

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 02/26 to LD 05/26 & MV 14/26 to MV 17/26	Subject Property Zoned:	R1D
		Zoning By-law:	8149/24
Owner(s):	14532970 Canada Inc. & 14513703 Canada Inc.		
Property Address:	145 & 151 Twyn Rivers Drive		

Purpose of the Applications

Land Division Applications LD 02/26, LD 03/26, LD 04/26, and LD 05/26 have been submitted to establish a total of four lots to facilitate the development of four detached dwellings.

LD 02/26

Consent to add a 346.5 square metre residential parcel of land to the east, retaining a 1,060.1 square metre residential parcel of land (refer to Attachment 2).

LD 03/26

Consent to add a 353.2 square metre residential parcel of land to the west, retaining a 1,385.1 square metre residential parcel of land (refer to Attachment 3).

LD 04/26

Consent to add a 353.5 square metre residential parcel of land to the east, retaining a 1,059.9 square metre residential parcel of land (refer to Attachment 4).

LD 05/26

Consent to add a 353.5 square metre residential parcel of land to the west, retaining a 1,385.1 square metre residential parcel of land (refer to Attachment 5).

These applications are being considered concurrently with Minor Variance Applications MV 14/26 to MV 17/26, which are requesting variances to construct detached dwellings on each parcel (refer to Attachments 6, 7, 8 & 9).

Requested Variances

Details of the requested variances are as follows:

MV 14/26 (Parts 8 & 3) (refer to Attachment 6)

By-law Requirement	Relief Applied For
minimum lot frontage of 18.0 metres (8149/24, 6.2.2, Table 6.4)	to permit a minimum lot frontage of 15.0 metres
minimum front yard setback of 28.3 metres (8149/24, 4.10.7)	to permit a minimum front yard setback of 7.5 metres
minimum exterior side yard setback of 4.5 metres (8149/24, 6.2.2, Table 6.4)	to permit a minimum exterior side yard setback of 2.1 metres
maximum dwelling height of 9.0 metres (8149/24, 4.10.3)	to permit a maximum dwelling height of 9.8 metres
a balcony, porch or uncovered platform may encroach into any required setback to a maximum of 2.0 metres or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.3)	to permit a porch to encroach 22.6 metres into the required front yard setback
a bay, box or bow window, with or without foundation, may encroach into any required setback to a maximum of 0.6 of a metre or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.4)	to permit a bay window to encroach 19.1 metres into the required front yard setback

MV 15/26 (Parts 9 & 4) (refer to Attachment 7)

By-law Requirement	Relief Applied For
minimum lot frontage of 18.0 metres (8149/24, 6.2.2, Table 6.4)	to permit 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 1.2 metres
projections such as eaves and other similar architectural features may be permitted in any required setback, provided that no such feature, with the exception of a downspout, projects into the required setback more than 0.6 of a metre or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.1)	to permit eaves to project 1.1 metres into the minimum required 1.8 metre side yard setback

MV 16/26 (Parts 10 & 5) (refer to Attachment 8)

By-law Requirement	Relief Applied For
minimum lot frontage of 18.0 metres (8149/24, 6.2.2, Table 6.4)	to permit 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 1.2 metres
projections such as eaves and other similar architectural features may be permitted in any required setback, provided that no such feature, with the exception of a downspout, projects into the required setback more than 0.6 of a metre or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.1)	to permit eaves to project 1.1 metres into the minimum required 1.8 metre side yard setback

MV 17/26 (Parts 11 & 6) (refer to Attachment 9)

By-law Requirement	Relief Applied For
minimum lot frontage of 18.0 metres (8149/24, 6.2.2, Table 6.4)	to permit 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 1.2 metres
minimum front yard setback of 35.3 metres (8149/24, 4.10.7)	to permit a minimum front yard setback of 9.5 metres

By-law Requirement	Relief Applied For
projections such as eaves and other similar architectural features may be permitted in any required setback, provided that no such feature, with the exception of a downspout, projects into the required setback more than 0.6 of a metre or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.1)	to permit eaves to project 1.1 metres into the minimum required 1.8 metre side yard setback
a balcony, porch or uncovered platform may encroach into any required setback to a maximum of 2.0 metres or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.3)	to permit a porch to encroach 27.2 metres into the required front yard setback
a bay, box or bow window, with or without foundation, may encroach into any required setback to a maximum of 0.6 of a metre or half the distance of the minimum required setback, whichever is less (8149/24, 4.27.4)	to permit two bay windows to encroach 0.3 of a metre into the non-complying setback of 9.5 metres and 9.8 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

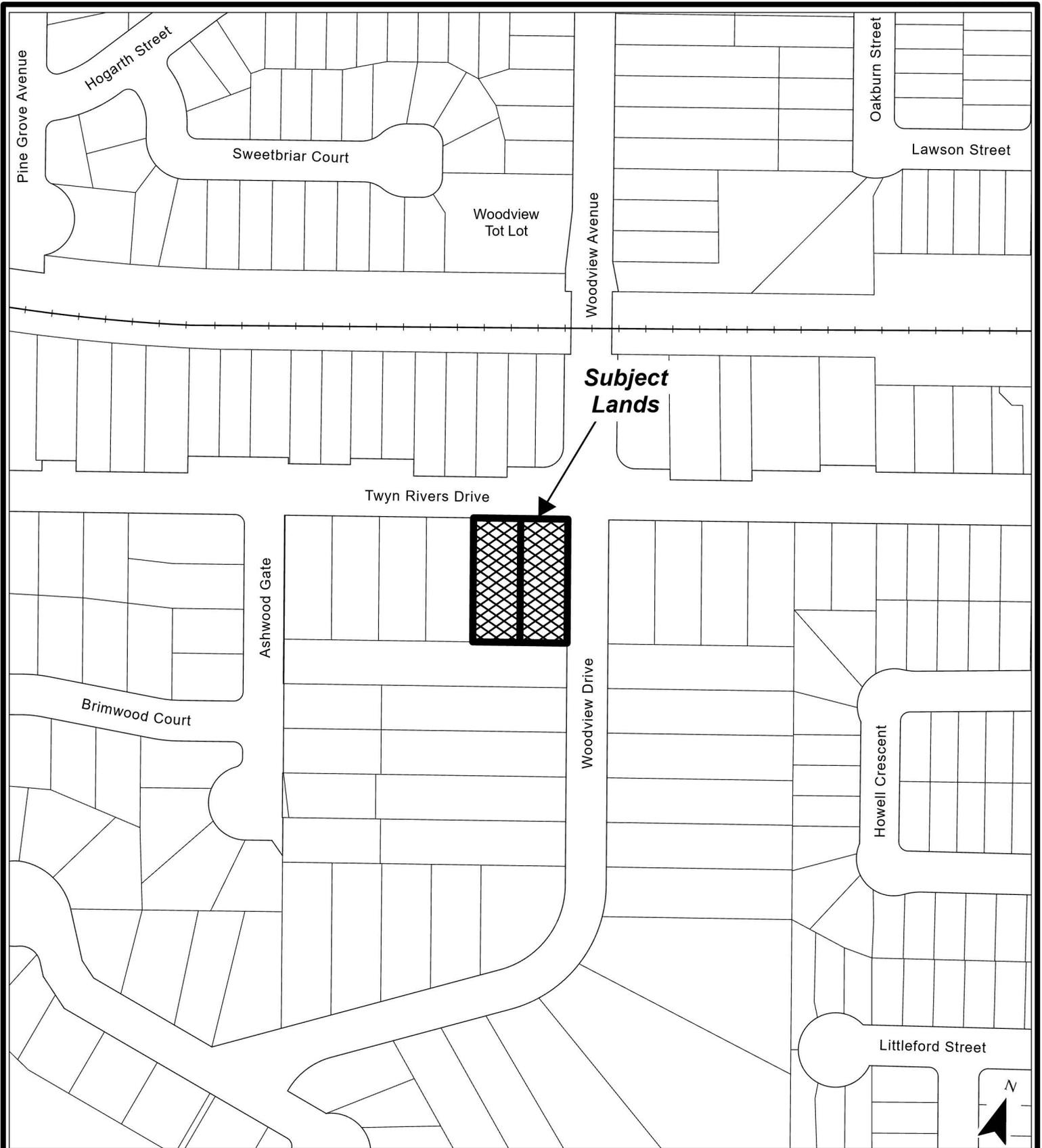
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled 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 02/26 to LD 05/26 & MV 14/26 to MV 17/26

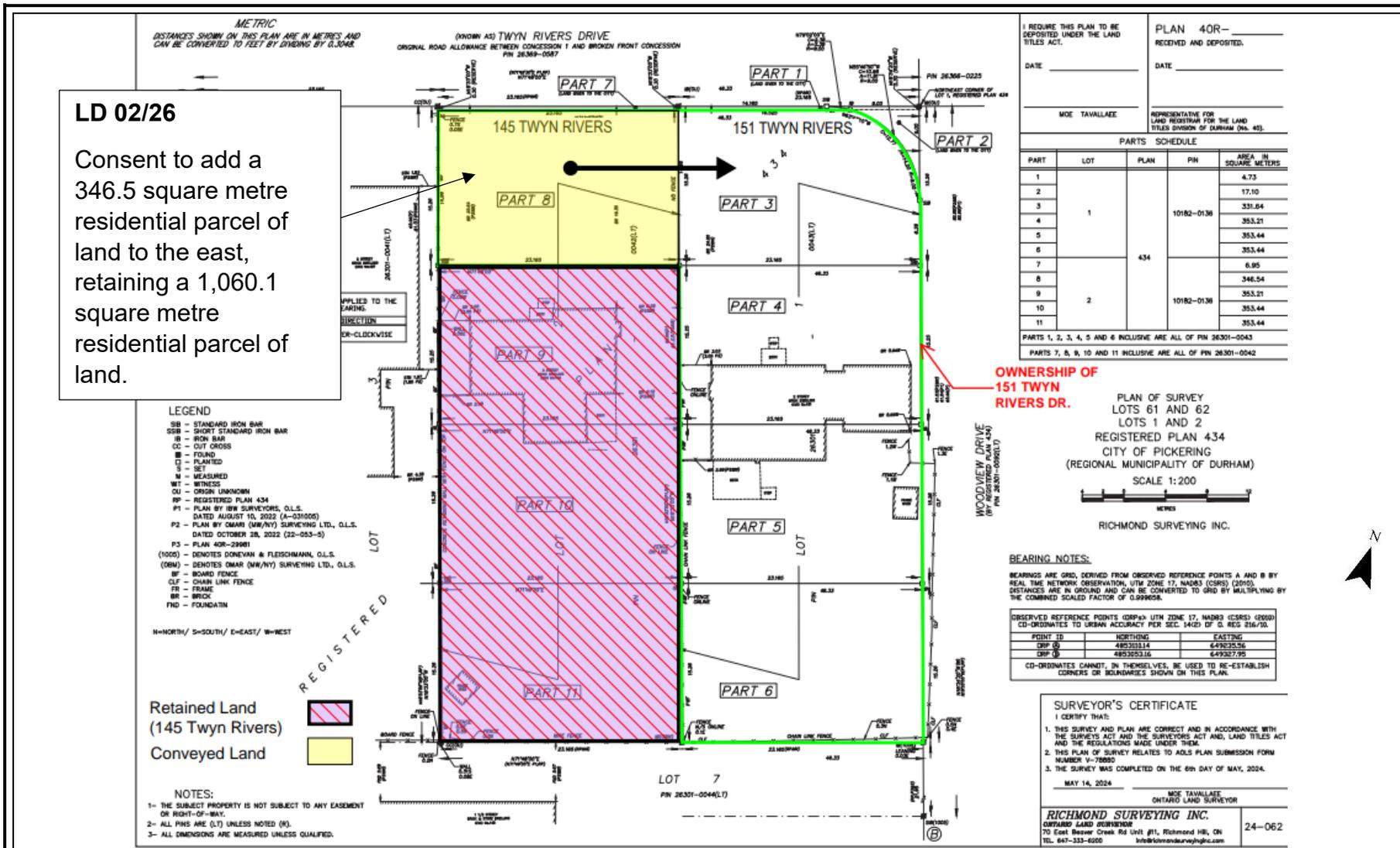
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.

Municipal Address: 145 & 151 Twyn Rivers Drive

© 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: Jan. 16, 2026

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



LD 02/26

Consent to add a 346.5 square metre residential parcel of land to the east, retaining a 1,060.1 square metre residential parcel of land.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____

MOE TAVALLAE

PLAN 40R- _____
RECEIVED AND DEPOSITED.
DATE _____

REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF DURHAM (044-45).

PARTS SCHEDULE

PART	LOT	PLAN	PIN	AREA IN SQUARE METERS
1				4.73
2				17.10
3				331.04
4	1		10182-0136	353.21
5				353.44
6				353.44
7		434		6.95
8				346.54
9	2		10182-0136	353.21
10				353.44
11				353.44

PARTS 1, 2, 3, 4, 5 AND 6 INCLUSIVE ARE ALL OF PIN 26301-0043
PARTS 7, 8, 9, 10 AND 11 INCLUSIVE ARE ALL OF PIN 26301-0042

City of
PICKERING
City Development
Department

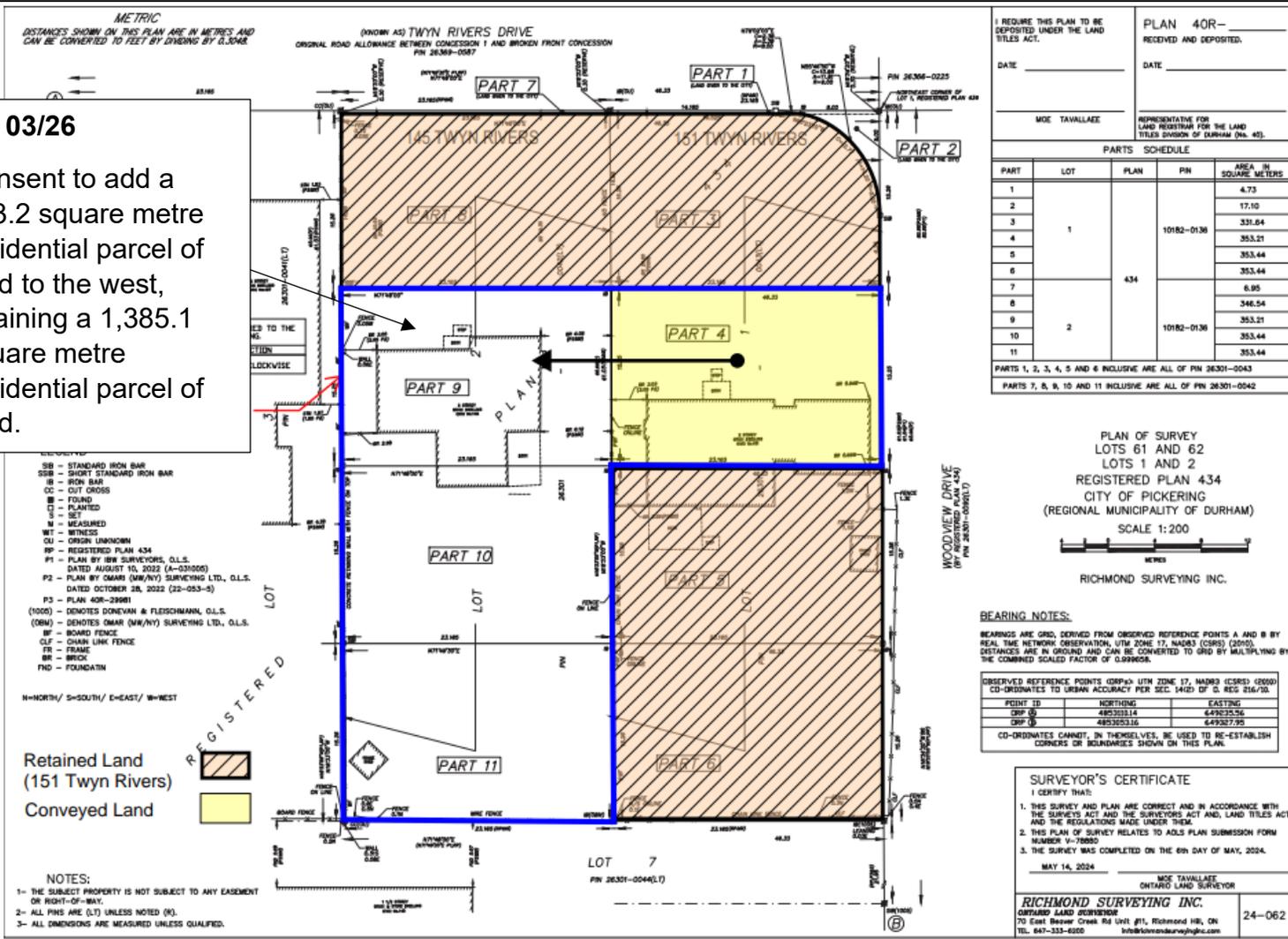
Submitted Site Plan
File No: LD 02/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

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

DATE: February 23, 2026

LD 03/26

Consent to add a 353.2 square metre residential parcel of land to the west, retaining a 1,385.1 square metre residential parcel of land.

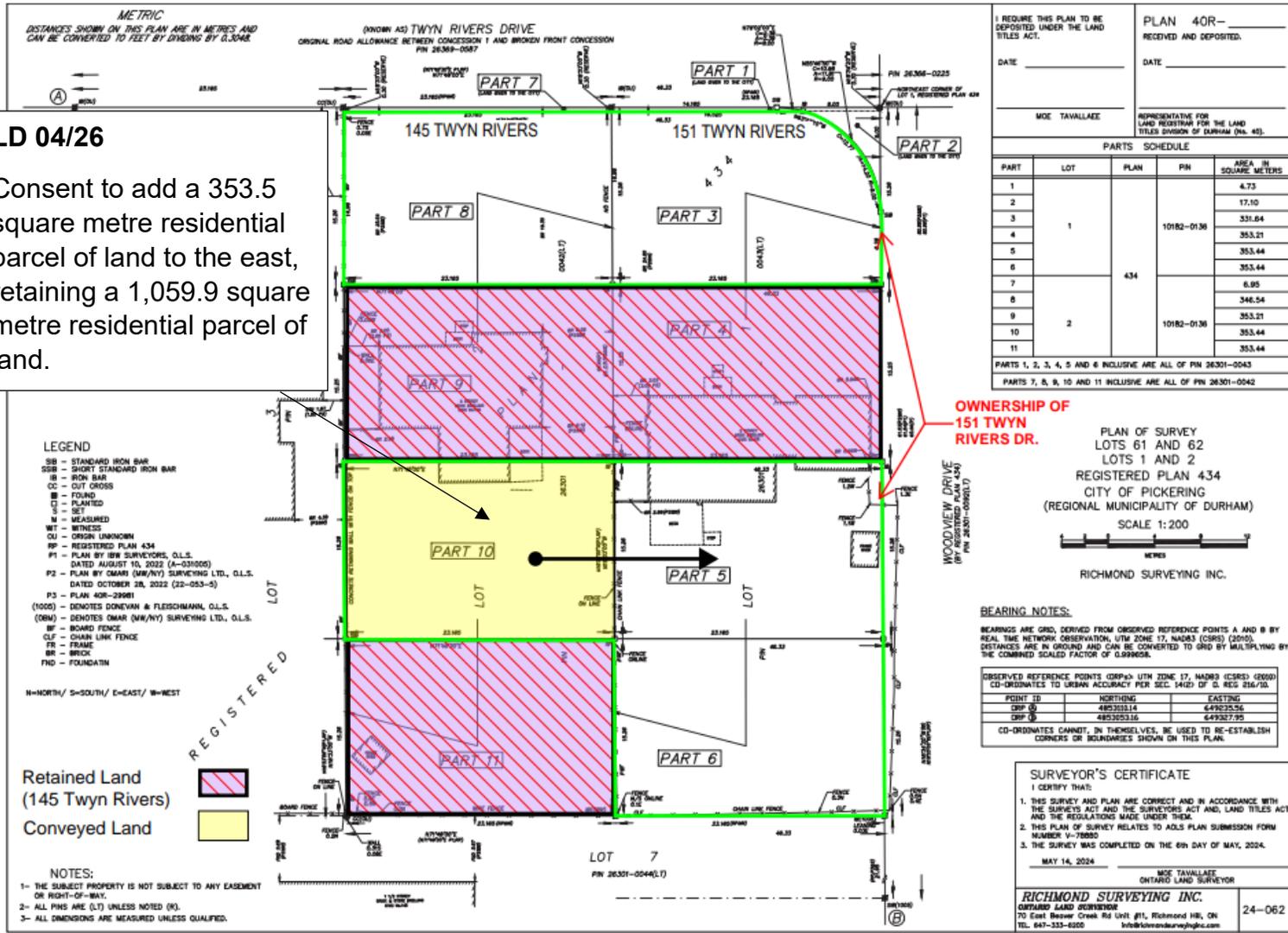


City of
PICKERING
City Development
Department

Submitted Site Plan
File No: LD 03/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN. Date: February 23, 2026

LD 04/26
 Consent to add a 353.5 square metre residential parcel of land to the east, retaining a 1,059.9 square metre residential parcel of land.

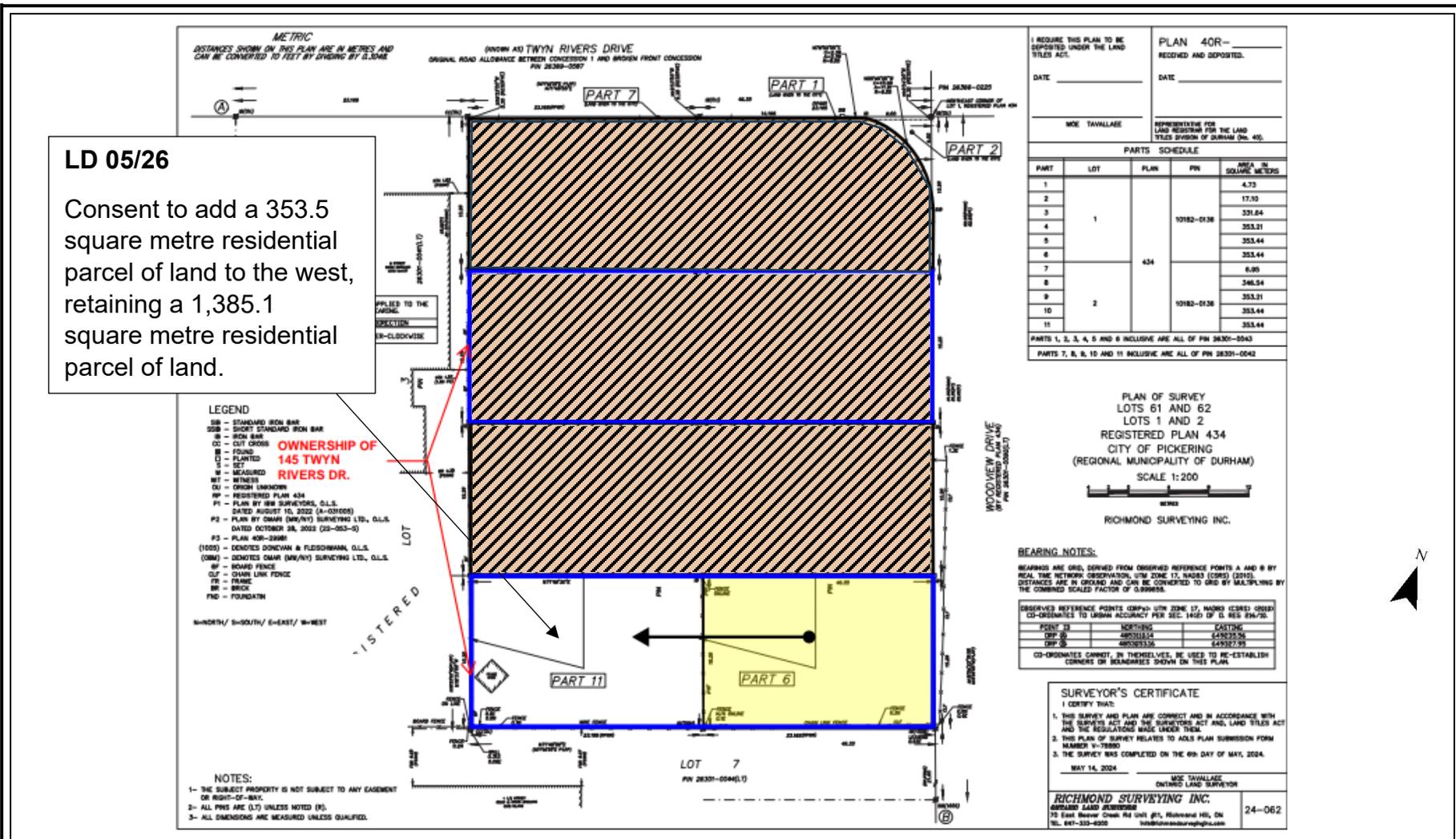


City of
PICKERING
 City Development
 Department

Submitted Site Plan
File No: LD 04/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

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

Date: February 23, 2026



City of
PICKERING
City Development
Department

Submitted Site Plan
File No: LD 05/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

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

Date: February 23, 2026

MV 14/26 (Part 8 & 3)

to permit a minimum exterior side yard setback of 2.1 metres

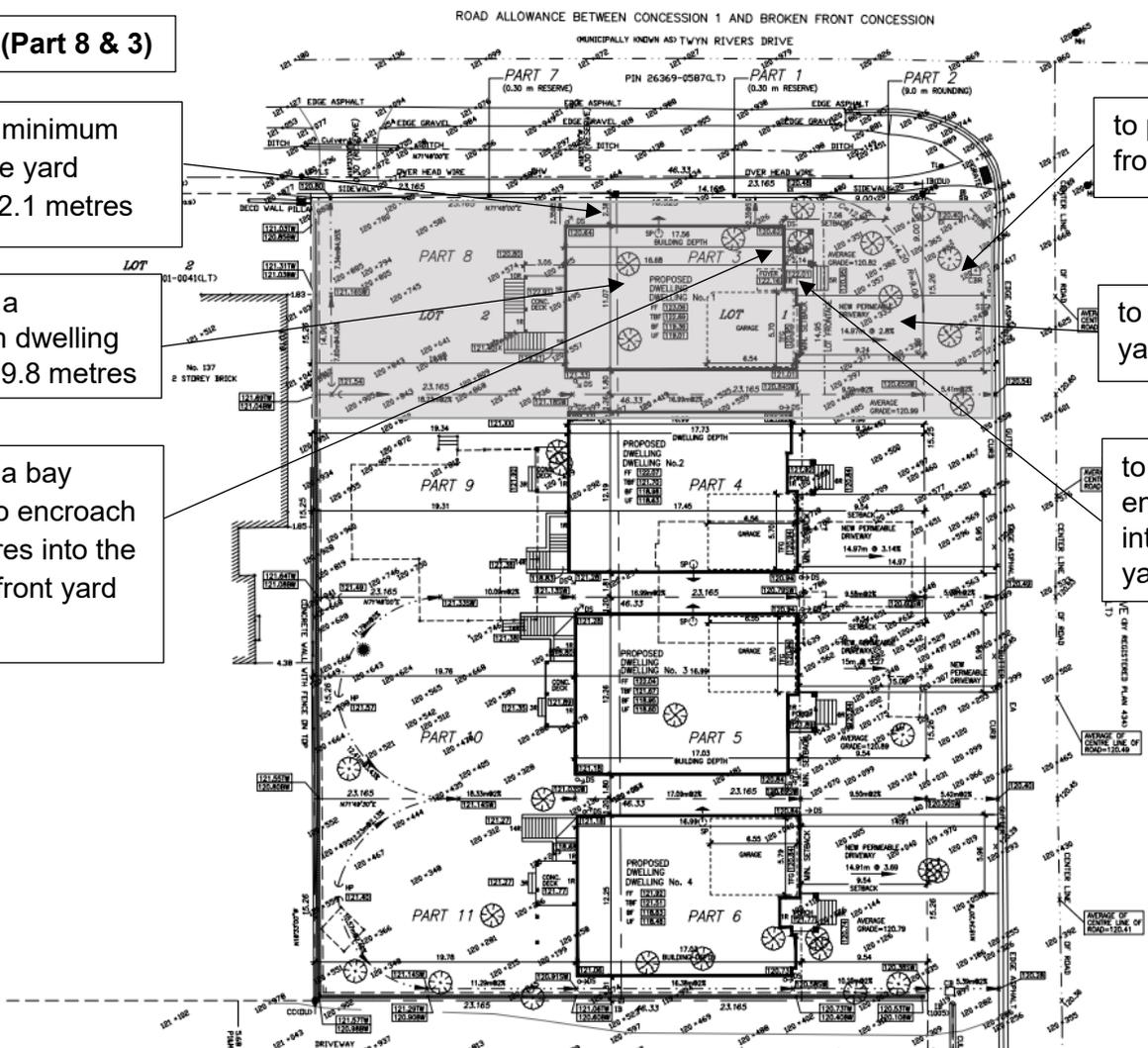
to permit a maximum dwelling height of 9.8 metres

to permit a bay window to encroach 19.1 metres into the required front yard setback

to permit a minimum lot frontage of 15 metres

to permit a minimum front yard setback of 7.5 metres

to permit a porch to encroach 22.6 metres into the required front yard setback



City of
PICKERING
City Development
Department

Submitted Site Plan
File No: MV 14/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

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

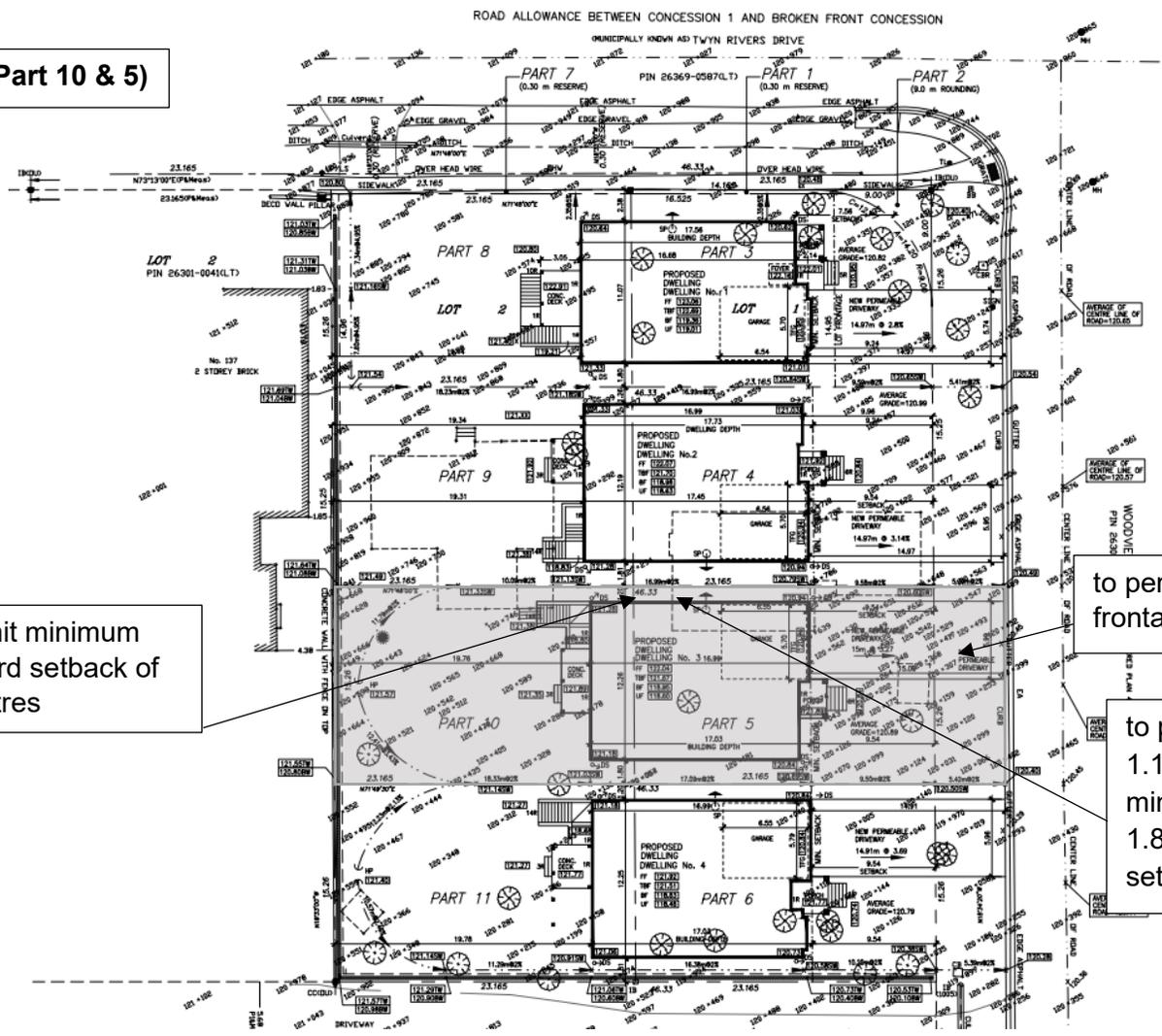
Date: February 23, 2026

MV 16/26 (Part 10 & 5)

to permit minimum side yard setback of 1.2 metres

to permit a minimum lot frontage of 15.2 metres

to permit eaves to project 1.1 metres into the minimum required 1.8 metre side yard setback



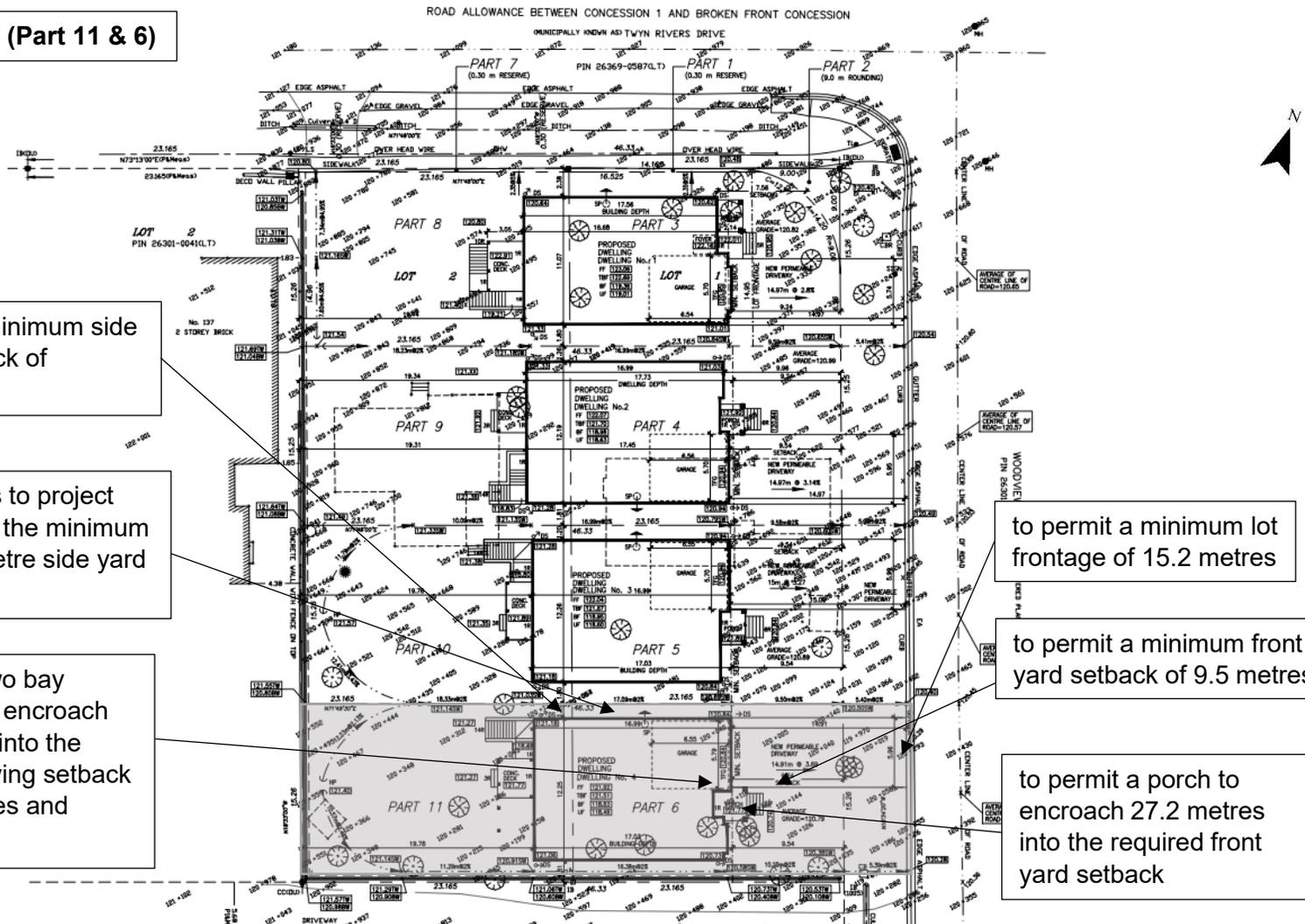
City of
PICKERING
City Development
Department

Submitted Site Plan
File No: MV 16/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

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

Date: February 23, 2026

MV 17/26 (Part 11 & 6)



to permit minimum side yard setback of 1.2 metres

to permit eaves to project 1.1 metres into the minimum required 1.8 metre side yard setback

to permit two bay windows to encroach 0.3 metres into the non-complying setback of 9.5 metres and 9.8 metres

to permit a minimum lot frontage of 15.2 metres

to permit a minimum front yard setback of 9.5 metres

to permit a porch to encroach 27.2 metres into the required front yard setback

City of
PICKERING
City Development
Department

Submitted Site Plan
File No: MV 17/26
Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.
Municipal Address: 145 & 151 Twyn Rivers Drive

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN. Date: February 23, 2026