

Mailed on/before: June 22, 2025

Notice of Public Hearing City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, July 8, 2026, at 7:00 pm

Members of the public can participate electronically, or watch the hearing live streamed via the City of Pickering’s YouTube channel www.youtube.com/@CityPickering. Registration with the Secretary-Treasurer by 4:30 pm on the business day prior to the electronic hearing is required to participate. To register to provide a verbal delegation, visit pickering.ca/committeeofadjustment, email citydev@pickering.ca or call 905.420.4617.

Why am I receiving this notice? You are receiving this notice because a minor variance application has been submitted to the City of Pickering for the property noted below. As required by the *Planning Act*, notice must be provided to property owners within 60 metres of the land to where the application applies.

Application Details

File Number:	MV 60/24	Subject Property Zoned:	S-SD-1
Owner(s):	100117575 Ontario Inc.	Zoning By-law:	8149/24
Property Address:	1238 Bayview Street	Exception Zone:	X30

Purpose of the Application

The applicant requests approval of this minor variance application to obtain a building permit for the construction of a two-storey detached dwelling (refer to Attachments 2, 3, 4, 5 & 6).

Requested Variances

Details of the requested variances are as follows:

By-law Requirement	Relief Applied For
minimum rear yard depth of 7.5 metres (15.30.2(e), 8149/24)	to permit a minimum rear yard depth of 7.0 metres
maximum lot coverage of 45 percent (15.30(2)(f), 8149/24)	to permit a maximum lot coverage of 46.5 percent
maximum building height of 7.5 metres (15.30(2)(g), 8149/24)	to permit a maximum building height of 9.0 metres

For additional information or clarification on the above Public Notice please contact Figo Pham at 905.420.4660, extension 1089 or fpham@pickering.ca, City of Pickering, City Development Department, Pickering, ON L1V 6K7

Committee of Adjustment

The role of the Committee of Adjustment is to make decisions under the *Planning Act* on applications for minor variance and consent (land division). The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

Public Hearing Attendance/Participation

- you or your representative are invited to attend, either in support of the application, opposed to the application or seeking information on the application
- if attendance is not practical, written comments will be accepted
- if you know of any interested persons who have not received notice, please inform them
- in the case of the applicant, you are hereby advised that you must be present in person or be represented to present your application to the Committee

To all persons and agencies making comments

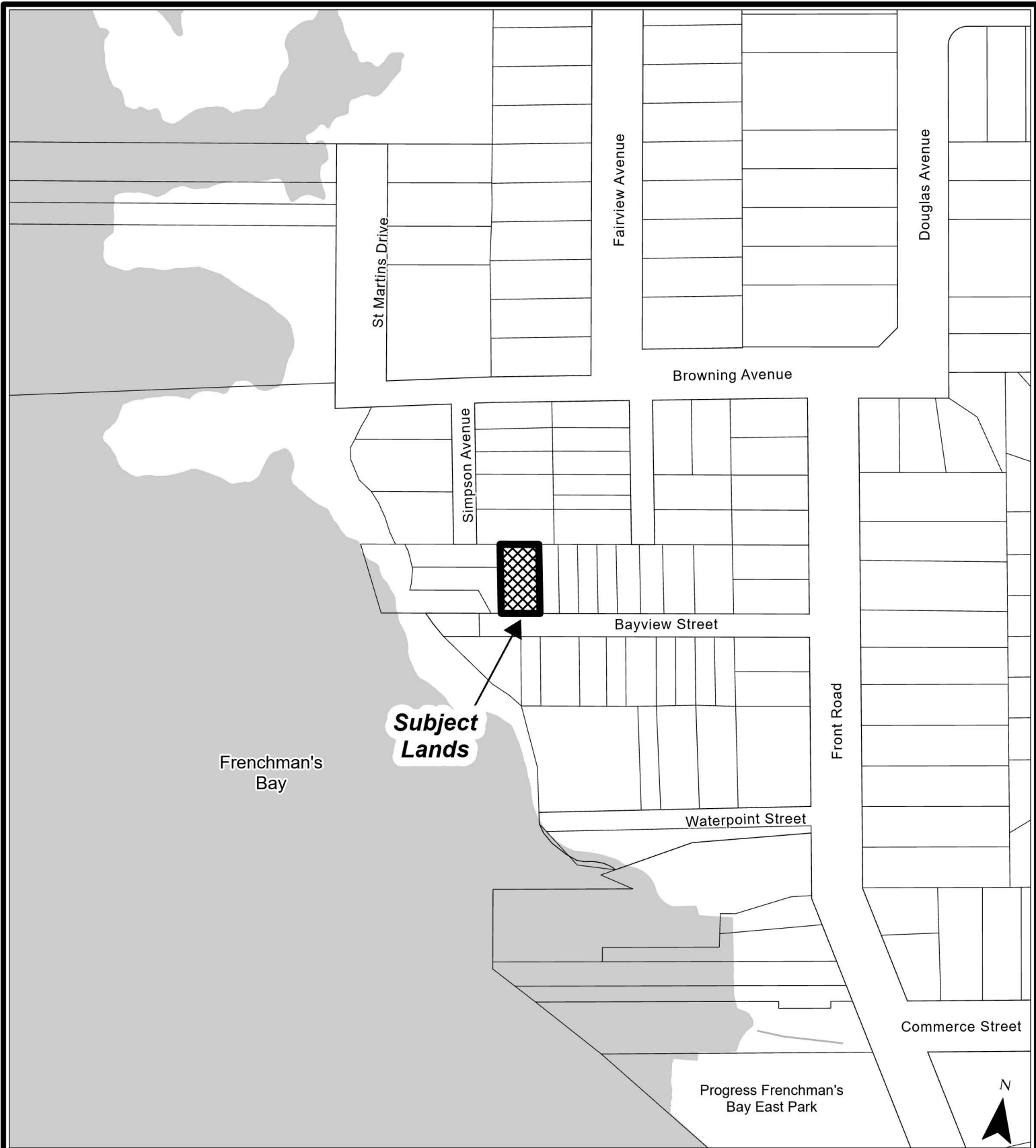
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled meeting date

Receiving a copy of the Committee's Decision

- submit a written request to the Secretary-Treasurer of the Committee of Adjustment to receive a copy of the Committee's decision
- the applicant and agent on record will receive a copy of the decision

How to Submit an Appeal to the Ontario Land Tribunal (OLT)

- the applicant, the Minister or a specified person or public body (as defined by the *Planning Act*) may within 20 days of the date of the Committee's decision appeal to the OLT
- fill out Appellant Form (A1) and submit to the Secretary-Treasurer, Committee of Adjustment, outlining the reasons for the appeal
- the A1 Form can be found at <https://olt.gov.on.ca/appeals-process/forms/>
- enclose the appeal fee of \$400.00, paid by cheque, payable to the "Minister of Finance", and a filing fee of \$25.00 for each additional variance appeal filed by the same appellant against connected variance applications



City of
PICKERING

City Development
Department

Location Map

File: MV 60/24

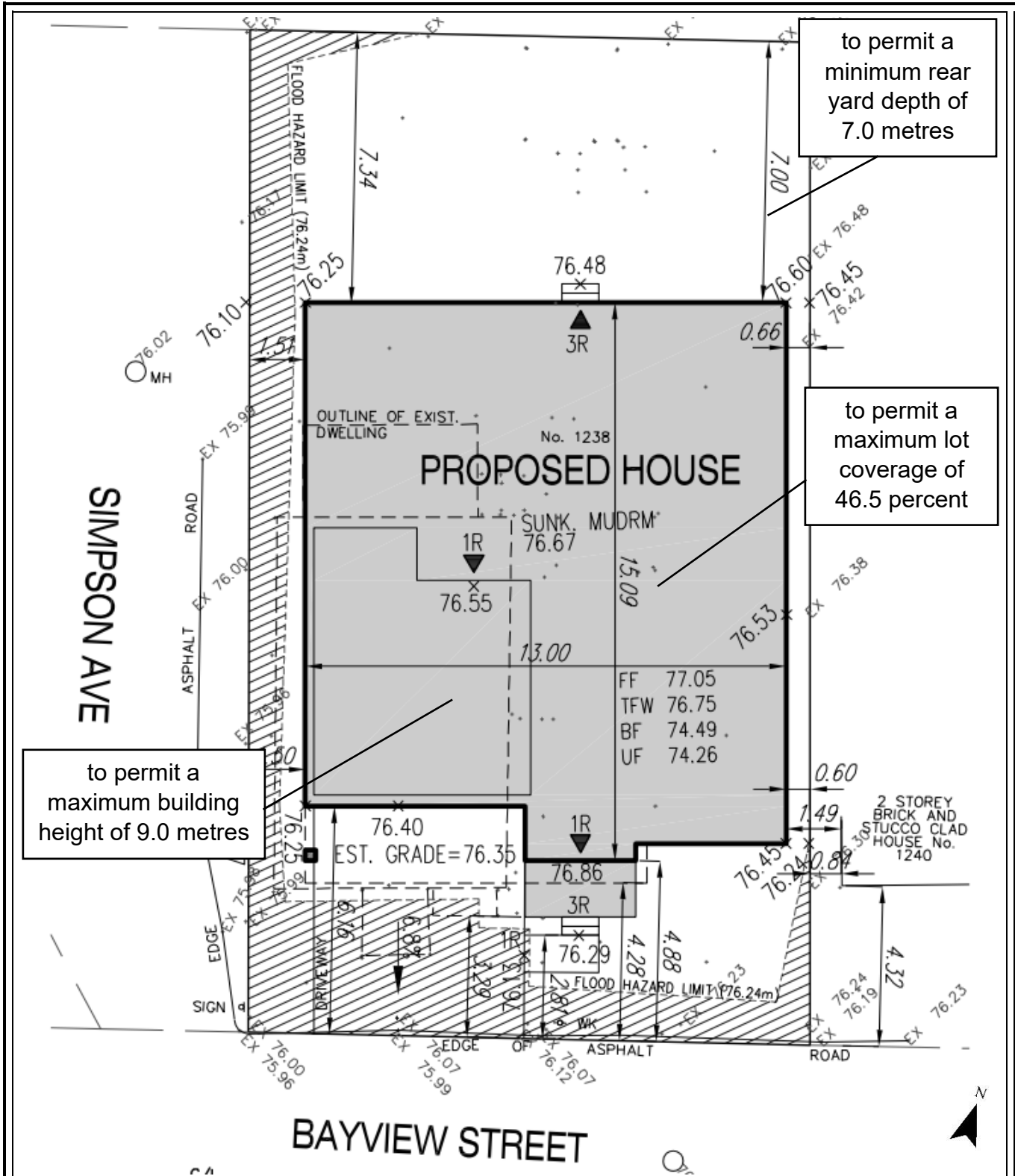
Applicant: 1000117575 Ontario Inc

Municipal Address: 1238 Bayview Street

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Date: Jun. 19, 2026

SCALE: 1:2,000
THIS IS NOT A PLAN OF SURVEY.



to permit a minimum rear yard depth of 7.0 metres

to permit a maximum lot coverage of 46.5 percent

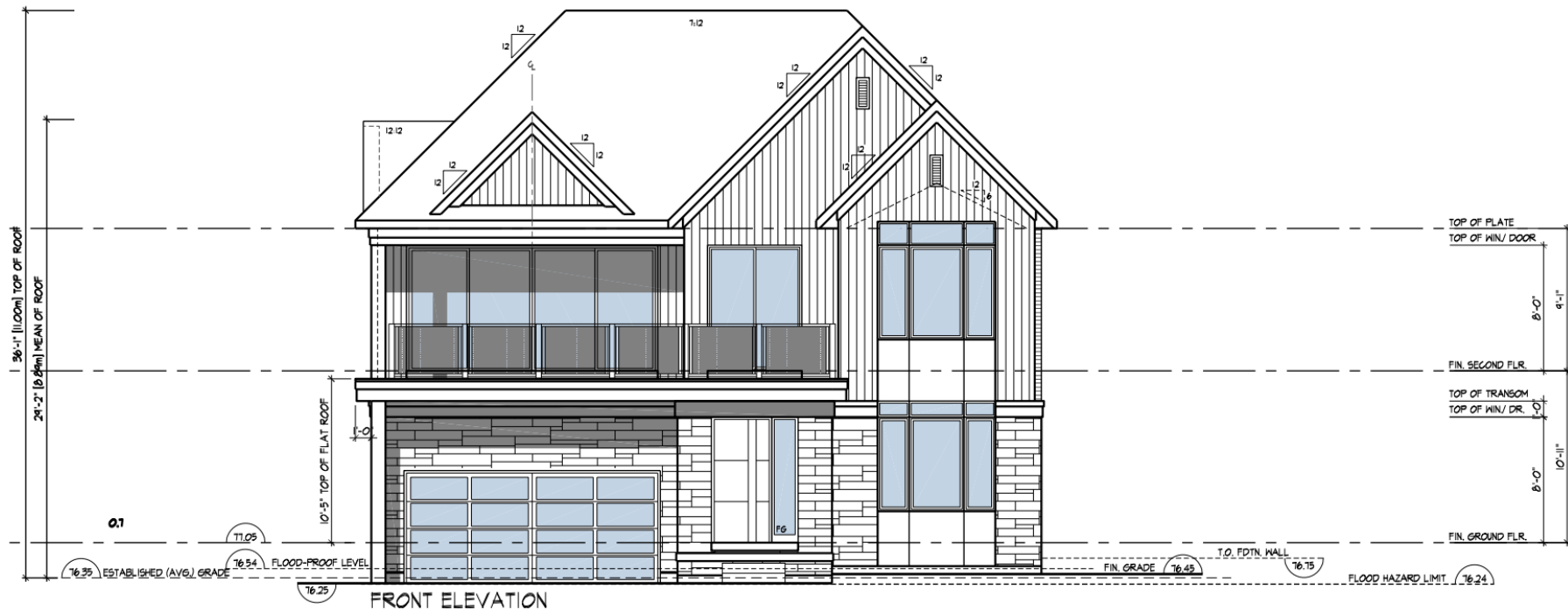
to permit a maximum building height of 9.0 metres

City of
PICKERING
City Development
Department

Submitted Site Plan
File No: MV 60/24
Applicant: 100117575 Ontario Inc.
Municipal Address: 1238 Bayview Street

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

Date: June 18, 2026

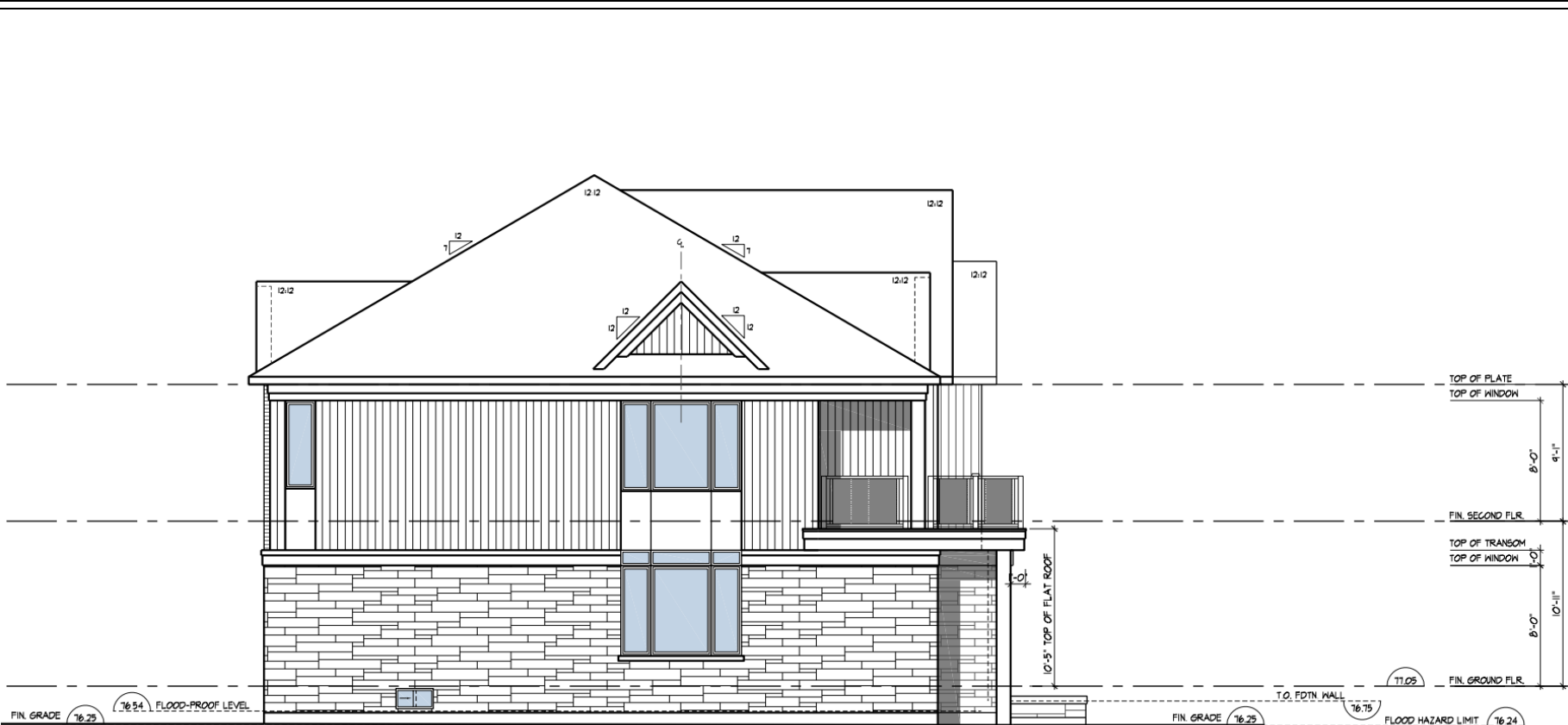


City of
PICKERING
City Development
Department

Front Elevation Plan
File No: MV 60/24
Applicant: 100117575 Ontario Inc.
Municipal Address: 1238 Bayview Street

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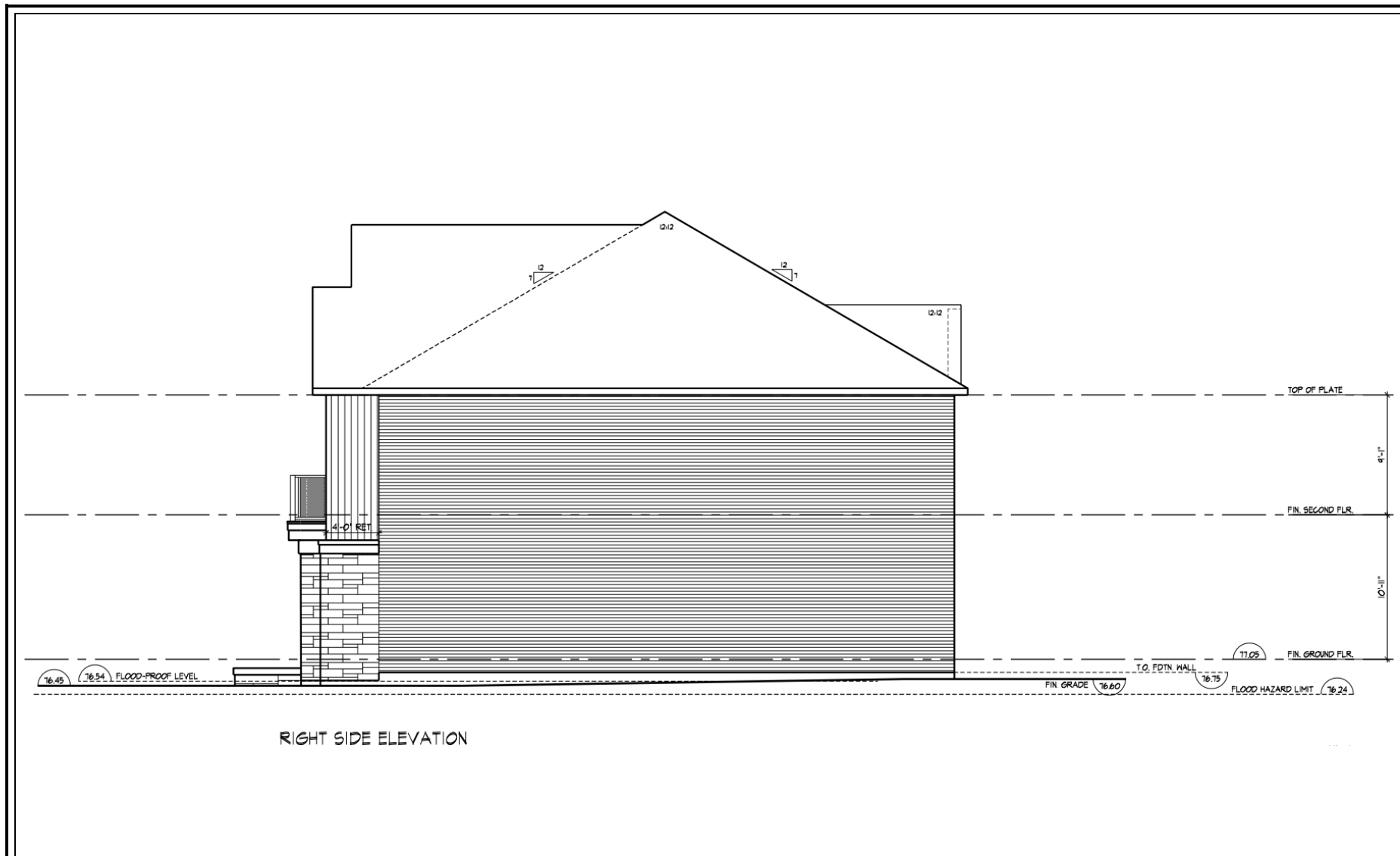
UPGRADED LEFT SIDE ELEVATION

City of
PICKERING
City Development
Department

West Side Elevation Plan
File No: MV 60/24
Applicant: 100117575 Ontario Inc.
Municipal Address: 1238 Bayview Street

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RIGHT SIDE ELEVATION

<p><i>City of</i> PICKERING City Development Department</p>	<p>East Elevation Plan</p>
	<p>File No: MV 60/24</p>
	<p>Applicant: 100117575 Ontario Inc.</p>
	<p>Municipal Address: 1238 Bayview Street</p>
<p>CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.</p>	
<p>Date: June 18, 2026</p>	



REAR ELEVATION

City of
PICKERING
City Development
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Rear Elevation Plan
File No: MV 60/24
Applicant: 100117575 Ontario Inc.
Municipal Address: 1238 Bayview Street

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