

Mailed on/before: July 27, 2026

Notice of Public Hearing

City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, August 12, 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 Number: **MV 38/26**
Owner(s): **P. Kachappilly**
Property Address: **498 Rougemount Drive**

Subject Property Zoned: **R1D & EP**
Zoning By-law: **8149/24**

Purpose of the Application

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

Requested Variances

Details of these variances are as follows:

By-law Requirement	Relief Applied For
The maximum dwelling depth for lots with depths greater than 40.0 metres shall be 20.0 metres, measured from the minimum front yard setback to the rear wall of a dwelling (Zoning By-law 8149/24, s.4.10.2)	To permit a maximum dwelling depth of 29.6 metres

By-law Requirement	Relief Applied For
Maximum front yard setback of 42.05 metres (Zoning By-law 8149/24, s.4.10.6)	To permit a maximum front yard setback of 49.3 metres
Minimum side yard setback of 1.8 metres (Zoning By-law 8149/24, s.6.2.2, Table 6.4)	To permit a minimum side yard (west) setback of 1.2 metres
	To permit a minimum side yard (east) setback of 1.5 metres

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

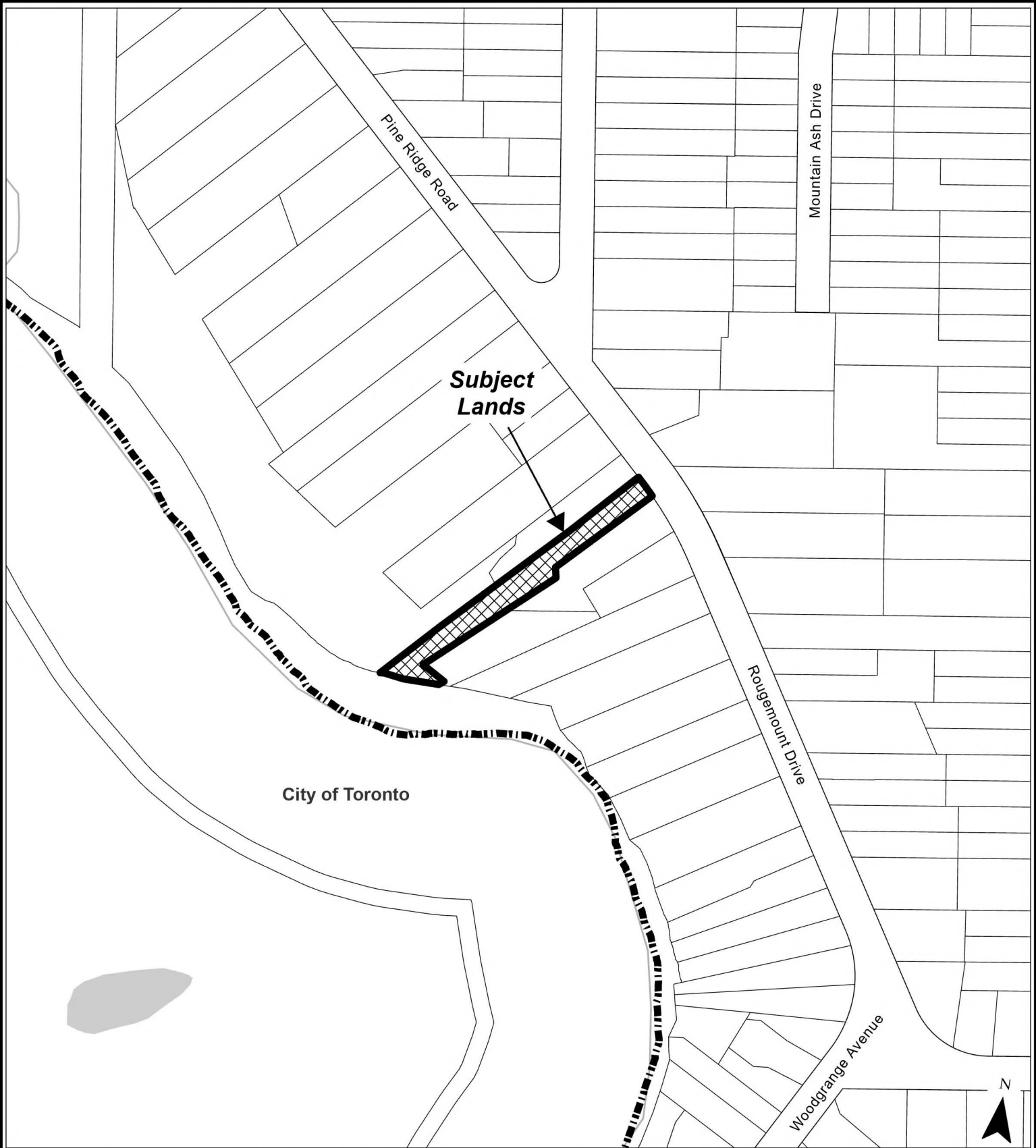
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled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

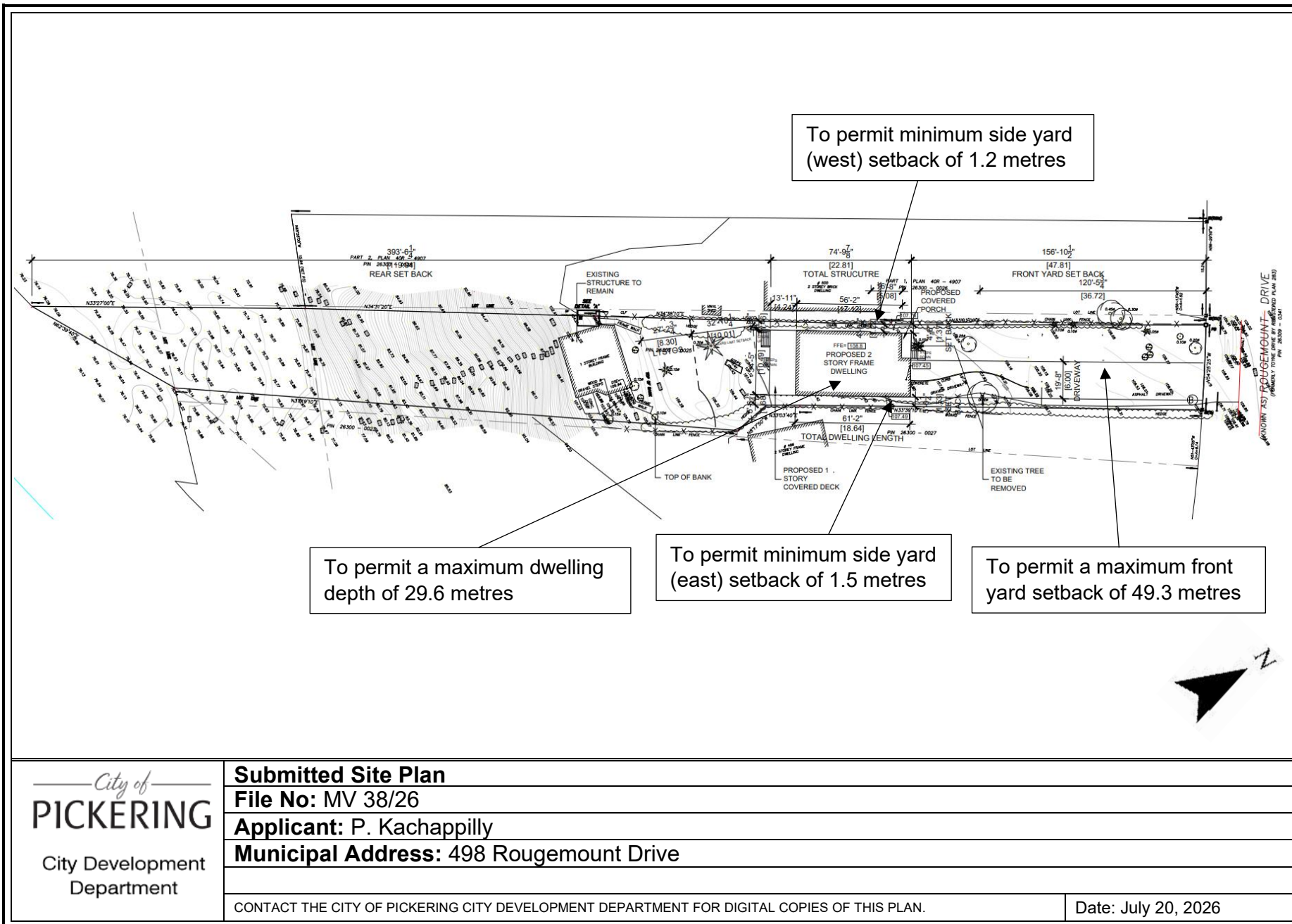
How to Submit an Appeal to the Ontario Land Tribunal (OLT)

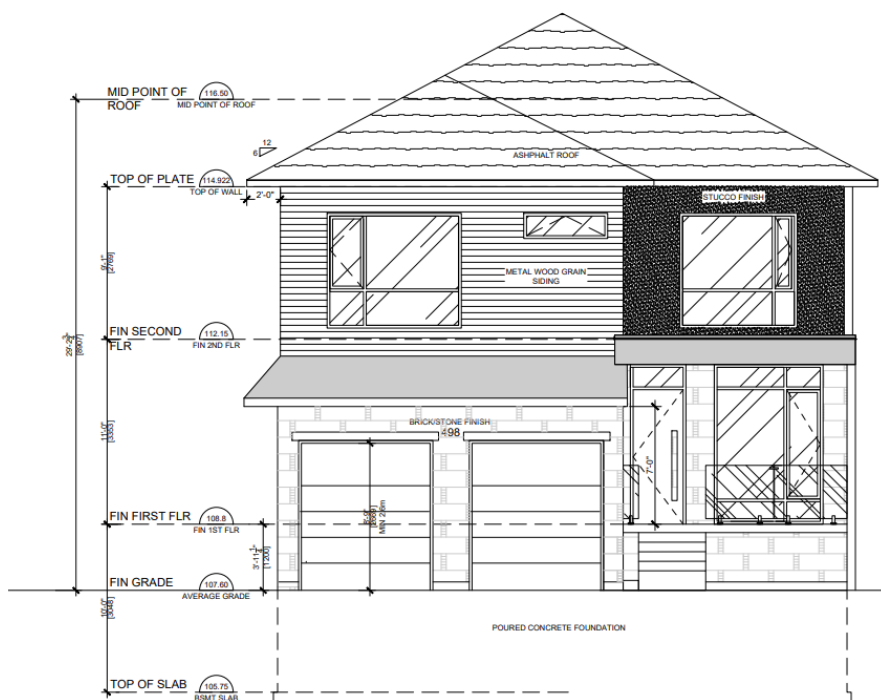
- the applicant, the Minister or a specified person or public body (as defined by the *Planning Act*) may within 20 days of the date of the Committee's decision appeal to the OLT
- an appeal must be filed via the OLT e-file service at <https://olt.gov.on.ca/e-file-service> by selecting City of Pickering: 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



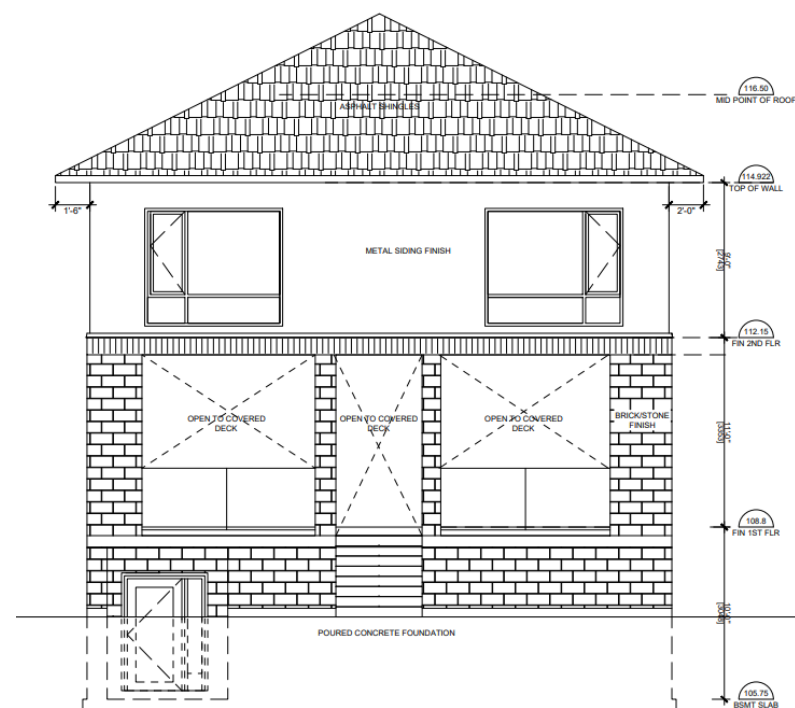
City of
PICKERING
City Development
Department

Location Map	
File: MV 38/26	
Applicant: P. Kachappilly	
Municipal Address: 498 Rougemount Drive	
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Date: Jun. 18, 2026	
SCALE: 1:3,000 THIS IS NOT A PLAN OF SURVEY	





North – Front Elevation



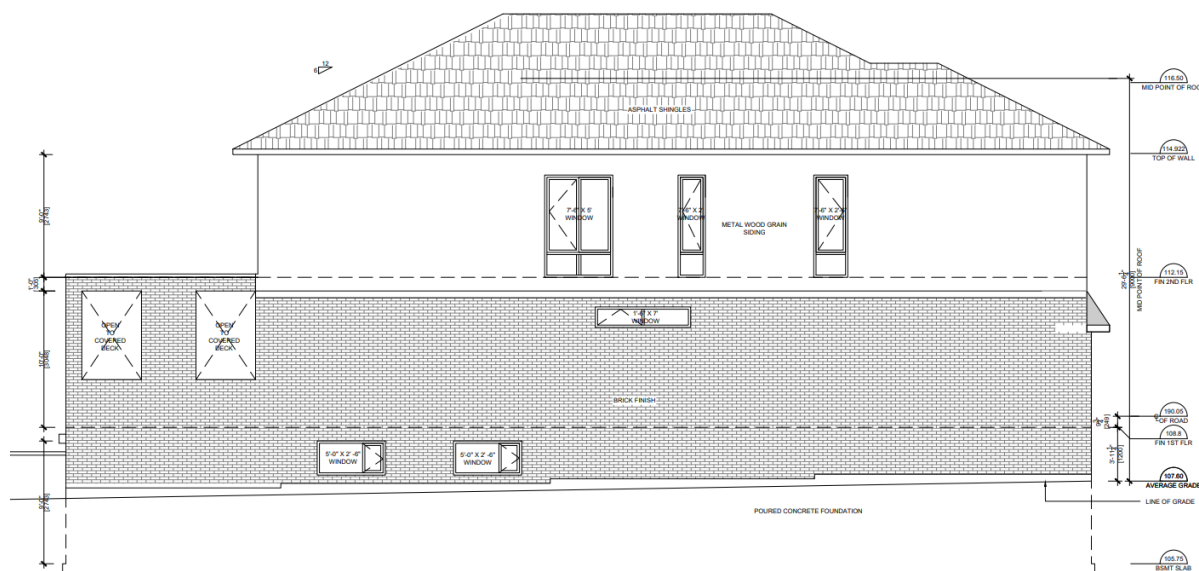
South – Rear Elevation

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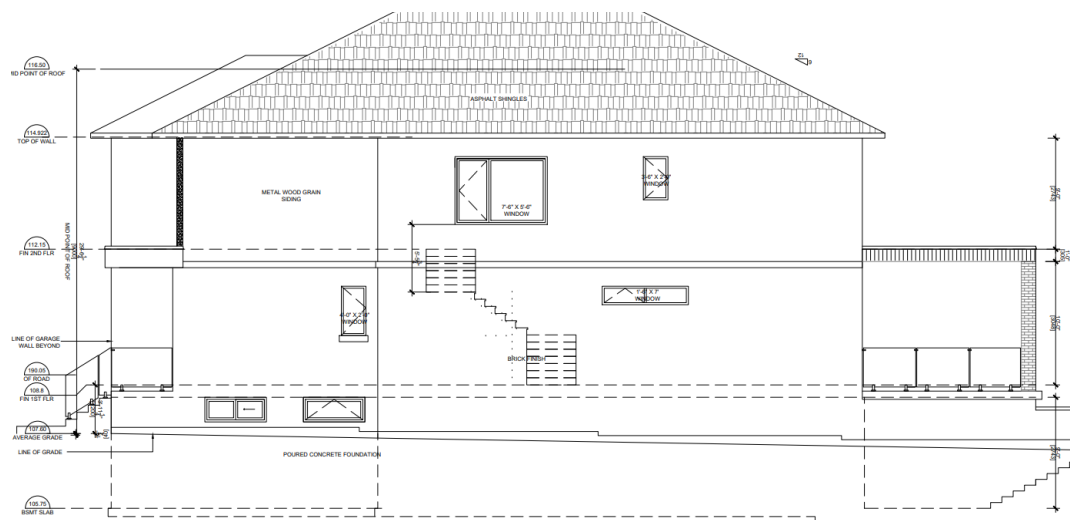
Submitted Elevation Plans**File No:** MV 38/26**Applicant:** P. Kachappilly**Municipal Address:** 498 Rougemount Drive

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

Date: June 17, 2026



West – Side Elevation



East – Side Elevation

City of
PICKERING

City Development
Department

Submitted Elevation Plans

File No: MV 38/26

Applicant: P. Kachappilly

Municipal Address: 498 Rougemount Drive

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Date: June 17, 2026