

**Mailed on/before:** March 23, 2026

## **Notice of Public Hearing City of Pickering Committee of Adjustment**

An electronic Committee of Adjustment Hearing will be held on:

**Wednesday, April 8, 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](mailto:citydev@pickering.ca). For more information regarding how to participate, please visit [pickering.ca/coa](http://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 applications for consent and minor variance have 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:	<b>LD 08/26, MV 22/26 &amp; MV 23/26</b>	Subject Property Zoned:	<b>R1D</b>
Owner(s):	<b>A. Racz</b>	Zoning By-law:	<b>8149/24</b>
Property Address:	<b>325 Sheppard Avenue</b>		

### **Purpose of the Applications**

Land Division Application (LD 08/26) has been submitted, proposing the creation of a new lot. The applicant is proposing to sever a 929.7 square metre residential parcel of land (Part 2), retaining a 929.7 square metre residential parcel of land (Part 1) (refer to Attachment 2).

This application is being considered concurrently with Minor Variance Applications MV 22/26 and MV 23/26, which are requesting variances to construct two detached dwellings, one on each lot (refer to Attachment 3).

## Requested Variances

Details of these variances are as follows:

### MV 22/26 & MV 23/26 – Parts 1 and 2 (refer to Attachment 3)

By-law Requirement	Relief Applied For
minimum lot frontage of 18.0 metres (8149/24, 6.2.2 Table 6.4)	to permit minimum lot frontage of 15.2 metres
minimum side yard setback of 1.8 metres (8149/24, 6.2.2 Table 6.4)	to permit minimum side yard setback of 1.4 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

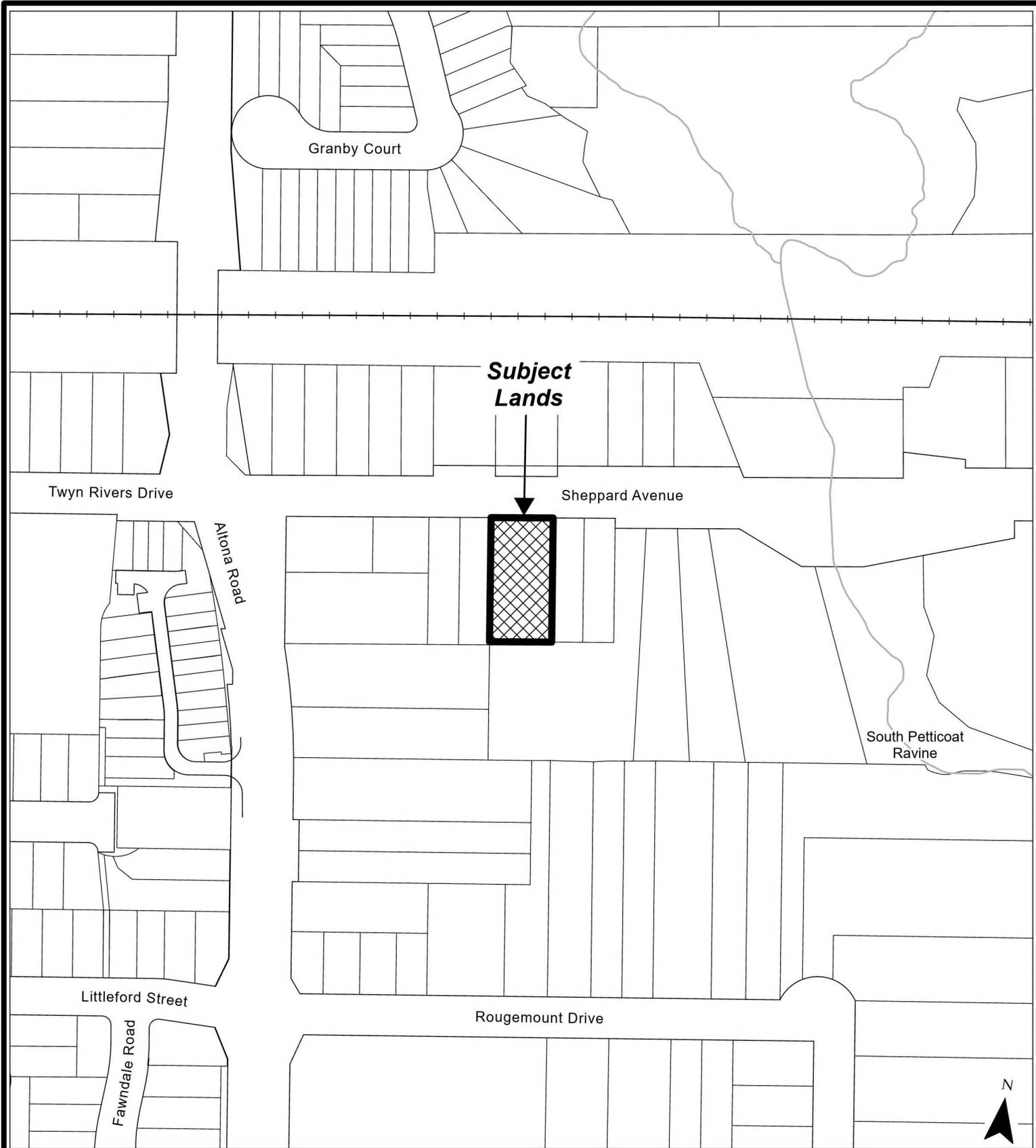
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled 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:** LD 08/26, MV 22/26 & MV 23/26

**Applicant:** A. Racz

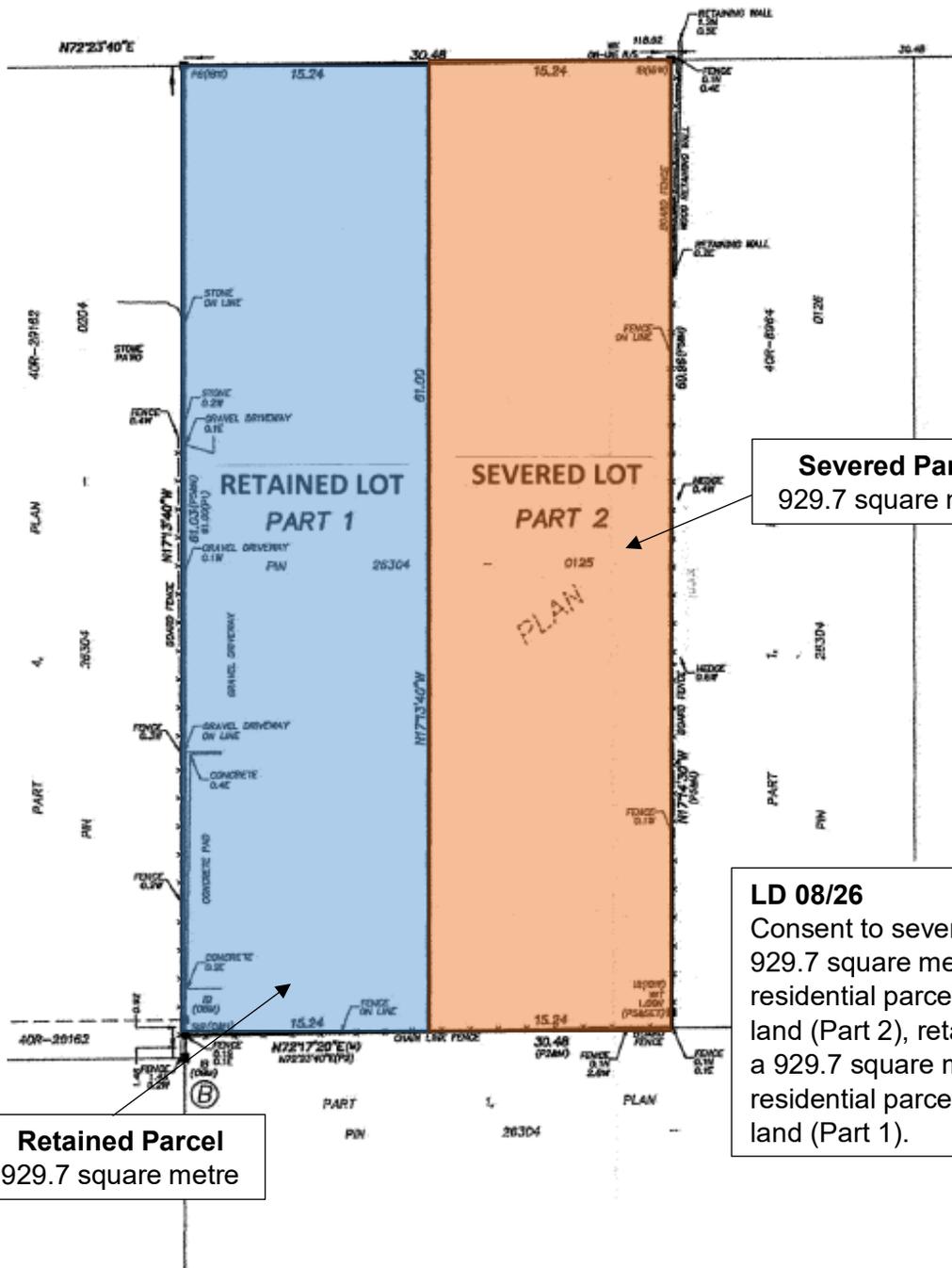
**Municipal Address:** 325 Sheppard Avenue

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**Date:** Feb. 19, 2026

**SCALE:** 1:2,500  
THIS IS NOT A PLAN OF SURVEY

(KNOWN AS) SHEPPARD AVENUE EAST  
 (ROAD ALLOWANCE BETWEEN CONCESSION 1 AND RANGE 3, BROWN FRONT CONCESSION)  
 PIN 25363-1488



**Severed Parcel**  
 929.7 square metre

**LD 08/26**  
 Consent to sever a 929.7 square metre residential parcel of land (Part 2), retaining a 929.7 square metre residential parcel of land (Part 1).

**Retained Parcel**  
 929.7 square metre

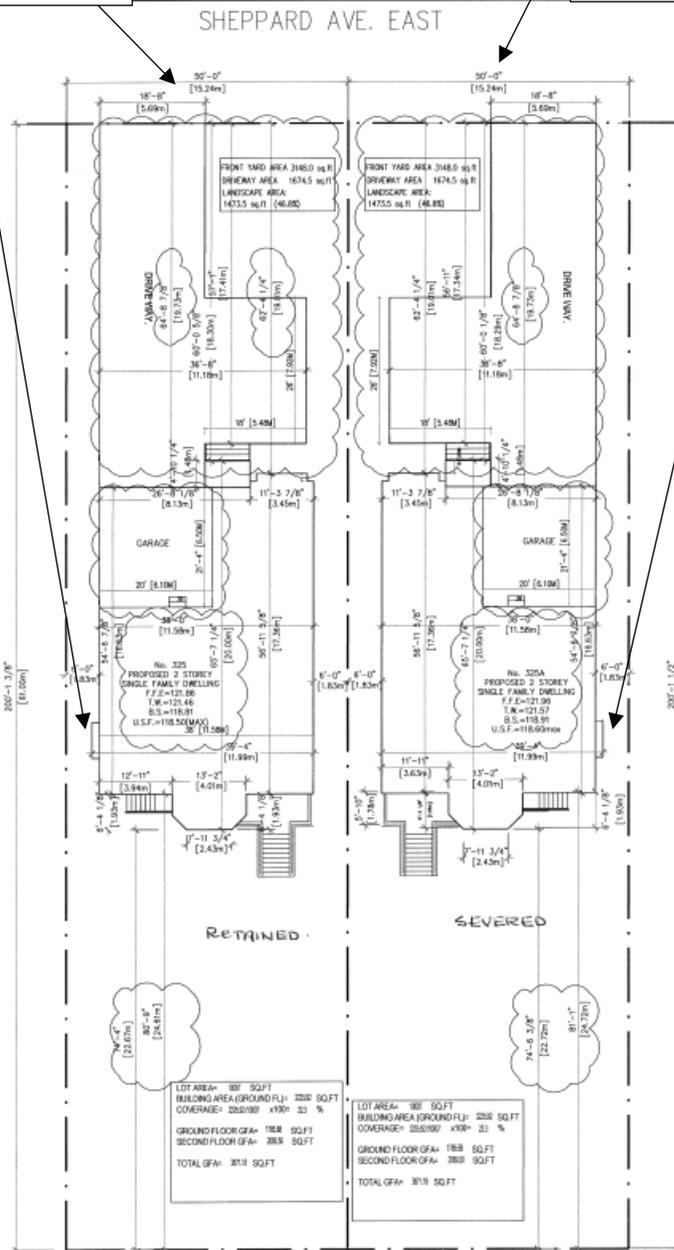
<p>City of  <b>PICKERING</b>                  City Development                  Department</p>	<p><b>Submitted Plan</b></p>
	<p><b>File No:</b> LD 08/26</p>
	<p><b>Applicant:</b> A. Racz</p>
	<p><b>Municipal Address:</b> 325 Sheppard Avenue</p>
<p>CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.</p>	
<p>Date: March 2, 2026</p>	

**MV 22/26**

- to permit minimum lot frontage of 15.2 metres
- to permit minimum side yard setback of 1.4 metres

**MV 23/26**

- to permit minimum lot frontage of 15.2 metres
- to permit minimum side yard setback of 1.4 metres



City of  
**PICKERING**  
City Development  
Department

**Submitted Site Plan**

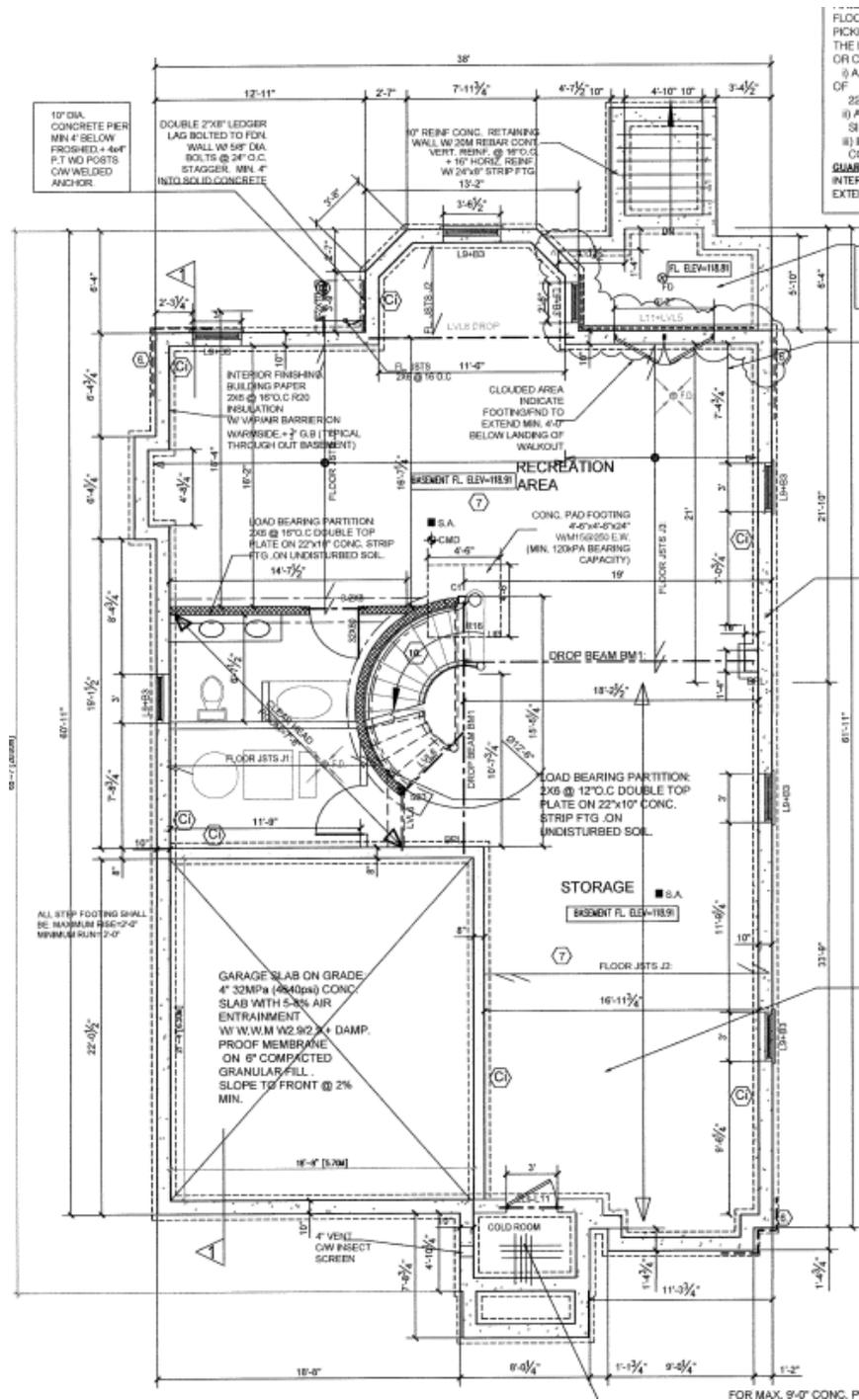
**File No:** MV 22/26 & MV 23/26

**Applicant:** A. Racz

**Municipal Address:** 325 Sheppard Avenue

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

Date: March 9, 2026

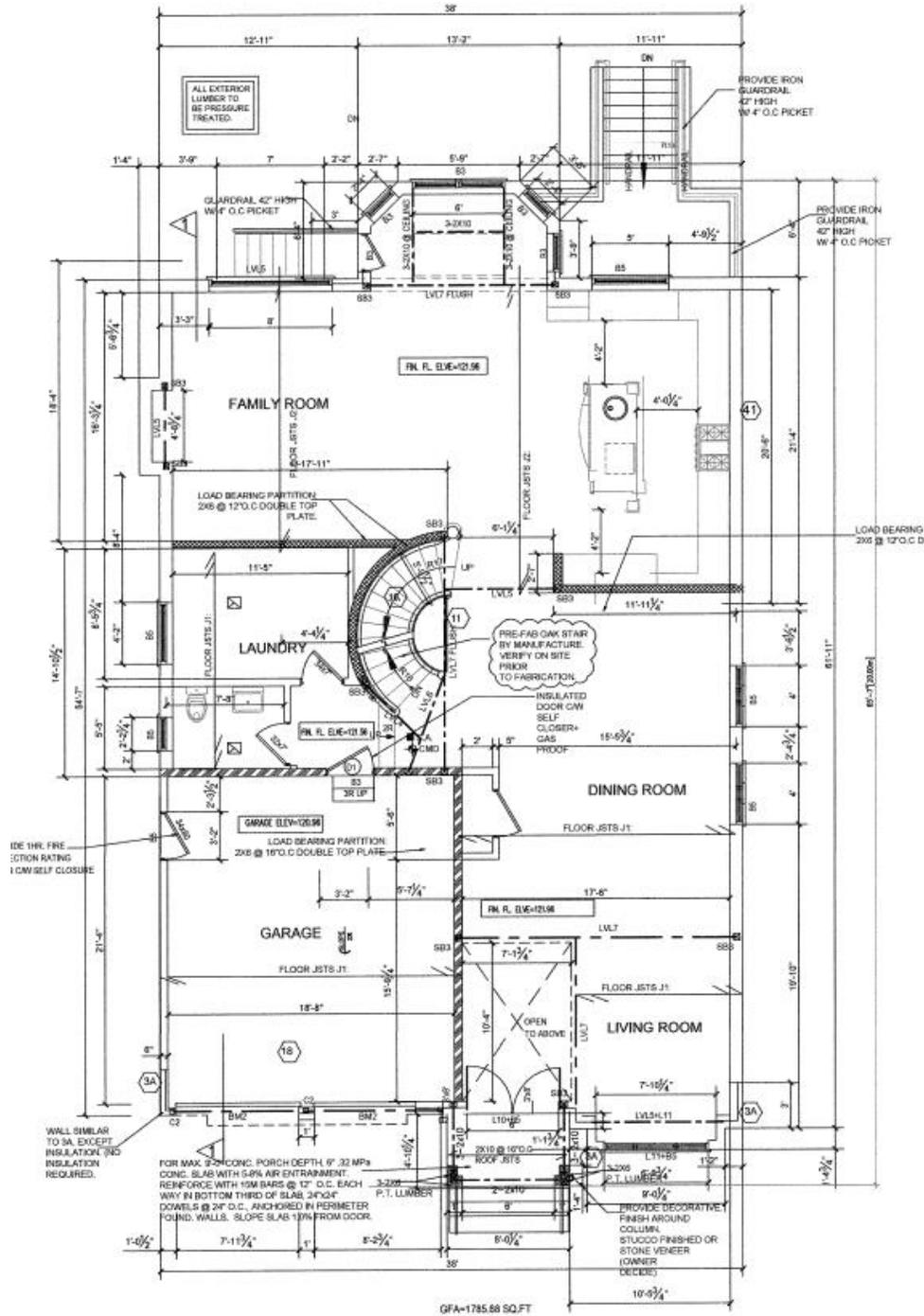


City of  
**PICKERING**  
City Development  
Department

**Submitted Basement Plan**  
**File No: MV 22/26 & MV 23/26**  
**Applicant: A. Racz**  
**Municipal Address: 325 Sheppard Avenue**

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

Date: March 9, 2026



City of  
**PICKERING**  
City Development  
Department

**Submitted Main Floor Plan**

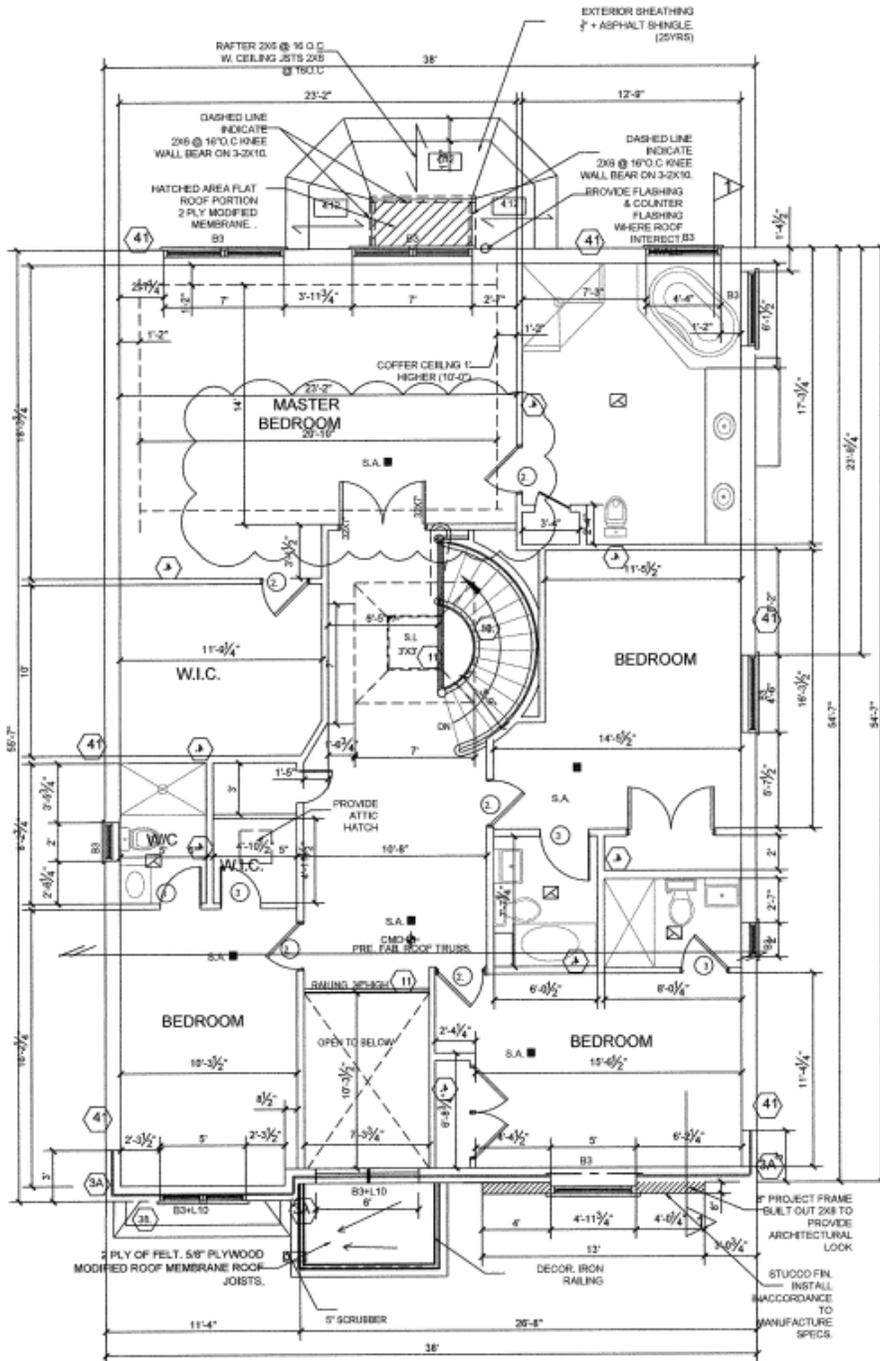
**File No: MV 22/26 & MV 23/26**

**Applicant: A. Racz**

**Municipal Address: 325 Sheppard Avenue**

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Date: March 9, 2026



City of  
**PICKERING**  
City Development  
Department

**Submitted Second Floor Plan**

**File No: MV 22/26 & MV 23/26**

**Applicant: A. Racz**

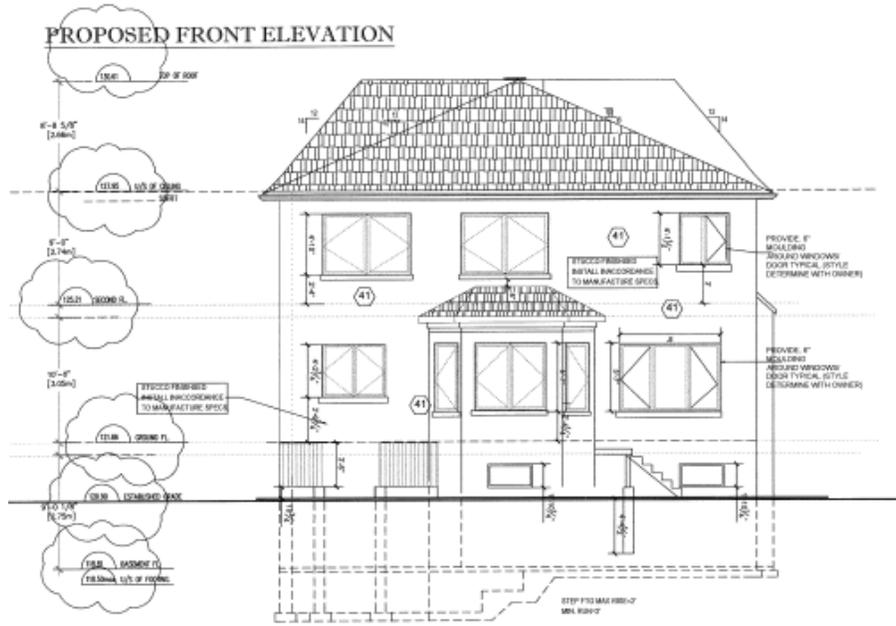
**Municipal Address: 325 Sheppard Avenue**

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North Elevation



South Elevation

REAR ELEVATION

City of  
**PICKERING**

City Development  
Department

**Submitted North & South Elevation**

**File No: MV 22/26 & MV 23/26**

**Applicant: A. Racz**

**Municipal Address: 325 Sheppard Avenue**

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

Date: March 9, 2026