City Development Department
T. 905.420.4617
Toll Free 1.866.683.2760
citydev@pickering.ca

Mailed on/before: October 26, 2026

Notice of Public Hearing
City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, November 11, 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 54/26**
Owner(s): **R. Taghipour**
Property Address: **1962 Royal Road**
Subject Property Zoned: **X132 (RS/SD)**
Zoning By-law: **8149/24**

Purpose of the Application

The applicant requests approval of this minor variance application in order to permit a reduced lot area to bring the lot into compliance following a land severance, to facilitate the development of a semi-detached dwelling (refer to Attachment 2).

Requested Variance

Details of the variance are as follows:

By-law Requirement	Relief Applied For
minimum lot area of 350 square metres (ZBL 8149/24, s.15.132.1(b)(i))	to permit a minimum lot area of 348.1 square metres

For additional information or clarification on the above Public Notice please contact Figo Pham, 905.420.4660, extension 1089, or fpham@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.

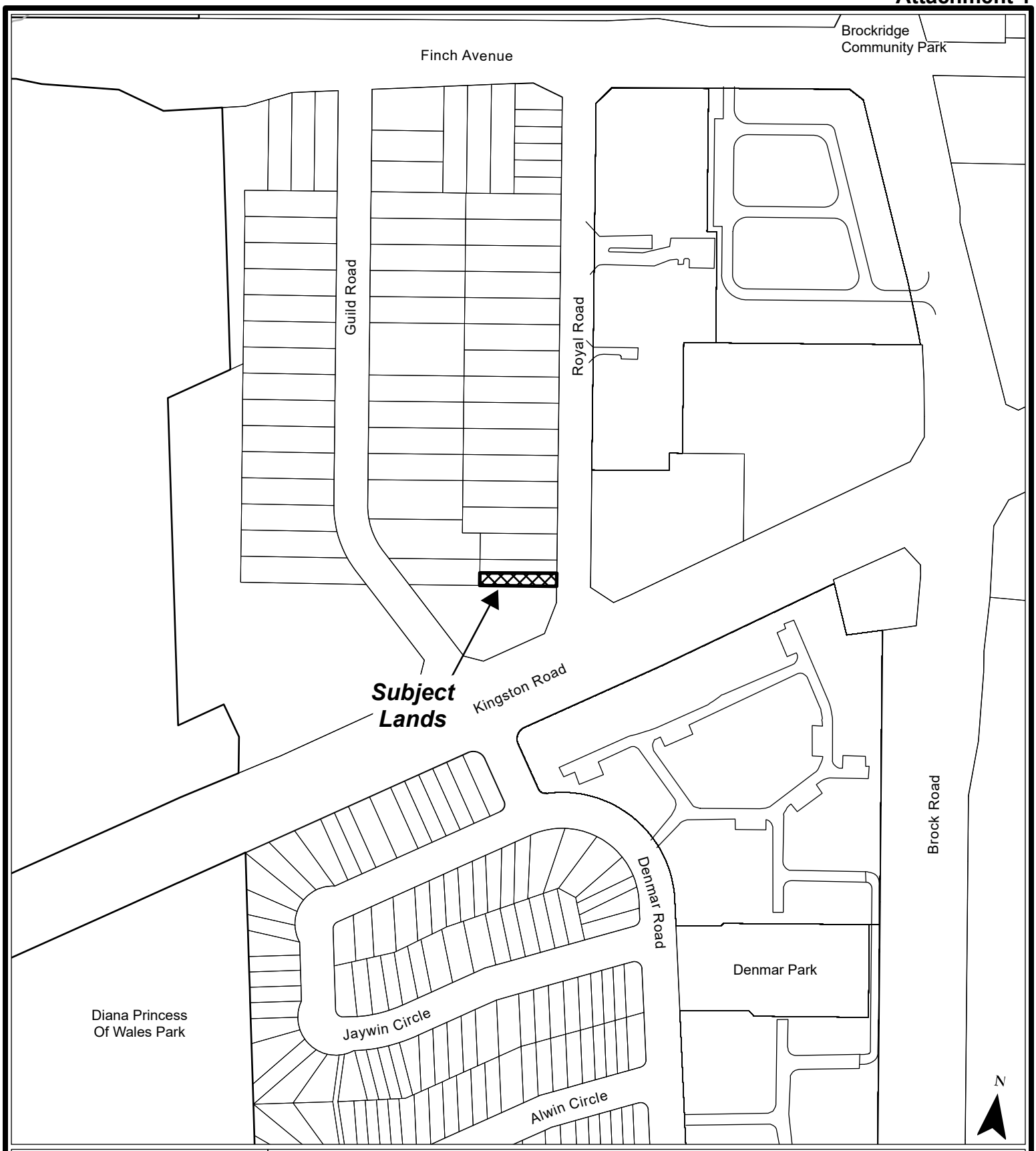
Public Hearing Attendance/Participation
- you or your representative are invited to attend, either in support of the application, opposed to the application or seeking information on the application
- if attendance is not practical, written comments will be accepted
- if you know of any interested persons 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

Attachment 1



City of PICKERING

City Development Department

Location Map

File: MV 54-26

Applicant: R. Taghipour

Municipal Address: 1962 Royal Road

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Date: Oct. 20, 2026

SCALE: 1:3,000

THIS IS NOT A PLAN OF SURVEY.

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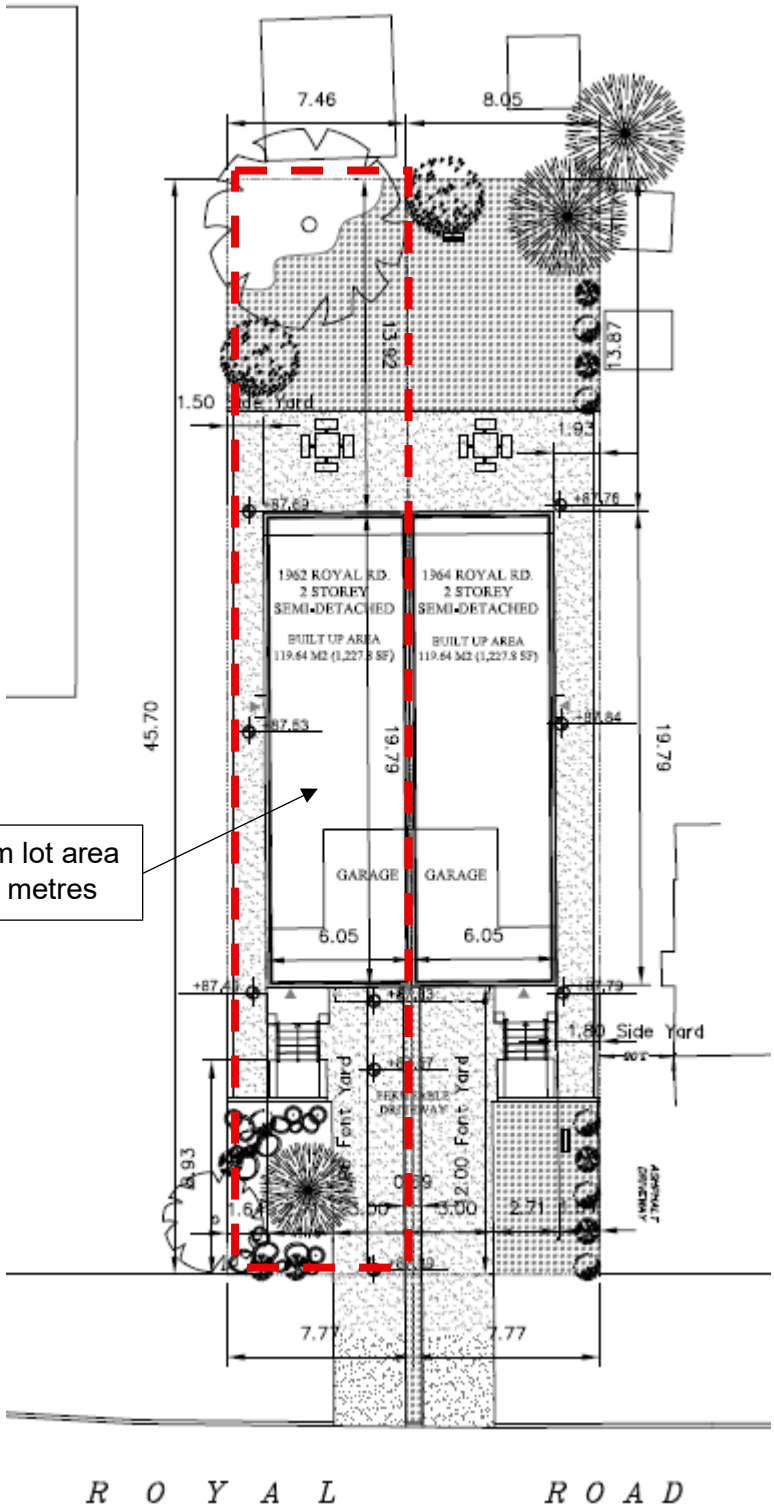

to permit minimum lot area of 348.1 square metres

City of PICKERING

City Development Department

Submitted Site Plan

File No: MV 54/26

Applicant: R. Taghipour

Municipal Address: 1962 Royal Road

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

Date: October 19, 2026