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<clerks@durham.ca>

Wednesday, November 19, 2025

The Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario L1N 6A3

Attention: John Henry, Regional Chair and CEO

**Re: Northeast Pickering Landowner Group Inc.
Commencement request of Environmental Assessment process for Zone 3
lands within the Northeast Pickering Secondary Plan Area
City of Pickering, Region of Durham**

Dear Chair Henry,

We are writing to you as the Group Manager on behalf of the Northeast Pickering Landowners Group Inc. ("NEPLG"), a collective of landowners within the Northeast Pickering Secondary Plan Area ("NEPSPA"). The NEPLG wishes to acknowledge and express its appreciation for the City of Pickering's and the Region of Durham's sustained commitment and collaborative efforts in advancing the NEPSPA, which will play a critical role in delivering much-needed housing and employment lands in Durham Region.

As the Region undertakes the Comprehensive Review contemplated in Regional Staff Report #2025-COW-36, the NEPLG respectfully requests that Regional Council authorize the initiation of a Municipal Class Environmental Assessment ("Class EA") for water and sanitary servicing for generally known as Zone 3 and any logical expansion thereof within the NEPSPA (Figure 1) to run concurrent with supporting studies required by the NEPSPA. The Class EA will verify the precise boundaries of Zone 3 and, where feasible, identify opportunities to adjust the boundaries in a way that logically incorporates complete parcels.

Through our discussions with Regional staff, we understand that the required infrastructure projects are not currently included in the Region's near-term capital program nor within the existing Development Charges By-law.

We also understand that it is the Region's current position that any Class EA or related technical work initiated at this time would not be eligible for recovery or credit under the Development Charges Act. Notwithstanding this position, the NEPLG confirms that it is prepared to proceed and **to fully fund any logical Class EA works at its own cost**, including funding the Region's review time associated with the processing of the EA. NEPLG will not seek development charge credits or reimbursement for any such work.

Given the timelines typically required to complete a Class EA, initiating these and other EA work concurrently with the Region's development charges review will ensure that critical servicing planning is sufficiently advanced to support future background studies. Advancing the EA will help streamline the development charges update process and accelerate the timeline for servicing and development across Northeast Pickering in order to deliver homes for the Region.



Accordingly, the NEPLG requests that Regional Council confirm the following:

1. That the Region of Durham will act as co-proponent with NEPLG, under section A.1.3 of the Municipal Class EA, for the assessment of servicing options within Zone 3 and any logical extension thereof;
2. That all costs associated with the Class EA process will be paid by the NEPLG, including Regional staff review time; and
3. That Regional staff be directed to review submitted study materials in a timely manner to facilitate completion of the EA.
4. That the EA process be run concurrent with supporting plans and studies as required by the Northeast Pickering Secondary Plan Policies

As you are aware, the City of Pickering has been actively working on the Secondary Plan since 2021, years in advance of the lands' inclusion in the settlement area through the updated Durham Official Plan. The Northeast Pickering Secondary Plan was presented at a statutory public meeting on November 10, 2025 and is anticipated to be recommended for approval by City of Pickering council in early 2026.

The proposed Class EA works will build upon the Northeast Pickering Sanitary and Water Master Servicing Plan prepared by SCS Consulting Group Ltd. on behalf of the NEPLG and submitted to the Region to inform the preparation of supporting plans and studies as required by the NEPSA. Based on the servicing analysis completed to date, it is expected that servicing for this part of Northeast Pickering will logically extend from the south, making Zone 3 the first area to proceed. The EA will endeavour to ensure that any infrastructure constructed to enable the advancement of these initial phases will be designed to ultimately support the entire Northeast Pickering Secondary Plan, thereby facilitating the orderly, efficient and sequential build-out of the entire Secondary Plan area in accordance with Regional policies.

The NEPLG remains committed to working collaboratively with Regional and City staff to advance this critical servicing initiative and to support the timely delivery of new complete communities within the NEPSA.

Thank you for your consideration. Should you require any additional information or assistance, please do not hesitate to contact the undersigned.

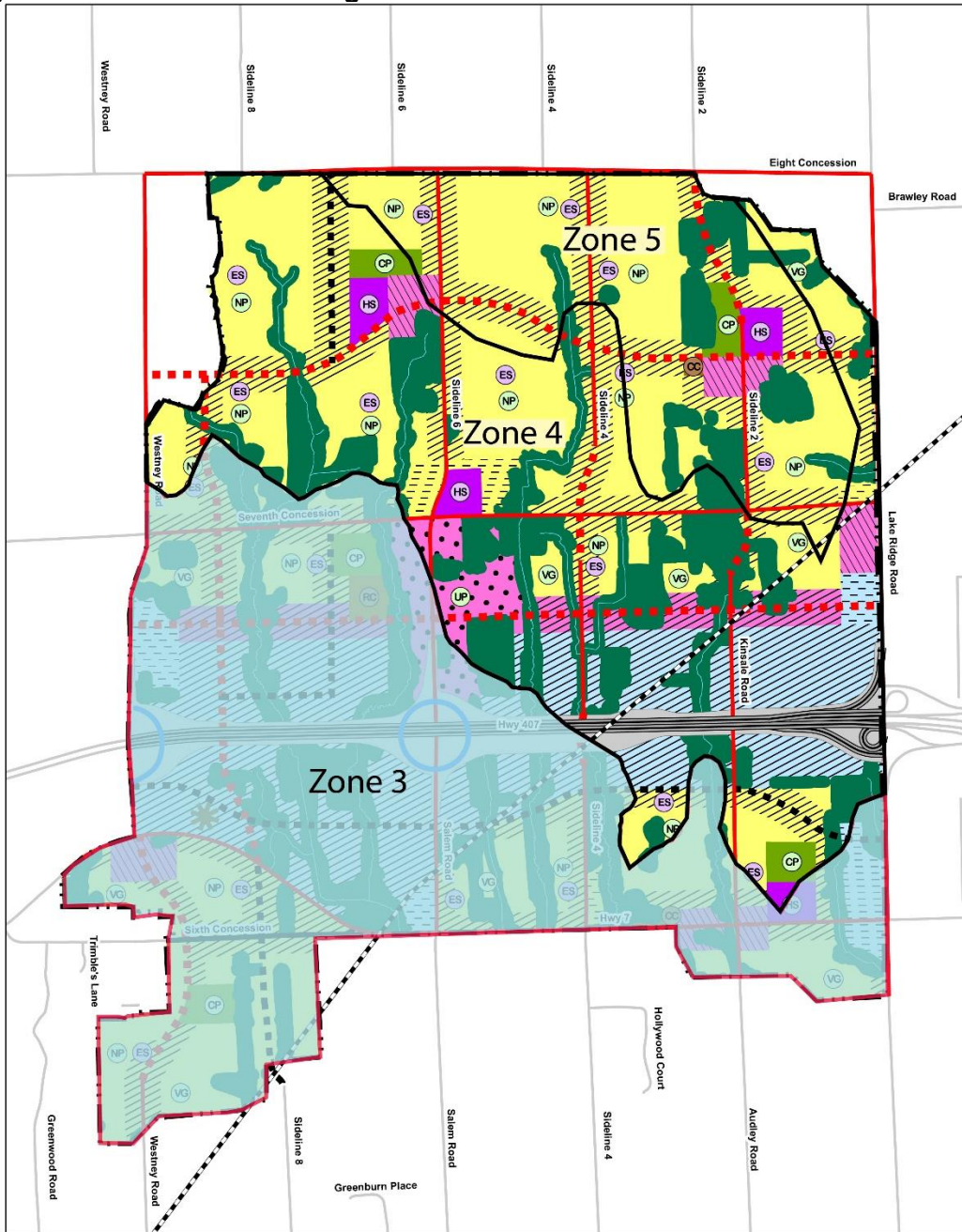
Yours Truly,
On behalf of North East Pickering Landowners Group Inc.

Ore Alade, B.E.S.
Delta Urban Inc.

Cc Mayor Kevin Ashe, City of Pickering
Ramesh Jagannathan, Region of Durham, Commissioner of Works



Figure 1 – Northeast Pickering Draft Land Use Plan with General Zone 3 Overlay



Northeast Pickering Secondary Plan Land Use Schedule		DRAFT	
Legend			
Northeast Pickering Study Area Boundary	Watercourse	Low Density Areas	Natural Heritage System
Roads outside Study Area	Hydro Corridor	Medium Density Areas	Subject to Policy 3.20 b)
Existing Road - Arterial	Proposed Road - Arterial	High Density Areas	Potential Interchange
Existing Road - Collector	Proposed Road - Collector	Community Node Areas	Neighbourhood Park
Existing Road - Freeway		Mixed Corridor Areas	Urban Park
		Regional Centre	Village Green
		Business Areas	Elementary School
			High School
			Recreation Complex
			Community Centre