

Mailed on/before: May 20, 2026

Notice of Application for Consent

Pursuant to Section 53 of the *Planning Act*

Why am I receiving this notice? You are receiving this notice because an application for consent (lot line adjustment) has been submitted to the City of Pickering on the properties 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.

Public Participation: City Council has delegated the authority to make decisions on technical consent applications (which includes applications for easements, lot line adjustments, title validations, and leases or mortgages greater than 21 years) to the Director, City Development & CBO. No public hearing will be held for this application. Should you wish to provide written comments on the application, please submit your comments by **June 3, 2026**, to the City Development contact noted below.

Application Details

The following is a brief description of the application:

File Number	LD 15/26 & LD 16/26
Owner/Applicant	Zavala Developments Inc.
Property Location	3031 & 3033 Smallwood Crescent (refer to Attachment 1)
Purpose of Application (Lot Line Adjustment)	<p>LD 15/26 – 3031 Smallwood Crescent</p> <p>Consent to convey a 16.3 square metre parcel of land (Part 2) to the westerly property (Part 3), retaining a 385.7 square metre parcel of land (refer to Attachment 2).</p> <p>LD 16/26 – 3033 Smallwood Crescent</p> <p>Consent to convey a 16.9 square metre parcel of land (Part 4) to the westerly property (Lot 146), retaining a 325 square metre parcel of land (refer to Attachment 2).</p>
Background	The applicant is seeking approval for two concurrent consent applications to adjust the lot lines between Lots 144, 145, and 146 on Smallwood Crescent. The adjustments are required because the foundation for the dwelling on Lot 146 was poured incorrectly, resulting in insufficient side yard setbacks and non-compliance with the Zoning By-law.

City Development Contact	Your comments and/or questions regarding this application can be forwarded to: Ash Roy, Planner II Tel: 905.420.4660, ext. 2220 Email: aroy@pickering.ca
Last Date for Comment	June 3, 2026
Pickering Official Plan Designation	Urban Residential Areas - Low Density Areas
Zoning By-law	"SLD1" - Seaton Low Density Type 1, under By-law 8149/24

Delegation of Authority to the Director, City Development & CBO

The Council of a Municipality may pass a by-law to delegate, to an appointed office identified in the by-law by name or position, the authority, or any part of such authority to deal with applications for consent, pursuant to the provisions of Section 54 of the *Planning Act*.

The authority of the Council of The Corporation of the City of Pickering under Sections 53 and 54 of the *Planning Act*, related to the approval of technical consent applications (including easements, lot line adjustments, title validations, and leases or mortgages greater than 21 years), but excluding the authority to grant consents for land severance, is delegated by By-law 8064/23 to the Director, City Development & CBO, or a designate.

To all persons and agencies making comments

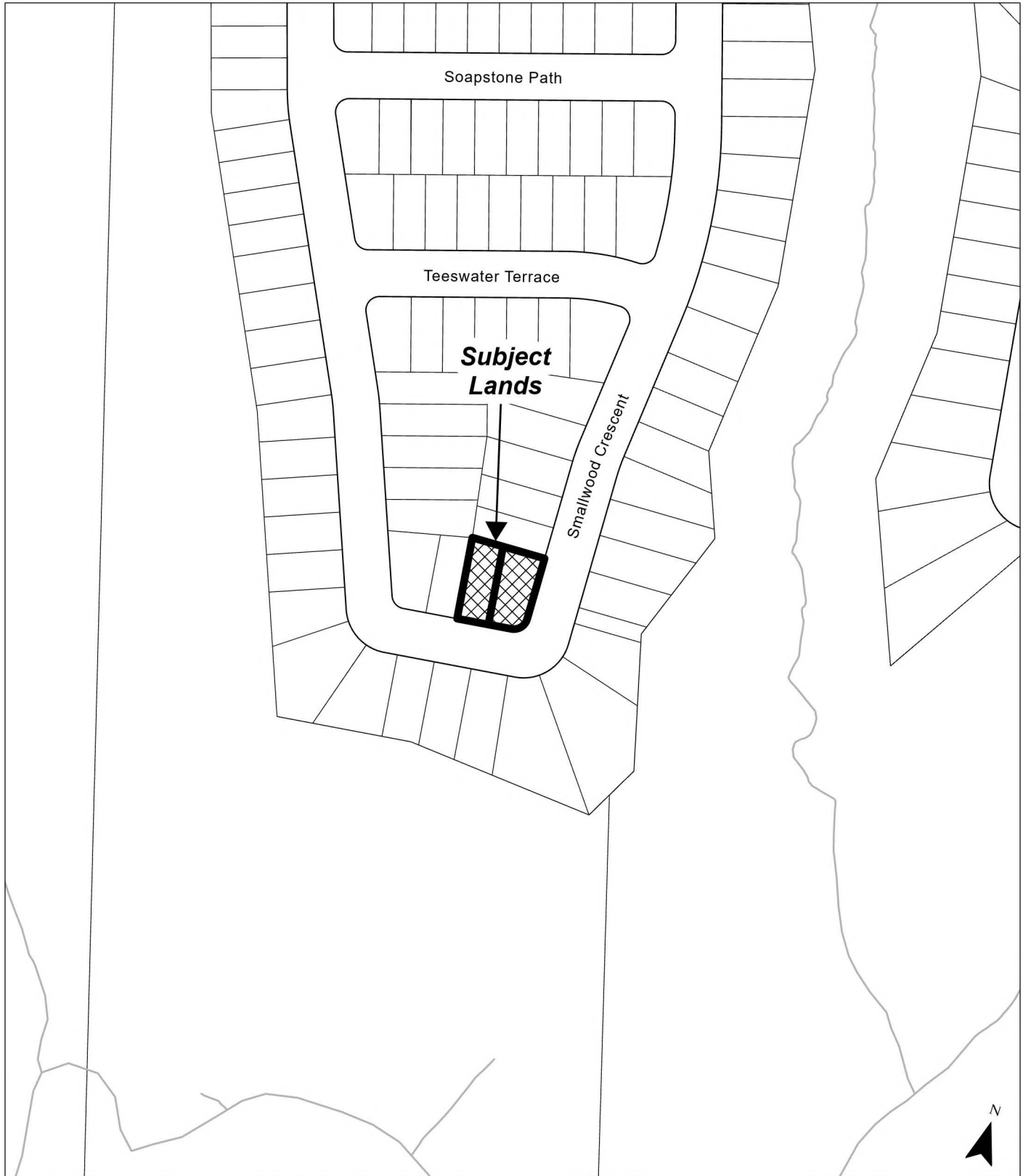
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the City Development contact noted above
- personal information collected in response to this planning notice will be used to assist City staff to process this application

Receiving a copy of the Director's Decision

- submit a written request to the City Development contact noted above, to receive a copy of the Director'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 Director's decision appeal to the OLT
- fill out Appellant Form (A1) and submit to the City Development contact noted above, 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 application



City of
PICKERING
 City Development
 Department

Location Map

File: LD 15/26 & LD 16/26

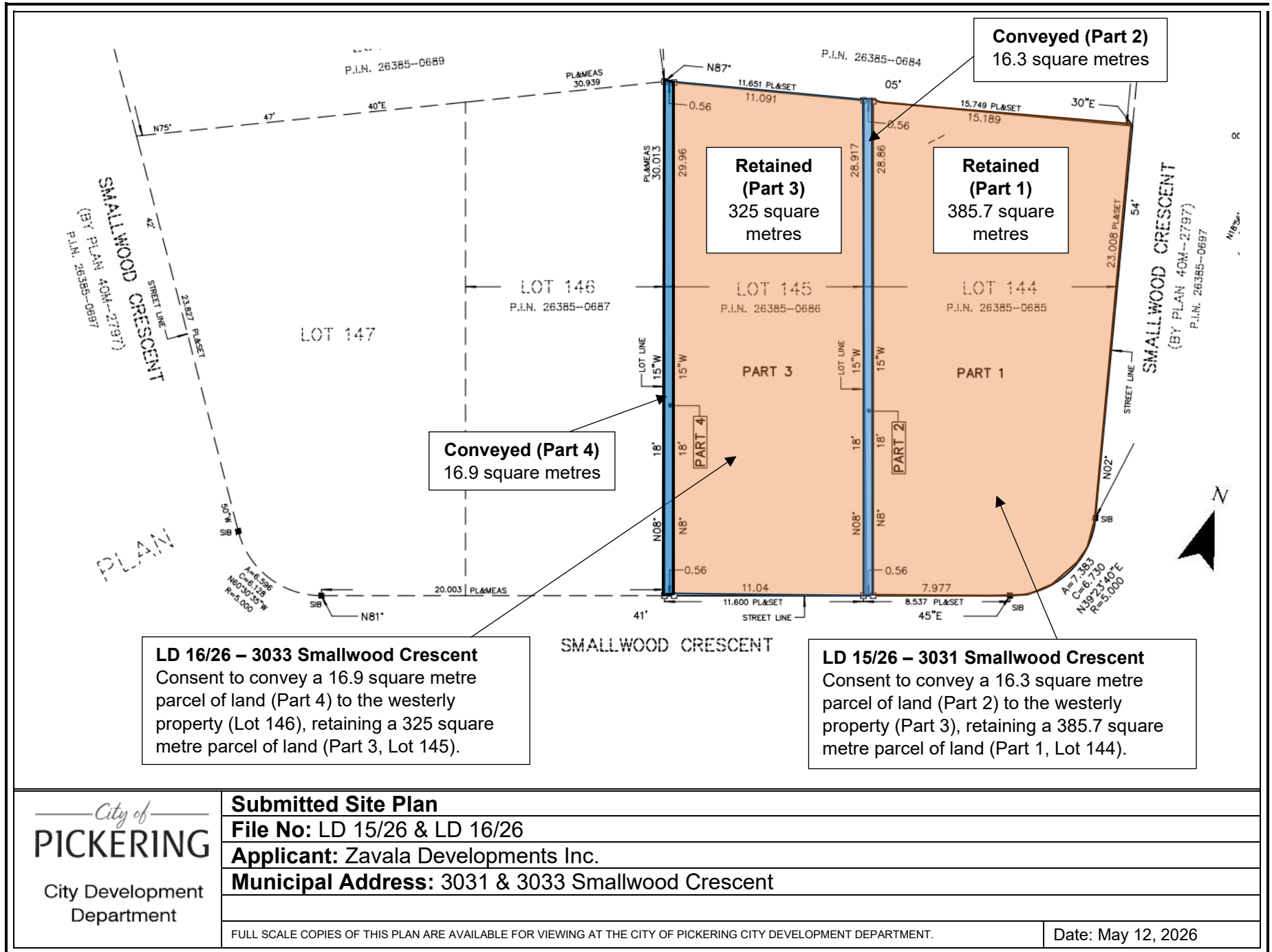
Applicant: Zavala Developments Inc.

Municipal Address: 3031 & 3033 Smallwood Crescent

© The Corporation of the City of Pickering Produced (in part) under license from:
 © King's Printer, Ontario Ministry of Natural Resources. All rights reserved.; © His Majesty the King in
 Right of Canada, Department of Natural Resources. All rights reserved.; © Teranet Enterprises Inc. and its
 suppliers. All rights reserved.; © Municipal Property Assessment Corporation and its suppliers. All rights reserved.

Date: May 13, 2026

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



LD 16/26 – 3033 Smallwood Crescent
 Consent to convey a 16.9 square metre parcel of land (Part 4) to the westerly property (Lot 146), retaining a 325 square metre parcel of land (Part 3, Lot 145).

LD 15/26 – 3031 Smallwood Crescent
 Consent to convey a 16.3 square metre parcel of land (Part 2) to the westerly property (Part 3), retaining a 385.7 square metre parcel of land (Part 1, Lot 144).

City of
PICKERING
 City Development
 Department

Submitted Site Plan	
File No: LD 15/26 & LD 16/26	
Applicant: Zavala Developments Inc.	
Municipal Address: 3031 & 3033 Smallwood Crescent	
FULL SCALE COPIES OF THIS PLAN ARE AVAILABLE FOR VIEWING AT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT.	
Date: May 12, 2026	