sincerely,

Stop Sprawl Durham  
[StopSprawlDurham@gmail.com](mailto:StopSprawlDurham@gmail.com)

**CC:**

- Mayor Shaun Collier and Members of Ajax Council
- Durham Regional Chair John Henry and Members of Durham Regional Council
- CEO Toronto and Region Conservation Authority
- MPP Peter Bethlenfalvy, Pickering–Uxbridge
- Minister of Municipal Affairs and Housing, Ontario
- The Metroland Durham Region