

Mailed on/before: April 27, 2026

Notice of Public Hearing

City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, May 13, 2026, at 7:00 pm

Members of the public may participate electronically in the hearing to provide verbal comments to the Committee of Adjustment by registering as a delegation. To register as a Delegation, please submit a [Participation Form](#). In lieu of a verbal delegation, individuals may also submit written comments to citydev@pickering.ca. For more information regarding how to participate, please visit pickering.ca/coa or call 905.420.4617.

If you do not wish to participate in the hearing but would like to observe the livestreaming of the hearing please go to the HTML Agenda on the City's [website](#).

Why am I receiving this notice? You are receiving this notice because a minor variance application has been submitted to the City of Pickering on 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 Numbers:	MV 30/26 & MV 31/26	Subject Property Zoned:	X130
Owner(s):	N. Brandon & K. Farhan	Zoning By-law:	8149/24
Property Addresses:	400 Finch Avenue, Units 3 & 4		

Purpose of the Applications

The applicant requests approval of these minor variance applications to replace the existing rear deck with a larger rear deck with added stairs (refer to Attachments 2, 3, 4 & 5).

Requested Variance

Details of the variances are as follows:

MV 30/26 – Unit 3

By-law Requirement	Relief Applied For
maximum lot coverage of 50 percent (8149/24, 15.130, 2 (b)(w))	to permit maximum lot coverage of 54.5 percent

MV 31/26 – Unit 4

By-law Requirement	Relief Applied For
maximum lot coverage of 50 percent (8149/24, 15.130, 2 (b)(w))	to permit maximum lot coverage of 50.8 percent
uncovered decks and associated stairs having access from a second storey are permitted to encroach a maximum of 3.0 metres into the required rear yard (8149/24, 15.130, 2 (c)(viii)(A))	to permit an uncovered deck to encroach 4.1 metres into the required rear yard setback
uncovered decks and associated stairs having access from a second storey are permitted to encroach a maximum of 3.0 metres into the required rear yard (8149/24, 15.130, 2 (c)(viii)(A))	to permit stairs to an uncovered deck to encroach 4.9 metres into the required rear yard setback

For additional information or clarification on the above Public Notice please contact Ash Roy, 905.420.4660, extension 2220, or aroy@pickering.ca, One The Esplanade, 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 in order to present your application to the Committee

To all persons and agencies making comments

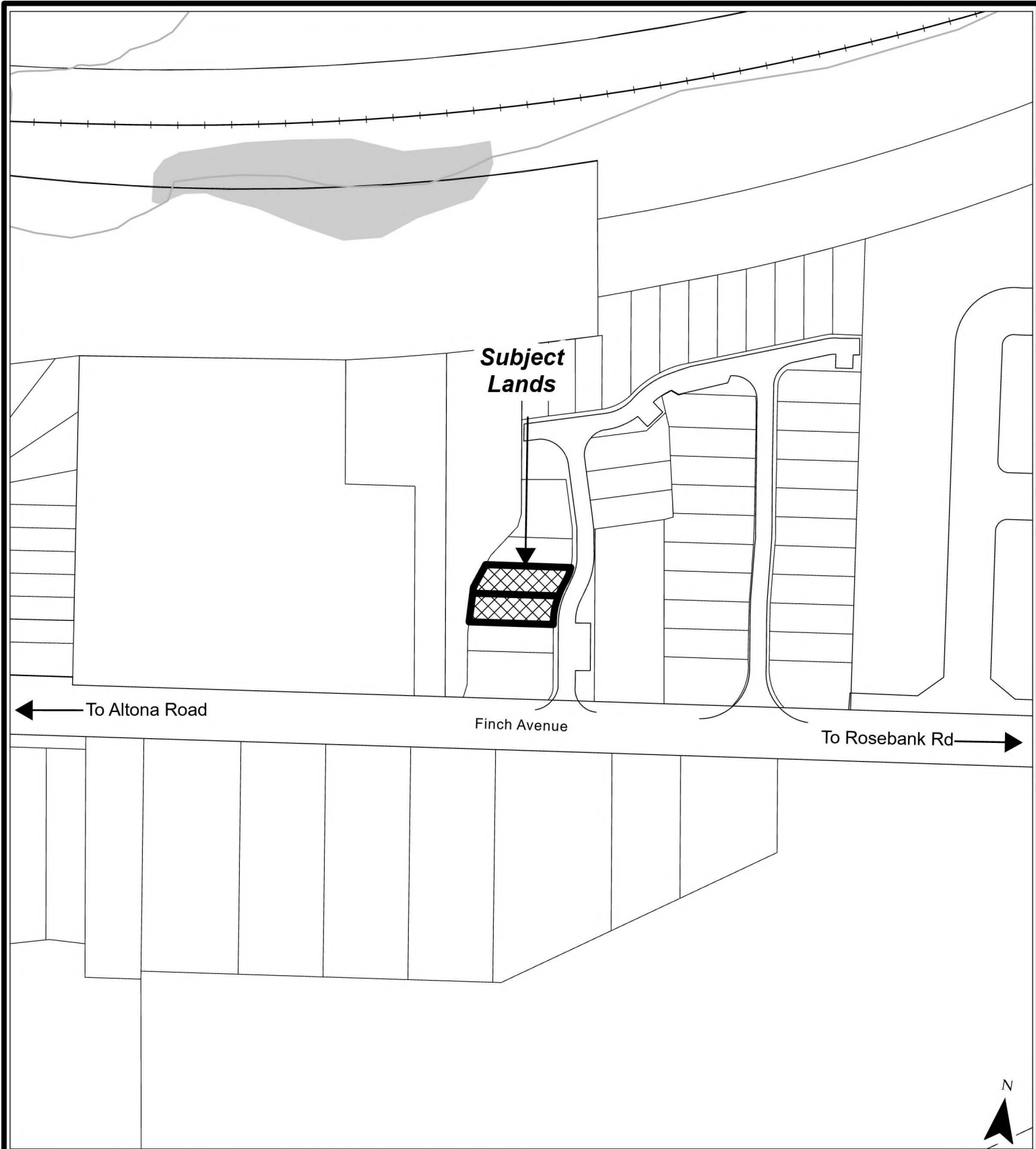
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled 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
- an appeal must be filed via the OLT e-file service at <https://olt.gov.on.ca/e-file-service> by selecting City of Pickering: Committee of Adjustment as the Approval Authority
- the appeal fee may be paid online via the OLT e-file service the appeal fee is \$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 30/26 & MV 31/26

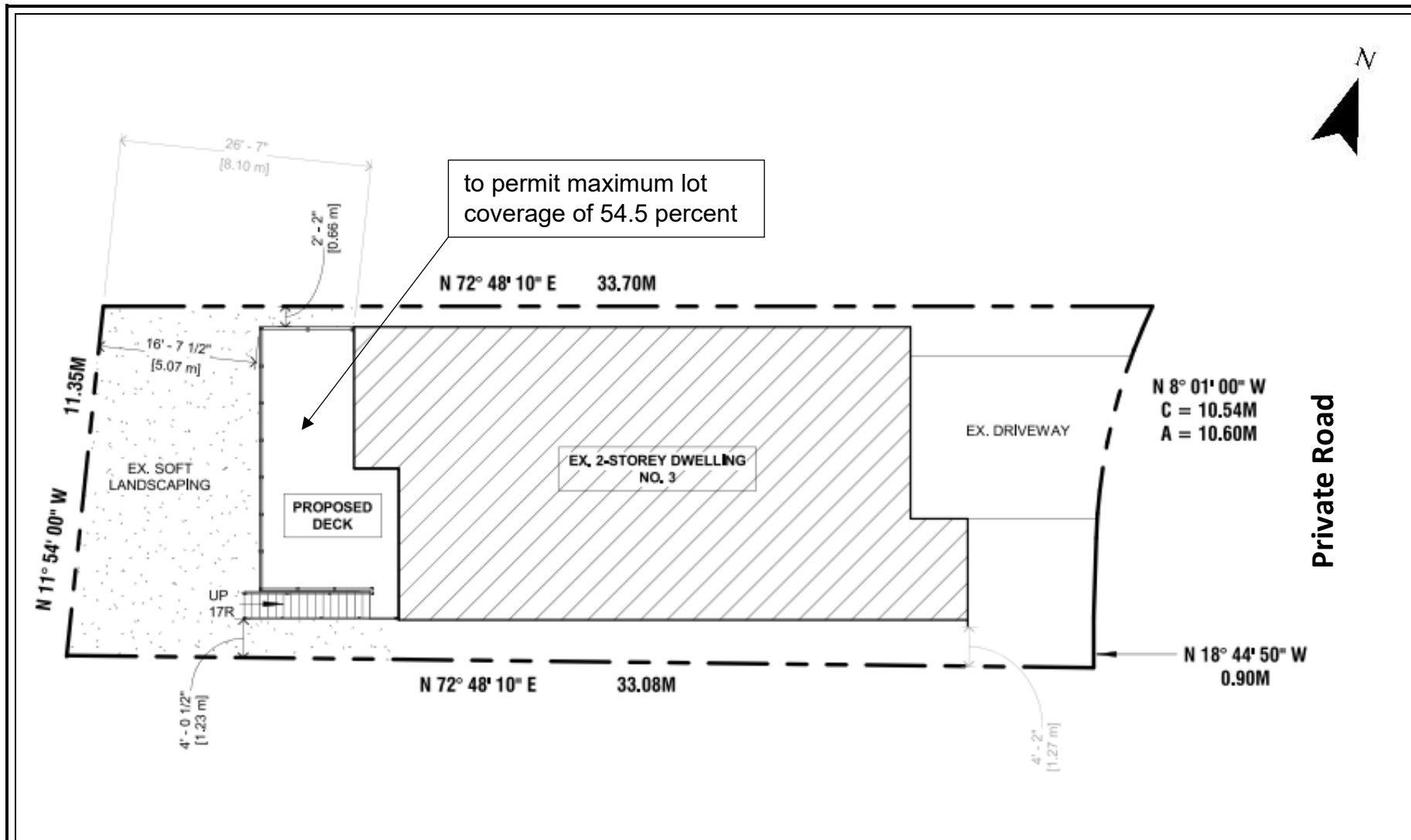
Applicant: N. Brandon & K. Farhan

Municipal Address: 400 Finch Avenue, Units 3 & 4

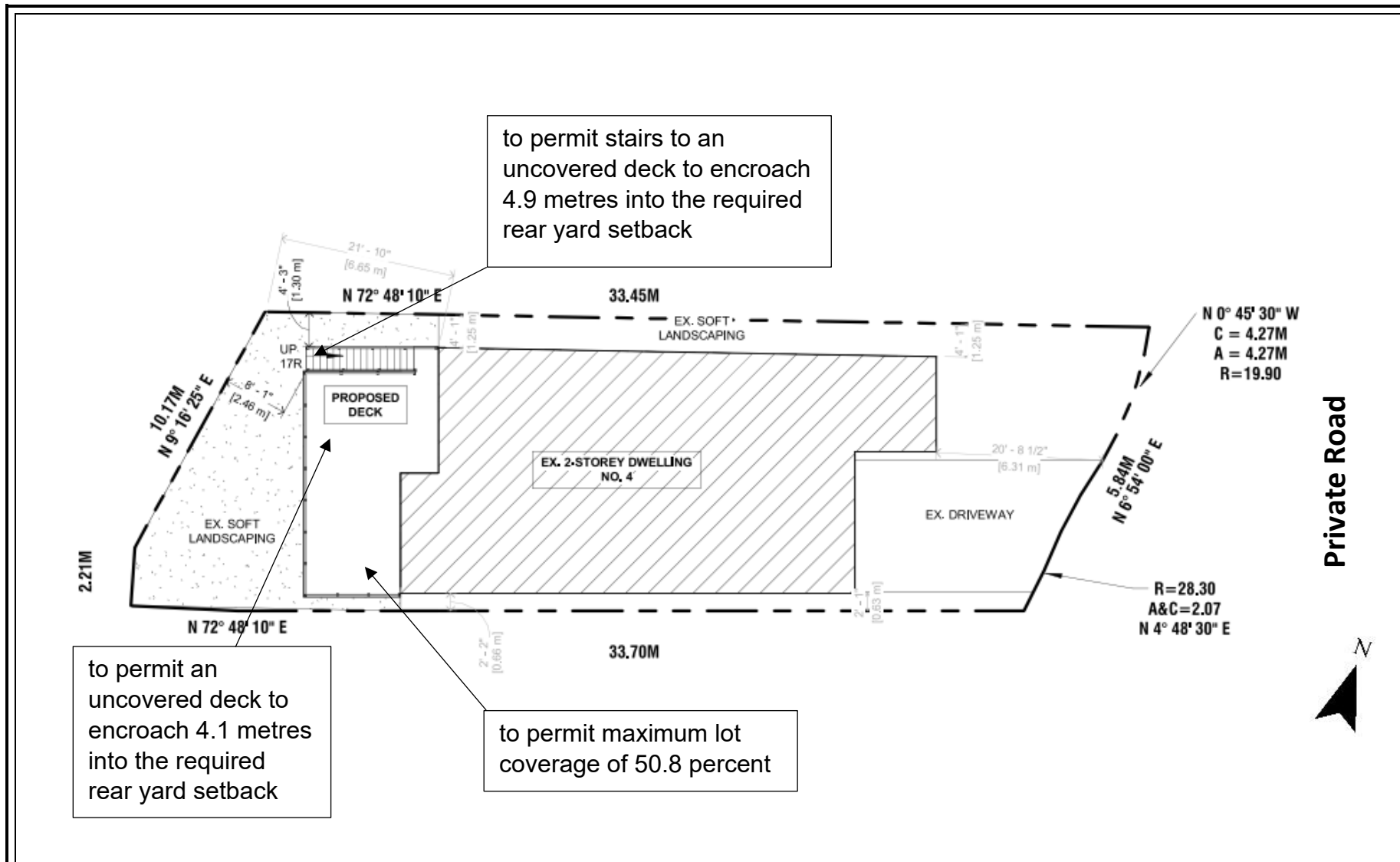
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Date: Apr. 23, 2026

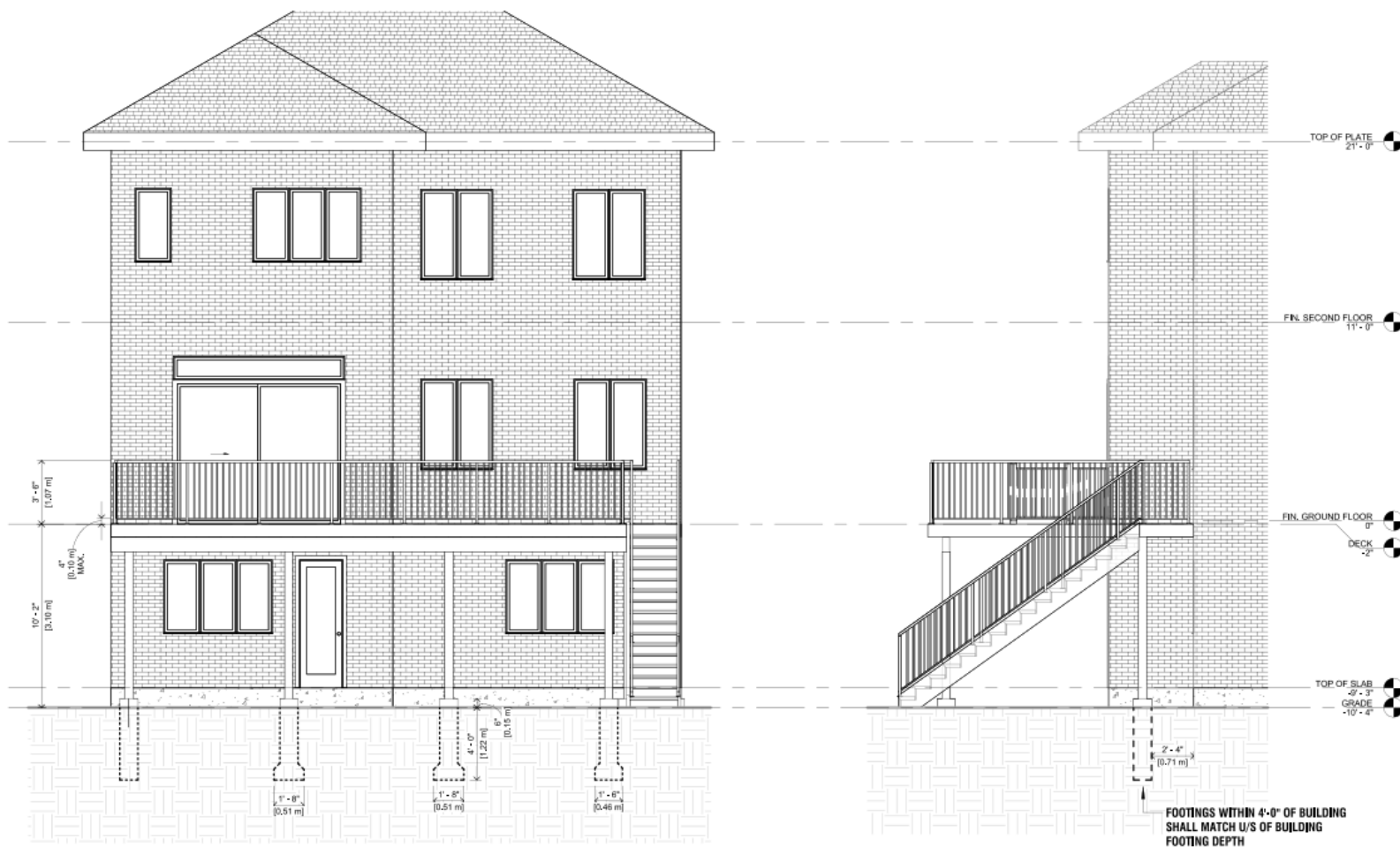
SCALE: 1:2,000
THIS IS NOT A PLAN OF SURVEY



<p>City of PICKERING City Development Department</p>	Submitted Site Plan	
	File No: MV 30/26	
	Applicant: N. Brandon	
	Municipal Address: 400 Finch Avenue, Unit 3	
CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.		Date: April 17, 2026



<p>City of PICKERING City Development Department</p>	Submitted Site Plan	
	File No: MV 31/26	
	Applicant: K. Farhan	
	Municipal Address: 400 Finch Avenue, Unit 4	
CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.		Date: April 17, 2026



① NEW WEST ELEVATION
3/16" = 1'-0"

② NEW SOUTH ELEVATION
3/16" = 1'-0"

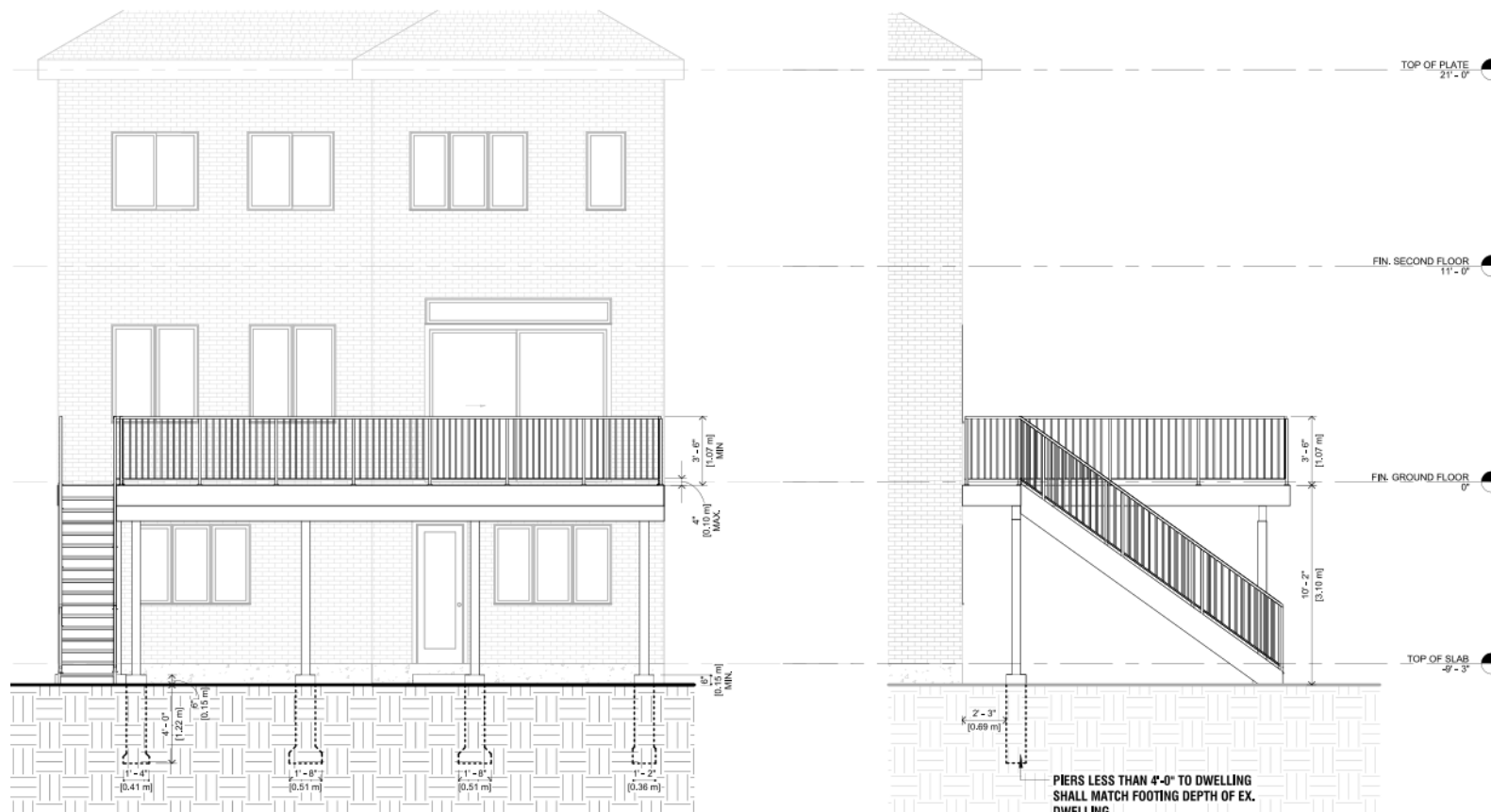
FOOTINGS WITHIN 4'-0" OF BUILDING SHALL MATCH U/S OF BUILDING FOOTING DEPTH
TYP.

City of
PICKERING
City Development
Department

Submitted Elevation Plans
File No: MV 30/26
Applicant: N. Brandon
Municipal Address: 400 Finch Avenue, Unit 3

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

Date: April 17, 2026



① NEW WEST ELEVATION
3/16" = 1'-0"

② NEW NORTH ELEVATION
3/16" = 1'-0"

<p>City of PICKERING City Development Department</p>	Submitted Elevation Plans	
	File No: MV 31/26	
	Applicant: K. Farhan	
	Municipal Address: 400 Finch Avenue, Unit 5	
CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.		Date: April 17, 2026