

Mailed on/before: September 28, 2026

Notice of Public Hearing City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, October 14, 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
Owner(s):	14532970 Canada Inc. & 14513703 Canada Inc.	Zoning By-law:	8149/24
		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, with three lots fronting on Twyn Rivers Drive and one lot fronting on Woodview Drive. The two existing lots are held under separate ownership. Parts 5 and 8 is proposed to be consolidated to form one lot, while Parts 6 and 10 is proposed to be consolidated to form another lot. Parts 1, 2, 3 and 7 are proposed to be conveyed to the City (refer to Attachments 2, 3, 4, 5 & 6).

LD 02/26

Consent to sever a 292.8 square metre residential parcel of land (Part 5), and retaining a 1,024 square metre residential parcel of land (Parts 4 & 6).

LD 03/26

Consent to sever a 416.9 square metre residential parcel of land (Part 6), and retaining a 292.8 square metre residential parcel of land (Part 5).

LD 04/26

Consent to sever a 416.9 square metre residential parcel of land (Part 10), and retaining a 927.3 square metre residential parcel of land (Parts 8 & 9).

LD 05/26

Consent to sever a 317.2 square metre residential parcel of land (Part 8), and retaining a 610.1 square metre residential parcel of land (Part 9).

These applications are being considered concurrently with Minor Variance Applications MV 14/26 through to MV 17/26, which are requesting various variances to construct detached dwellings on each parcel (refer to Attachments 7, 8, 9 & 10).

Requested Variances

Details of these variances are as follows:

MV 14/26 (Part 4)

By-law Requirement	Relief Requested
minimum lot frontage of 18 metres (ZBL 8149/24, s.6.2.2 Table 6.4)	to permit a minimum lot frontage of 15.24 metres
maximum lot coverage: 33 percent (ZBL 8149/24, s. 6.2.2 Table 6.4)	to permit a maximum lot coverage of 34.5 percent
minimum exterior side yard setback of 4.5 metres (ZBL 8149/24, s. 6.2.2 Table 6.4)	to permit a minimum exterior side yard setback of 2.0 metres
minimum front yard setback of 7.6 metres. For corner lots, the minimum front yard setback shall be equal to the shortest existing front yard setback of the dwellings on the nearest two lots located along the same side of the street and within the same block (not including 145 Twyn Rivers) (ZBL 8149/24, s. 4.10.7)	to permit a minimum front yard setback for corner rounding of 5.1 metres

MV 15/26 (Parts 6 & 10)

By-law Requirement	Relief Requested
minimum front yard setback of 35.3 metres (ZBL 8149/24, s.4.10.7)	to permit a minimum front yard setback of 9.6 metres

By-law Requirement	Relief Requested
any stairs to a porch or uncovered platform and any unenclosed ramp for wheelchair access may encroach into any required setback provided it is no closer than 0.6 metres from an exterior side lot line or 0.3 metres from a front lot line (ZBL 8149/24, s.4.27.2)	to permit stairs to a porch to encroach 28.4 metres into the required front 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 (ZBL 8149/24, s.4.27.3)	to permit a porch to encroach 27.0 metres into the required front yard setback
a bay, box or bow window, with or without foundation, having a maximum width of 4.0 metres may encroach into any required setback to a maximum of 0.6 metres or half the distance of the minimum required setback, whichever is less (ZBL 8149/24, s.4.27.4)	to permit a bay window to encroach 25.4 metres into the required front yard setback

MV 16/26 (Part 9)

By-law Requirement	Relief Requested
minimum lot frontage of 18 metres (ZBL 8149/24, s.6.2.2 Table 6.4)	to permit a minimum lot frontage of 15.24 metres
maximum lot coverage: 33 percent (ZBL 8149/24, s. 6.2.2 Table 6.4)	to permit a maximum lot coverage of 34 percent

MV 17/26 (Parts 5 & 8)

By-law Requirement	Relief Requested
minimum lot frontage of 18 metres (ZBL 8149/24, s.6.2.2 Table 6.4)	to permit a minimum lot frontage of 15.24 metres
maximum lot coverage: 33 percent (ZBL 8149/24, s. 6.2.2 Table 6.4)	to permit a maximum lot coverage of 34 percent

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

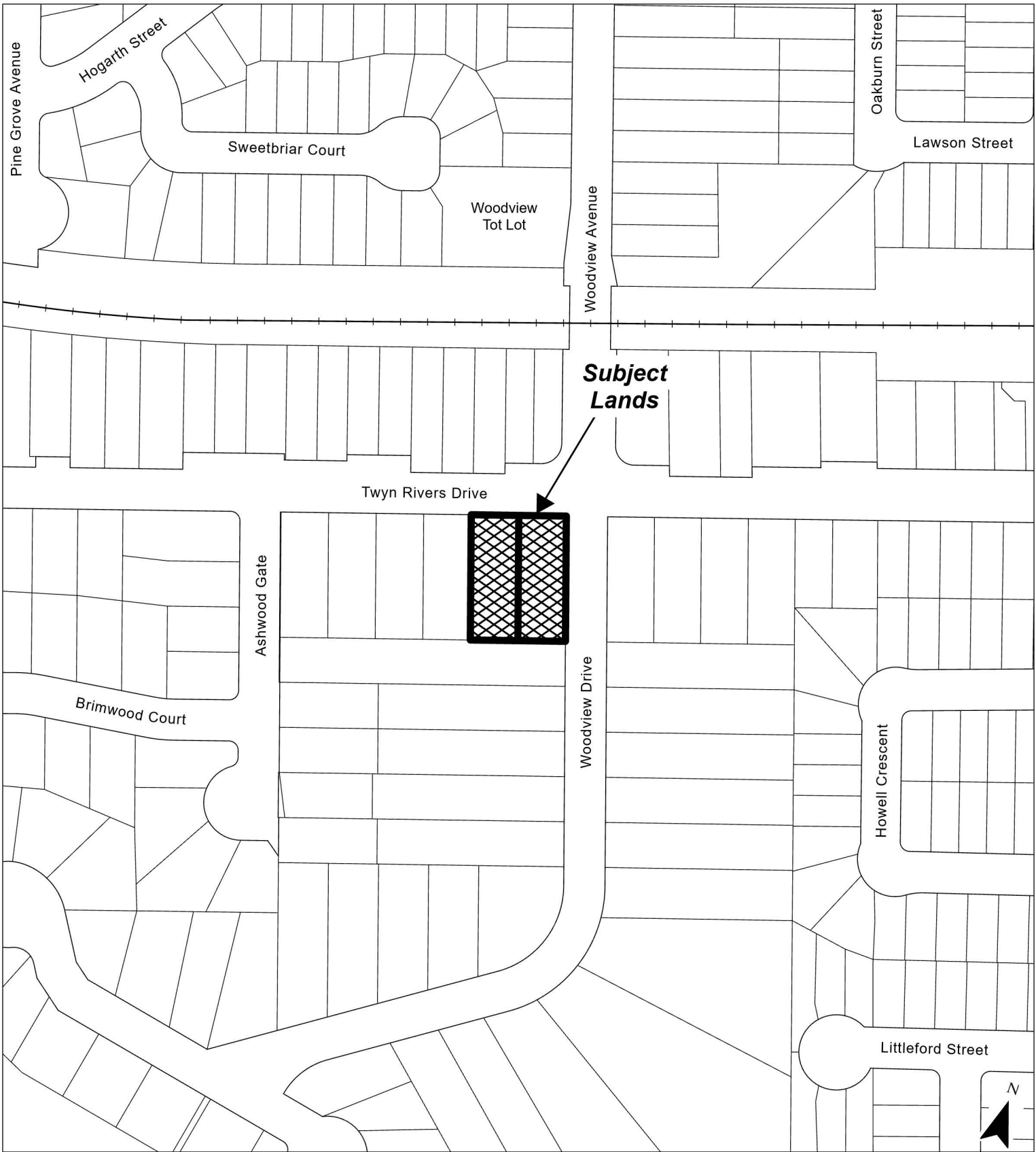
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled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



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Location Map

File: LD 02/26 to LD 05/26 & MV 14/26 to MV 17/26

Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.

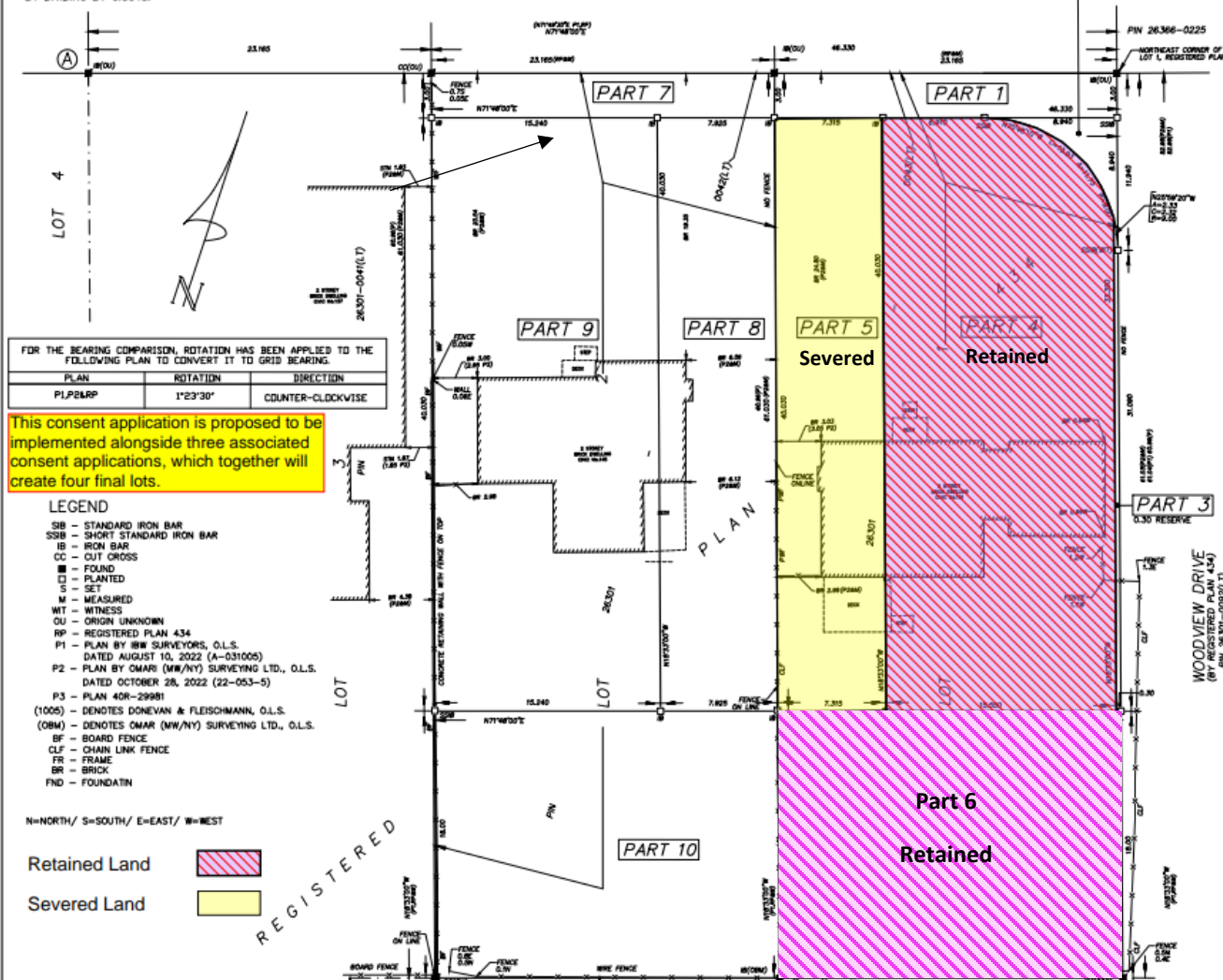
Municipal Address: 145 & 151 Twyn Rivers Drive

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Date: Jan. 16, 2026

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

(KNOWN AS) TWYN RIVERS DRIVE
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSION 1 AND BROKEN FRONT CONCESSION
PIN 26369-0587



Consent to sever a 292.8 square metre residential parcel of land (Part 5), and retaining a 1,024 square metre residential parcel of land (Parts 4 & 6).

This consent application is proposed to be implemented alongside three associated consent applications, which together will create four final lots.

LEGEND

SB - STANDARD IRON BAR
SDB - SHORT STANDARD IRON BAR
IB - IRON BAR
CC - CUT CROSS
■ - FOUND
□ - PLANTED
S - SET
M - MEASURED
WT - WEIGHT
OU - ORIGIN UNKNOWN
RP - REGISTERED PLAN 434
P1 - PLAN BY HW SURVEYORS, O.L.S.
DATED AUGUST 10, 2022 (A-031005)
P2 - PLAN BY OMAR (MW/NY) SURVEYING LTD., O.L.S.
DATED OCTOBER 28, 2022 (22-053-5)
P3 - PLAN 40R-29981
(1005) - PLAN 40R-29981 & FLEISCHMANN, O.L.S.
(0805) - DENOTES OMAR (MW/NY) SURVEYING LTD., O.L.S.
BF - BOARD FENCE
CLF - CHAIN LINK FENCE
FR - FRAME
BR - BRICK
FND - FOUNDATION

N=NORTH/ S=SOUTH/ E=EAST/ W=WEST

Retained Land

Severed Land

City of
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Submitted Site Plan

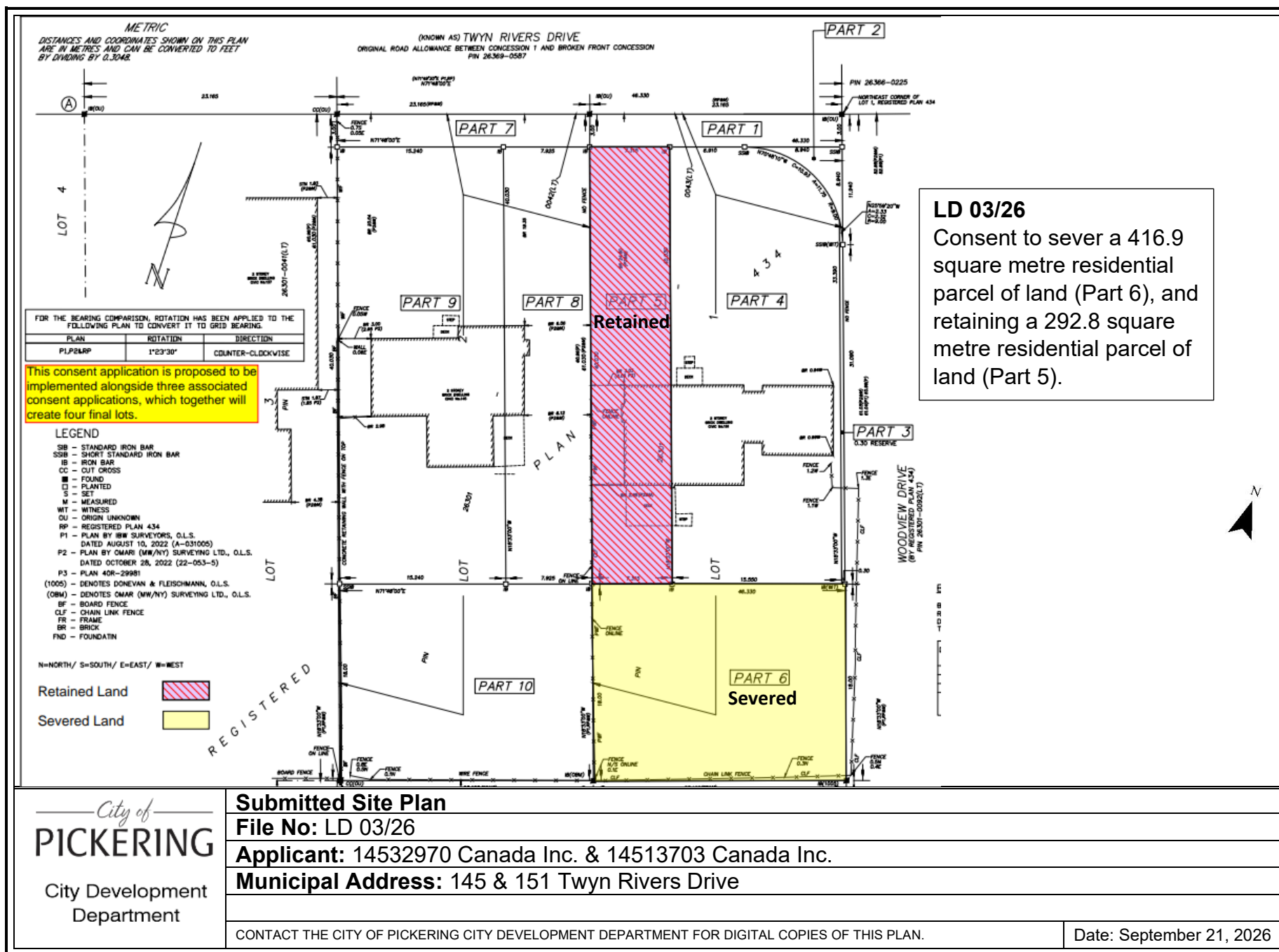
File No: LD 02/26

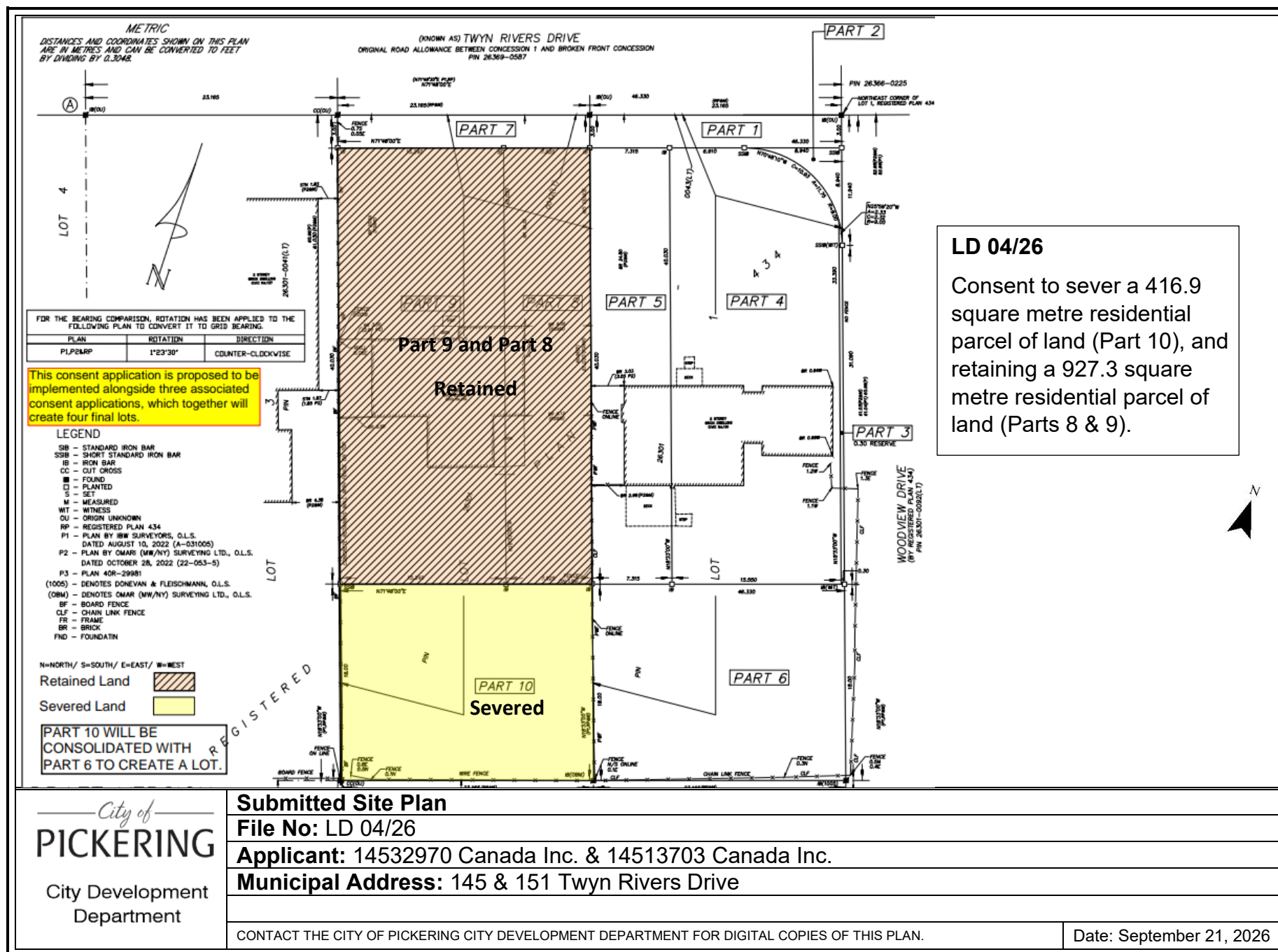
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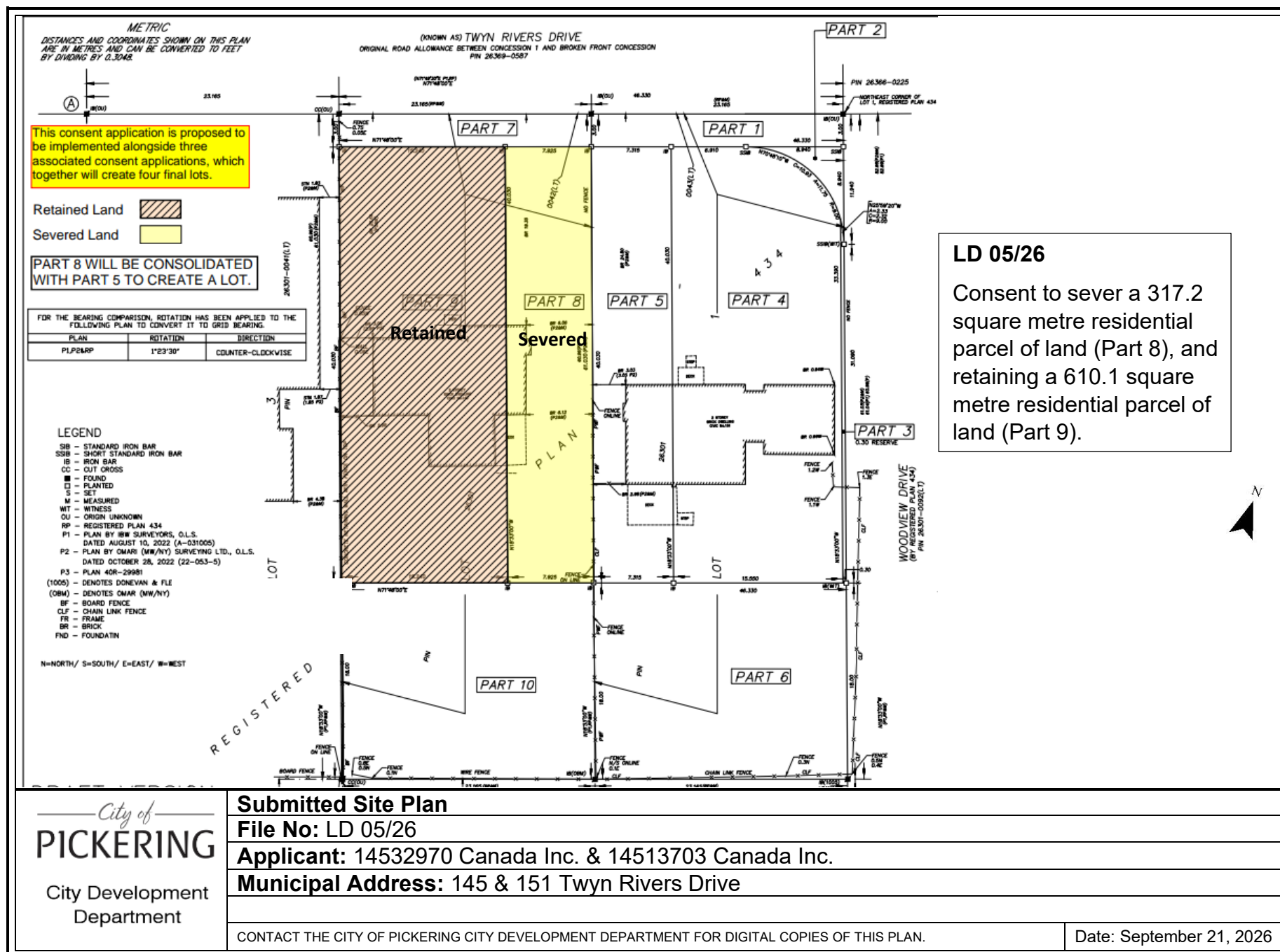
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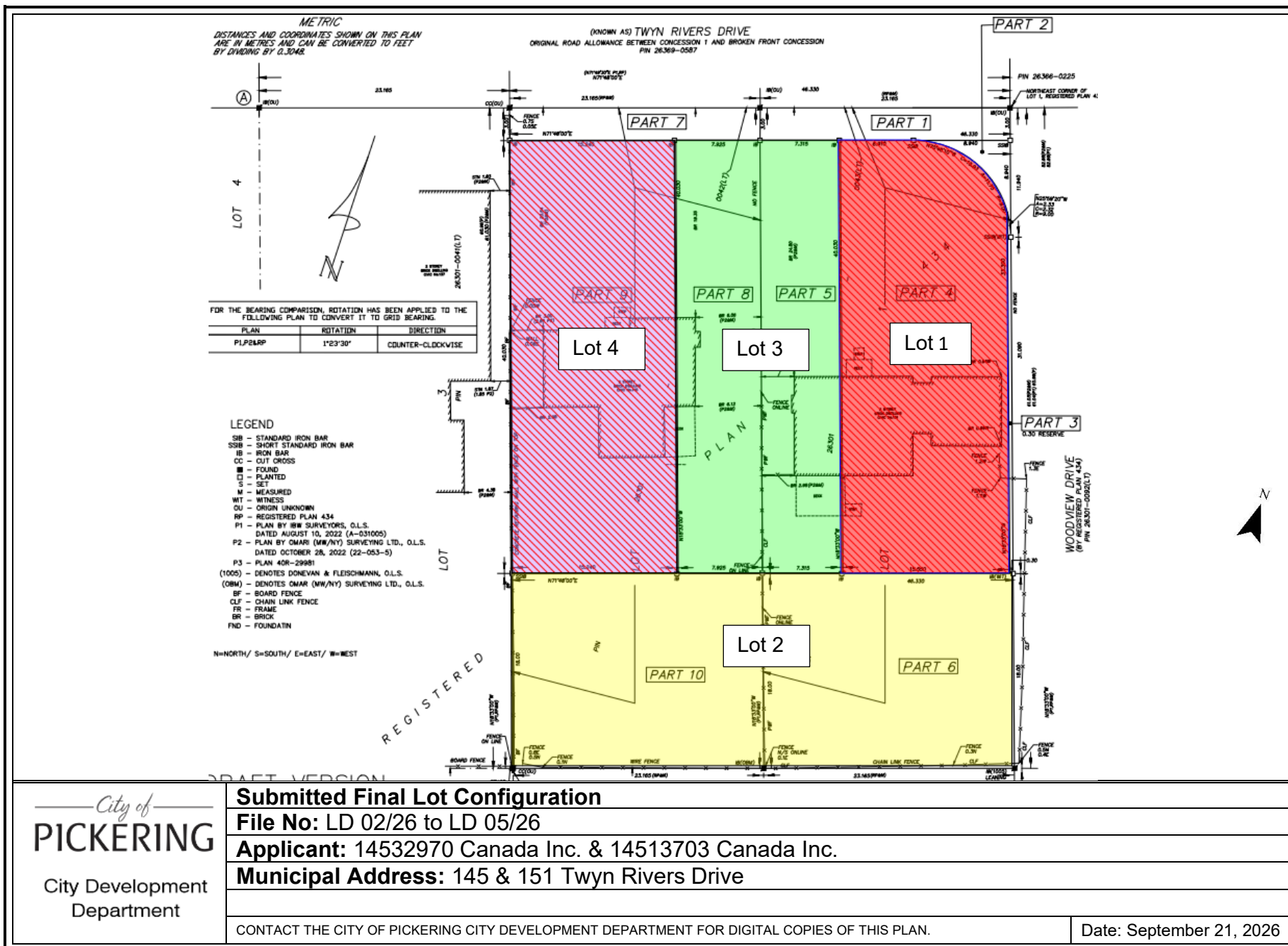
CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

Date: September 21, 2026









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Submitted Final Lot Configuration

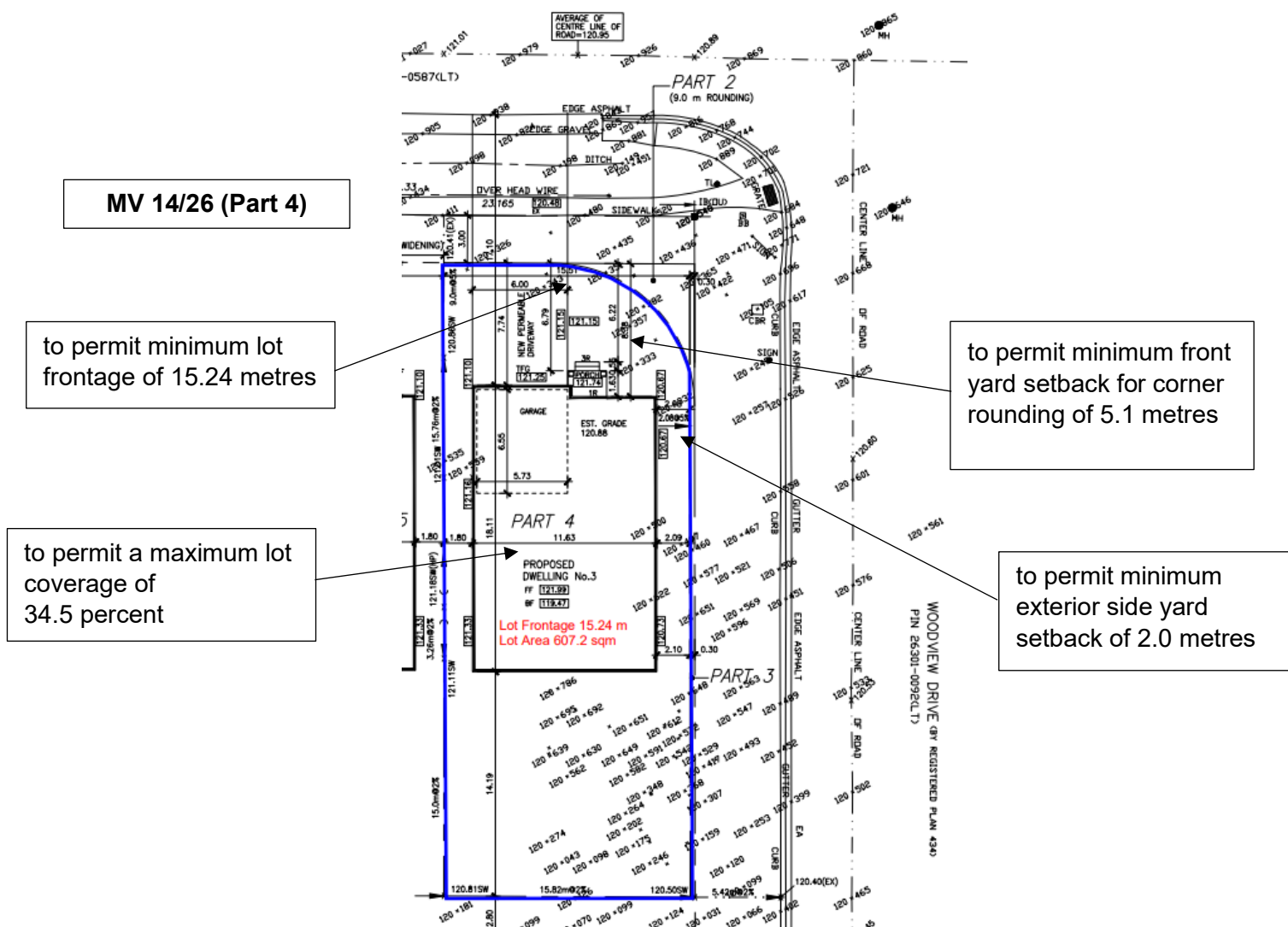
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Applicant: 14532970 Canada Inc. & 14513703 Canada Inc.

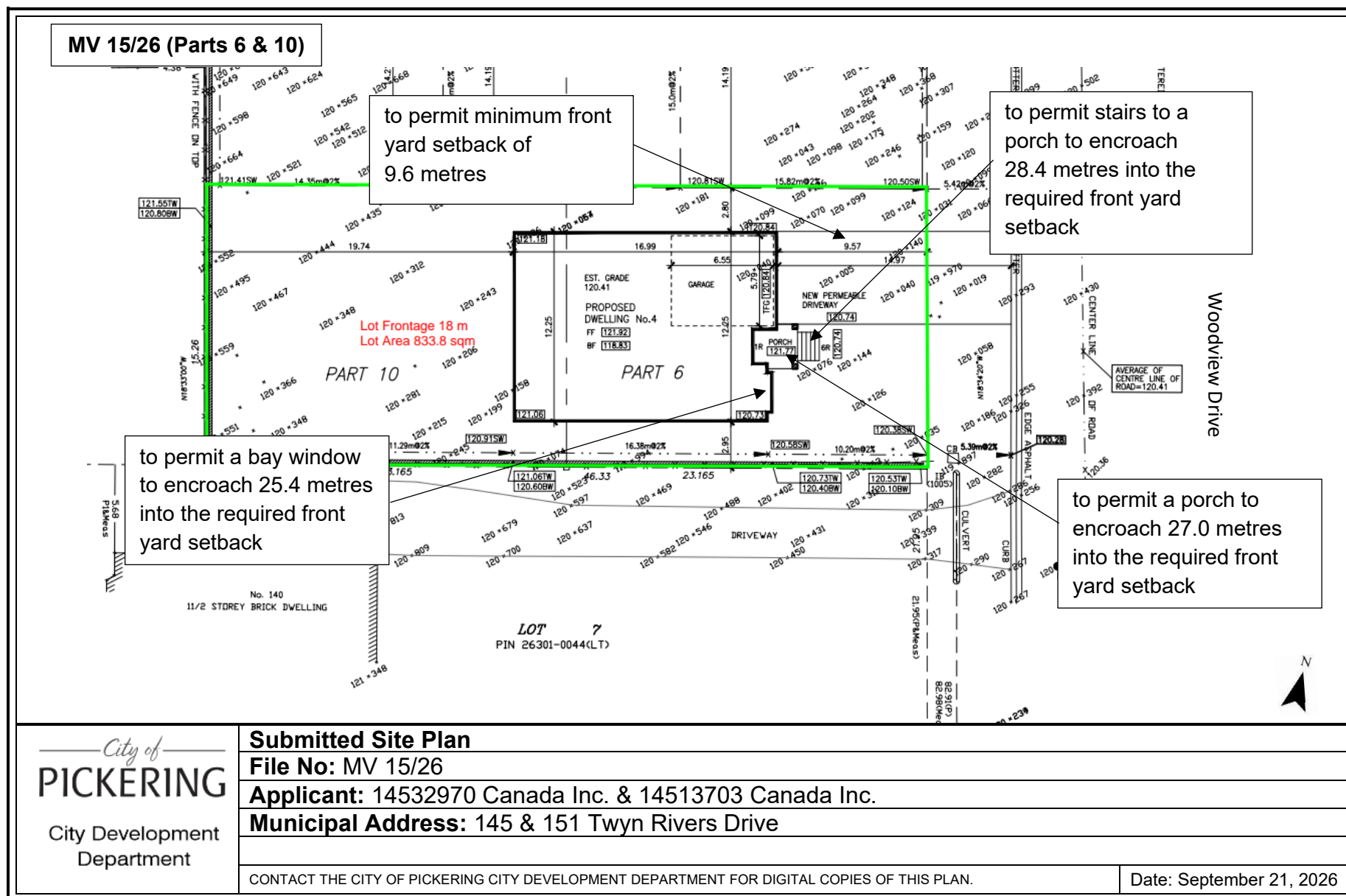
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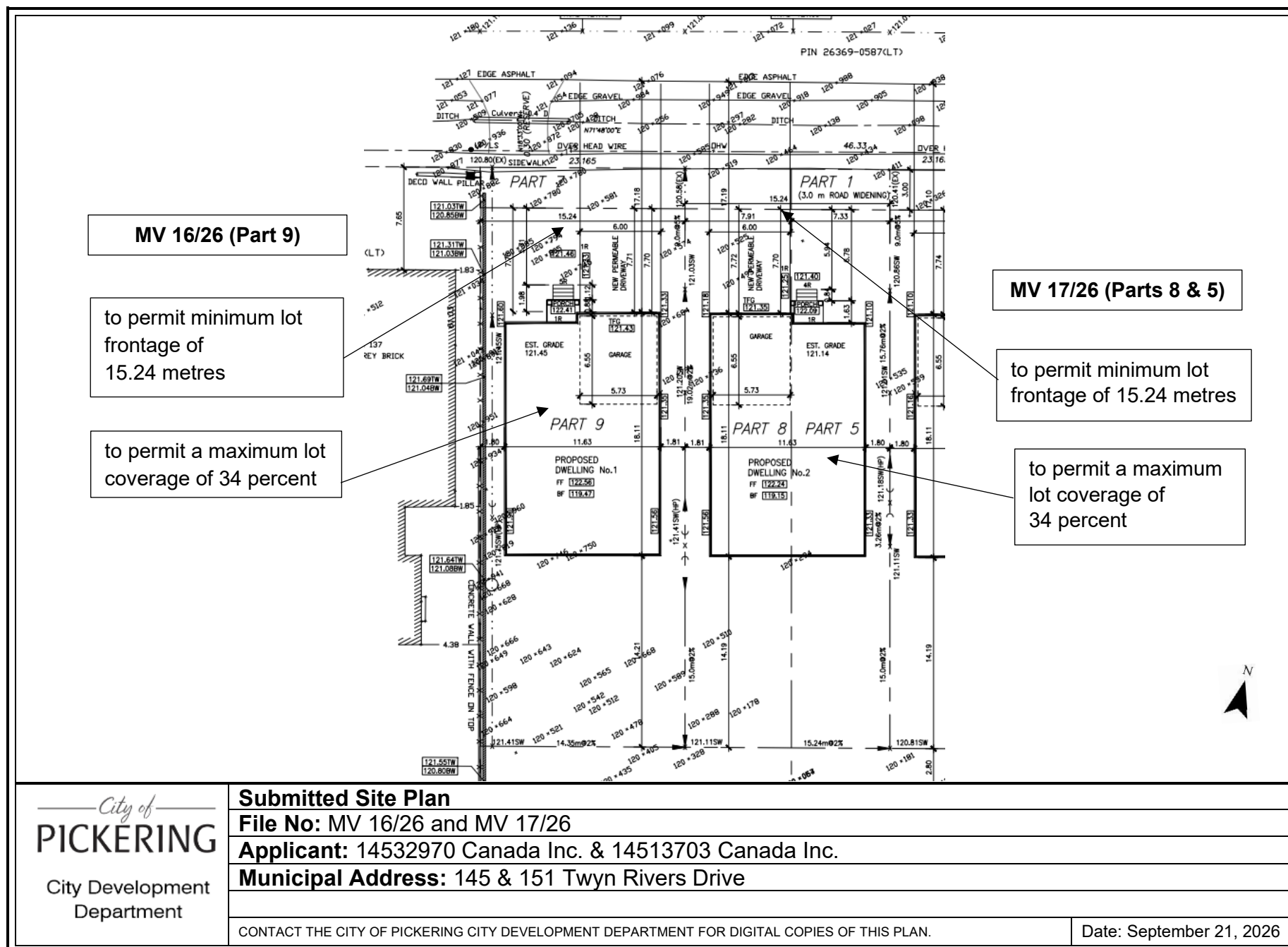
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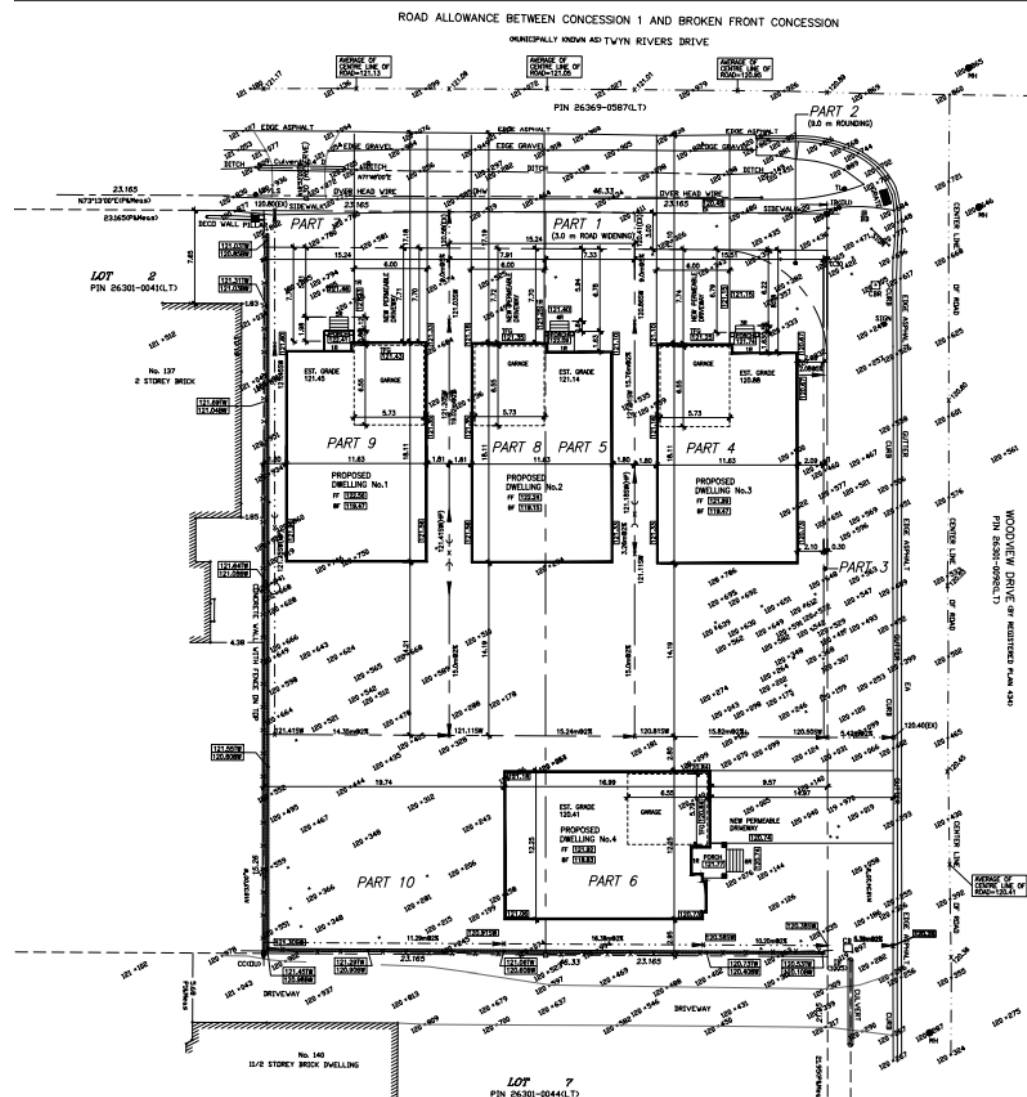
Date: September 21, 2026



Date: September 21, 2026







City of
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City Development
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Submitted Overall Site Plan

File No: MV 14/26 to 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: September 21, 2026
