

Mailed on/before: February 23, 2026

Notice of Public Hearing City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, March 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 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:	LD 06/26 & LD 07/26 and MV 18/26 to MV 20/26	Subject Property Zoned:	R1D
Owner(s):	15881943 Canada Inc.	Zoning By-law:	8149/24
Property Address:	235 Twyn Rivers Drive		

Purpose of the Applications

Land Division Applications LD 06/26 & LD 07/26 have been submitted to establish a total of 3 lots to facilitate the development of 3 detached dwellings.

LD 06/26

Consent to sever a 737.6 square metre residential parcel of land (Part 2), retaining a 737.6 square metre residential parcel of land (Part 1) (refer to Attachment 2).

LD 07/26

Consent to sever a 737.6 square metre residential parcel of land (Part 3), retaining a 737.6 square metre residential parcel of land (Part 1) (refer to Attachment 2).

These applications are being considered concurrently with Minor Variance Applications **MV 18/26 to MV 20/26**, which are requesting variances to construct detached dwellings on each parcel (refer to Attachment 3).

Requested Variances

Details of these variances are as follows:

MV 18/26 to MV 20/26 – Parts 1, 2 and 3 (refer to Attachment 3)

By-law Requirement	Relief Applied For
minimum side yard setback of 1.8 metres (8149/24, 6.2.2 Table 6.4)	to permit a minimum side yard setback of 1.5 metres
minimum lot frontage of 18.0 metres (8149/24, 6.2.2 Table 6.4)	to permit a minimum lot frontage of 14.2 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 06/26 & LD 07/26 and MV 18/26 to MV 20/26

Applicant: 15881943 Canada Inc.

Municipal Address: 235 Twyn Rivers Drive

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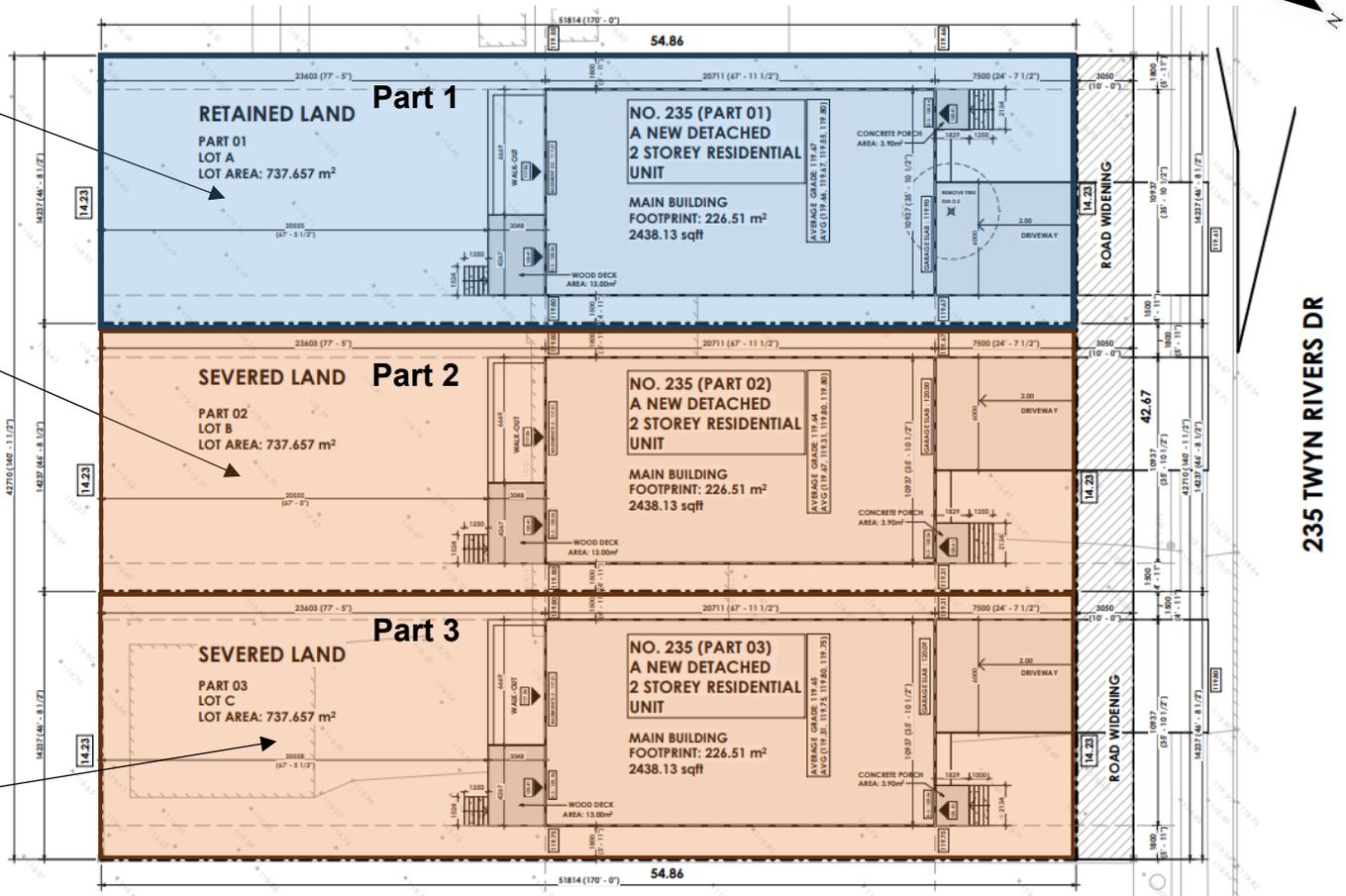
Date: Feb. 05, 2026

SCALE: 1:3,000
THIS IS NOT A PLAN OF SURVEY.

Retained Parcel
737.6 square metre

LD 06/26
Consent to sever a 737.6 square metre residential parcel of land (Part 2), retaining a 737.6 square metre residential parcel of land (Part 1).

LD 07/26
Consent to sever a 737.6 square metre residential parcel of land (Part 3), retaining a 737.6 square metre residential parcel of land (Part 1).

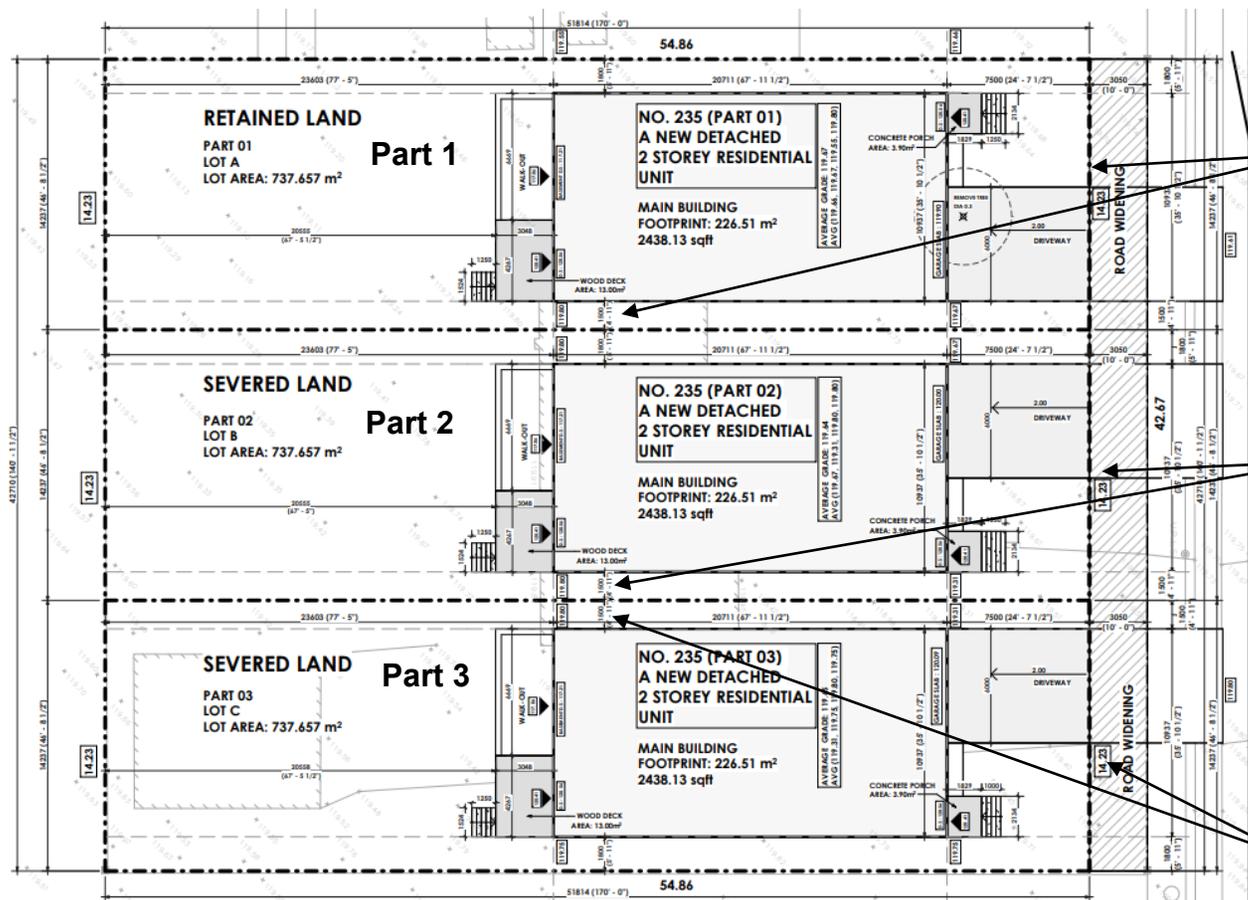


City of
PICKERING
City Development
Department

Submitted Site Plan
File No: LD 06/26 & LD 07/26
Applicant: 15881943 Canada Inc.
Municipal Address: 235 Twyn Rivers Drive

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

Date: January 30, 2026



MV 18/26 (Part 1)

- to permit a minimum lot frontage of 14.2 metres
- to permit a minimum side yard setback of 1.5 metres

MV 19/26 (Part 2)

- to permit a minimum lot frontage of 14.2 metres
- to permit a minimum side yard setback of 1.5 metres

MV 20/26 (Part 3)

- to permit a minimum lot frontage of 14.2 metres
- to permit a minimum side yard setback of 1.5 metres

235 Twyn Rivers Drive

City of
PICKERING
City Development
Department

Submitted Site Plan
File No: MV 18/26 to MV 20/26
Applicant: 15881943 Canada Inc.
Municipal Address: 235 Twyn Rivers Drive

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

Date: January 30, 2026