Committee of Adjustment Meeting
Agenda

March 11, 2026, 6:00 p.m.
Committee Meeting Room

The personal information contained in your correspondence to Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at **committeeofadjustment@oshawa.ca** or in person.

Members of the public are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments to submit correspondence concerning this matter. Please address your comments to **committeeofadjustment@oshawa.ca** by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage (**www.oshawa.ca/cofacalendar**) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Andrew Johnson
Dean Lindsay
Douglas Thomson
Fred Eismont
Gord Foster

The Committee of Adjustment considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses. The Committee of Adjustment also considers all consent applications for creation of new lots, lot additions, creation of easements, validation of title and long term leases.

Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial. We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.

Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on January 28, 2026 be adopted.

Minor Variance Staff Reports

A-2025-117 980 Matthew Murray Crescent Ward 1

Peter Jaruczik on behalf of Norma and Daniel Clarke

To permit a street townhouse dwelling with reduced front yard depth, driveway length and parking space length

A-2025-120 950 Matthew Murray Crescent Ward 1

R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan

To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and width

A-2025-123 98 Olive Avenue Ward 4

Chris Pereira on behalf of 1001396951 Ontario Ltd.

To permit an 8-unit townhouse development with increased density and lot coverage and reduced yard depths, driveway width, setback of a parking space to the street line and to permit parking in the exterior side yard

A-2026-01 173 Mill Street Ward 5

Lonny Gibson on behalf of Rhea Smith

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length

A-2026-02 192 Annis Street Ward 5

Brayden Huffman

To permit an accessory building ancillary to a single detached dwelling with increased lot coverage and height

A-2026-03 1909 Simcoe Street North Ward 2

1387925 Ontario Ltd.

To permit a temporary campaign office and motor vehicle sales lot on the property

A-2026-04 455 Bond Street East Ward 4

Mary Alex on behalf Tom and Jane Dyas

To permit a day care centre and commercial building with reduced parking

A-2026-05 647 Woodmount Crescent Ward 1

Shivang Tarika on behalf of Praveen Thomas

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, length and landscaped open space in the front yard

A-2026-07 1904 Fosterbrook Street Ward 1

Shivang Tarika on behalf of Trinadha Guttula

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, length and landscaped open space in the front yard

A-2026-08 3350 Brookfield Court Ward 1

Convex Consulting Inc. on behalf of Robert and Susan Verwey

To permit an accessory building ancillary to a single detached dwelling with increased lot coverage and height

A-2026-09 184 Dance Act Avenue Ward 2

Thileepan Yoganathan on behalf of Ratnam Thivakaran and Sithamparanathan Rajani

To permit a deck ancillary to a single detached dwelling with increased encroachment in the minimum rear yard

Consent Staff Reports

B-2025-16 1396 Wilson Road North and 540 Taunton Road East Ward 1

SGL Planning & Design Inc. on behalf of 540 Taunton Holdings Inc.

Consent to sever a commercial parcel of land (1396 Wilson Road North) and add it to the lands to the west (520 Taunton Road East), retaining a lot with existing commercial uses (540 Taunton Road East)

B-2026-02 1317 King Street East Ward 3

Dentons Canada LLP on behalf of Valvoline Canadian Franchising Corp. and King Town Plaza Inc.

Consent to permit a lease over 21 years over a 167m2 commercial parcel of land with an existing building

Combined Minor Variance and Consent Staff Reports

A-2024-87 3860 Simcoe Street North Ward 1

3950 Simcoe Street North Inc.

To permit an existing single detached dwelling on a proposed lot with reduced lot area, rear yard depth, interior side yard depth and increased lot coverage

B-2024-37 3860 Simcoe Street North Ward 1

3950 Simcoe Street North Inc.

Consent to sever a parcel of land with an existing single detached dwelling, retaining an agricultural parcel of land, and to establish a temporary access easement over the severed lands in favour of the retained lands

A-2025-121 & 122

74 Stevenson Road North **Ward 4**

Maaz Khan on behalf of Peter and Laura Desouza

To permit single detached dwellings on each proposed lot with reduced interior side yard depths, lot frontages, landscaped open space in the front yard, parking space width and to permit all parking spaces in the front yard

B-2025-12 & B-2026-01

74 Stevenson Road North **Ward 4**

Maaz Khan on behalf of Peter and Laura Desouza

Consent to sever a residential parcel of land retaining a residential parcel of land with mutual access easements

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to **committeeofadjustment@oshawa.ca**. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

Committee of Adjustment

File: **A-2025-117**
Ward: **1**

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-117**) submitted by **Peter Jaruczik on behalf of Norma and Daniel Clarke** for **980 Matthew Murray Crescent** (PL 40M-2768 PT BLK 19 RP 40R-32803 PT 1), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a street townhouse dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a street townhouse dwelling in a R3-A.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.9m	4.5m
Minimum Length of a Driveway to a Garage	4.6m	6m
Minimum Parking Space Length	4.6m	5.75m

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

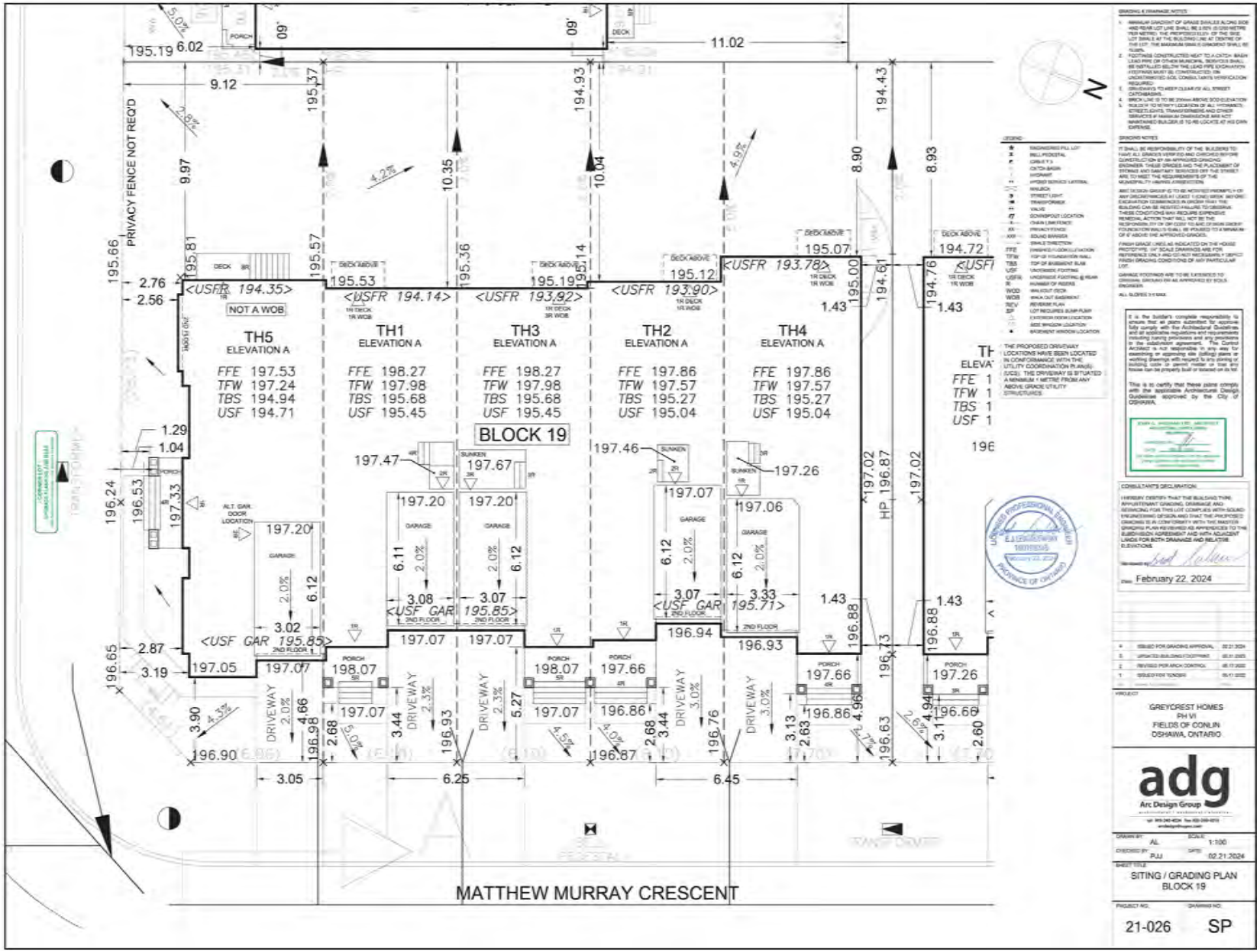
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

A-2025-117

Address: 980 Matthew Murray Crescent

City of Oshawa
Economic and Development Services



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Committee of Adjustment

File: **A-2025-120**
Ward: **1**

Notice of Hearing under the Planning Act
Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-120**) submitted by **R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan** for **950 Matthew Murray Cresent** (PL 40M-2768 LT 1), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	4.6m	5.75m
Minimum Parking Space Width	2.6m	2.75m

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

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City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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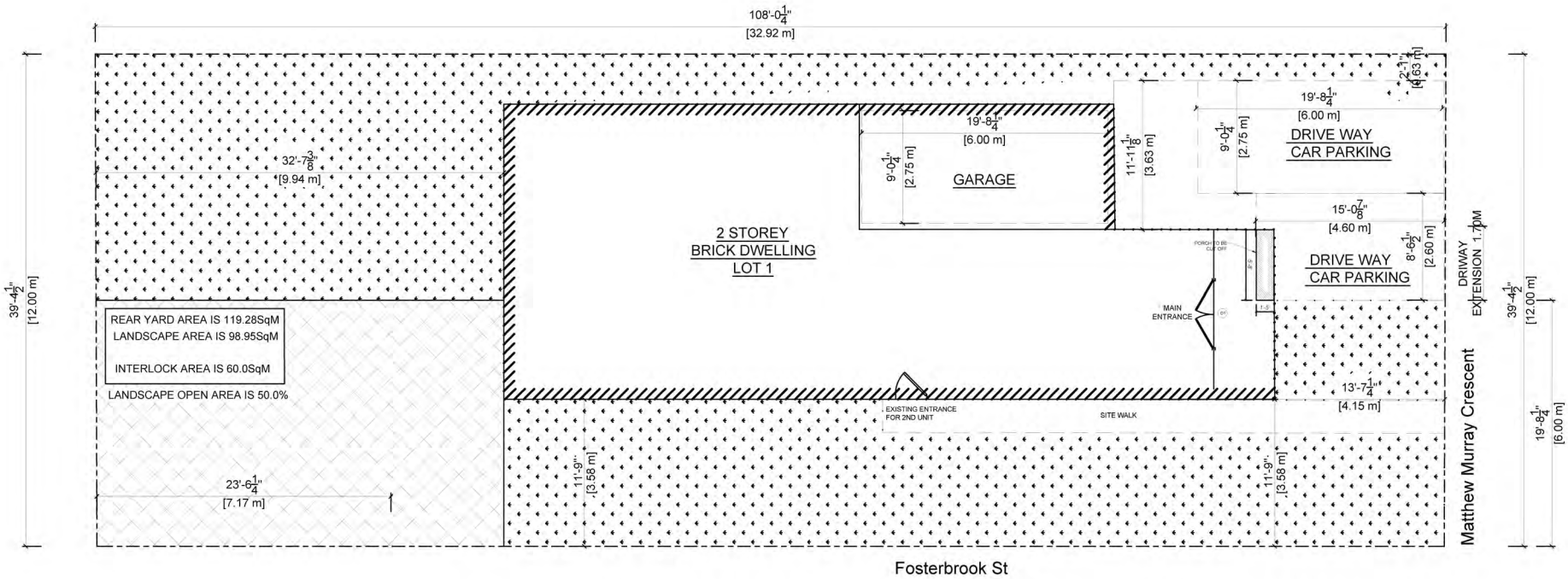
This Notice issued February 27, 2026.

A-2025-120

Address: 950 Matthew Murray Crescent

City of Oshawa
Economic and Development Services



950 Matthew Murray Cres Oshawa, ON ADDRESS:	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE DESIGNER. **QUALIFICATION INFORMATION:** REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING **REGISTRATION INFORMATION:** REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING	**RELEASED FOR BUILDING PERMIT** * CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING. * ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK. * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT. * DRAWINGS ARE NOT TO BE SCALED.	Drawing Title: Date: Scale :	SITE PLAN 10/SEP/2025 3/32" = 1'-0"	R+A DESIGN BCIN205650	OCT 19/2025 RAJ.BALASUNDARAM BCIN:116014	Drawing Number A102

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Committee of Adjustment

File: **A-2025-123**
Ward: **4**

Notice of Hearing under the Planning Act
Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-123**) submitted by **Chris Pereira on behalf of 1001396951 Ontario Ltd.** for **98 Olive Avenue** (PL 335 SHEET 20 LT C35), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an 8 unit apartment building (stacked townhouses) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	111 u/ha	85 u/ha
Minimum Front Yard Depth	1.4m	6m
Minimum Rear Yard Depth	1.3m	12m
Maximum Lot Coverage	45%	35%
Parking Locations	Exterior Side Yard	Any Interior Side Yard or Rear Yard
Minimum Driveway Width	2.6m	3m
Minimum Distance of a Parking Area to Street line	0.9m	3m

An additional purpose and effect of the application is to permit an 8 unit apartment building (stacked townhouses) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94, as amended by By-law 75-2025, for an apartment building in a CO-B "h-97""h-103" (Central Oshawa) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	1.4m	6m
Minimum Rear Yard Depth	1.3m	7.5m
Parking Locations	Exterior Side Yard	Any Interior Side Yard or Rear Yard
Minimum Driveway Width	2.6m	3m
Minimum Distance of Parking to Street line	0.9m	3m

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Meeting

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This Notice issued February 27, 2026.

A-2025-123

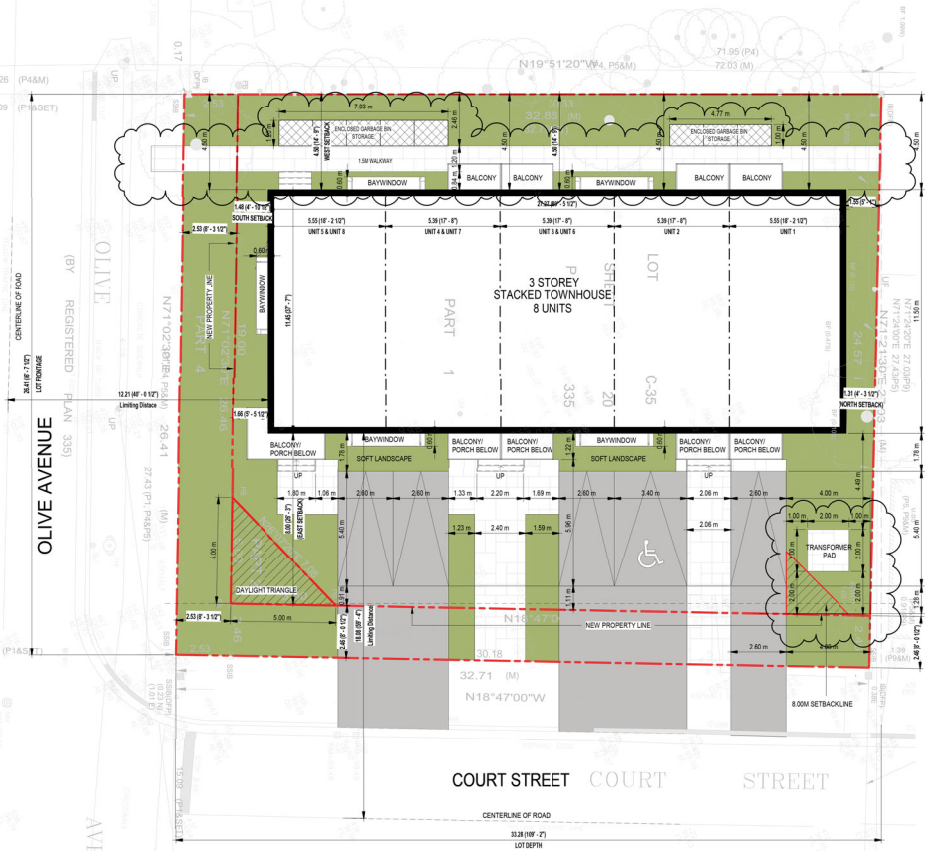
Address: 98 Olive Avenue

City of Oshawa
Economic and Development Services

Area Schedule (Unit Breakdown GFA)			
Name	Level	Area (SM)	Area (SF)
UNIT 1	LEVEL 1	63.83 m²	687.01 SF
UNIT 1	LEVEL 2	63.83 m²	687.01 SF
UNIT 1	LEVEL 3	63.83 m²	687.01 SF
		191.48 m²	2061.02 SF
UNIT 2	LEVEL 1	61.99 m²	667.20 SF
UNIT 2	LEVEL 2	63.87 m²	687.54 SF
UNIT 2	LEVEL 3	63.87 m²	687.54 SF
		189.73 m²	2042.29 SF
UNIT 3	LEVEL 1	57.79 m²	622.05 SF
		57.79 m²	622.05 SF
UNIT 4	LEVEL 1	57.79 m²	622.05 SF
		57.79 m²	622.05 SF
UNIT 5	LEVEL 1	59.03 m²	635.41 SF

Area Schedule (Unit Breakdown GFA)			
Name	Level	Area (SM)	Area (SF)
		59.03 m²	635.41 SF
UNIT 6	LEVEL 1	4.19 m²	45.15 SF
UNIT 6	LEVEL 2	63.88 m²	687.56 SF
UNIT 6	LEVEL 3	63.88 m²	687.56 SF
		131.95 m²	1420.27 SF
UNIT 7	LEVEL 1	4.19 m²	45.15 SF
UNIT 7	LEVEL 2	63.88 m²	687.56 SF
UNIT 7	LEVEL 3	63.88 m²	687.56 SF
		131.95 m²	1420.27 SF
UNIT 8	LEVEL 1	4.79 m²	51.60 SF
UNIT 8	LEVEL 2	67.62 m²	727.87 SF
UNIT 8	LEVEL 3	67.62 m²	727.87 SF
		140.04 m²	1507.33 SF
		959.75 m²	10330.68 SF

Area Schedule (Overall Building GFA)			
Level	Name	Area	Area (sf)
LEVEL 1	LEVEL 1 GFA	313.61 m²	3375.62 SF
LEVEL 2	LEVEL 2 GFA	323.07 m²	3477.53 SF
LEVEL 3	LEVEL 2 GFA	323.07 m²	3477.53 SF
3		959.75 m²	10330.68 SF



1 A-001 SITE PLAN
SCALE: 1 : 100

ZONING STATISTICS

8 UNITS (ZONING BY-LAW 60-94) R5-B

ZONING ITEM	REQUIRED/PERMITTED	PROPOSED
MAXIMUM DENSITY	85 U/HA	138.442 UNIT/HA*
FRONT YARD DEPTH	6M	1.48M*
REAR YARD DEPTH	12M	1.31M*
MAXIMUM LOT COVERAGE	35%	44.8%*
PERMITTED PARKING LOCATIONS	ANY INTERIOR SIDE YARD OR REAR YARD	EXTERIOR SIDE YARD*
MINIMUM DRIVEWAY WIDTH	3M	2.60M*
MINIMUM DISTANCE OF PARKING TO STREETLINE	3M	0.91M*

8 UNITS (ZONING BY-LAW 60-94 AS AMENDED BY 75-2025)

ZONING ITEM	REQUIRED/PERMITTED	PROPOSED
FRONT YARD DEPTH	6M	1.48M*
REAR YARD DEPTH	7.5M FOR THE FIRST FOUR STOREYS, 10.5M FOR ALL STOREYS HIGHER THAN THE FOURTH STOREY	1.31M*
PERMITTED PARKING LOCATIONS	ANY INTERIOR SIDE YARD OR REAR YARD	EXTERIOR SIDE YARD*
MINIMUM DRIVEWAY WIDTH	3M	2.60M*
MINIMUM DISTANCE OF PARKING TO STREETLINE	3M	0.91M*
MINIMUM BUILDING HEIGHT	12.00M	10.75M*

OVERALL SITE STATISTICS

ZONING				
LEGAL DESCRIPTION				
TOTAL LOT AREA		TOTAL LOT AREA	875.895 SM (9.428 055SF)	
DEVELOPMENT AREA (AFTER ROAD WIDENING & DAYLIGHT TRIANGLE)		TOTAL DEVELOPMENT AREA	722.325 SM (7,775.042 SF)	
LOT FRONTAGE	26.41 M	LOT DEPTH	33.28 M	
DESCRIPTION	**EXISTING**	**PROPOSED**	**REQUIRED**	**SECTION**
NO. OF STOREIS		3		
DRIVEWAY WIDTH		2.60 M	2.60 M	
DRIVEWAY LENGTH		5.40 M	5.40 M	
MAXIMUM DENSITY	**EXISTING**	**PROPOSED**	**REQUIRED**	**SECTION**
		138.442 UNIT/HA	85 UNIT/HA	
FLOOR SPACE INDEX (FSI)				
		GFA / LOT AREA AFTER ROAD WIDENING	959.75 SM / 722.325 SM	= 1.33
		GFA / LOT AREA BEFOREROAD WIDENING	959.75 SM / 875.895 SM	= 1.10
LOT COVERAGE				
		BUILDING AREA / LOT AREA AFTER ROAD WIDENING	323.07 SM / 722.325 SM	= 44.8 %
		BUILDING AREA / LOT AREA BEFORI ROAD WIDENING	323.07 SM / 875.895 SM	= 37 %
TOWNHOUSE	**UNIT COUNT**	**GFA**		
ENTIRE BLOCK	8	959.75 SM (10,330.68 SF)		
SETBACK	**EXISTING**	**PROPOSED**	**REQUIRED**	**SECTION**
FRONT YARD (SOUTH)		1.48 M	6.00 M	
INTERIOR SIDE (EAST)		8.00 M	1.20 M	
INTERIOR SIDE (WEST)		4.50 M	4.50 M	
REAR YARD (NORTH)		1.31 M	12.0 M	
BUILDING HEIGHT	**EXISTING**	**PROPOSED**	**REQUIRED**	**SECTION**
		10.75M	12 M	
PARKING	**EXISTING**	**PROPOSED**	**REQUIRED**	**SECTION**
DWELLING PARKING		5 SPACES (INCLUDES 1 TYPE A PARKING)		
LANDSCAPED OPEN SPACE	**EXISTING**	**PROPOSED**	**REQUIRED**	**SECTION**
OVERALL SITE (EXCL. ROAD WIDENING AND DAYL. TRIANG.		42.7%		
FRONT YARD (EXCL. ROAD WIDENING AND DAYL. TRIANG.		100%	50%	

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DO NOT SCALE DRAWINGS.

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Issued	Date	By
1	Issued for Review	2025-07-17	SA
2	Issued for Review	2025-07-24	SA
3	Issued for Review	2025-08-01	SA
4	Issued for Review	2025-08-11	SA
5	Issued for Review	2025-08-22	SA
6	Issued for Review	2025-08-25	SA
7	Issued for Review	2025-09-02	SA
8	Issued for Review	2025-09-04	SA
9	Issued for Review	2025-09-22	SA
10	Issued for Review	2025-10-10	SA
11	Issued for Review	2025-11-24	SA
12	Issued for Co-ordination	2026-01-06	SA
13	Issued for Coordination	2026-01-23	OS
14	Issued for Coordination	2026-01-30	OS
15	Issued for Review	2026-02-25	SA/OS
16	Issued for Review	2026-02-27	SA/OS

TAES Architects Inc.
98 SCARSDALE ROAD,
TORONTO, ONTARIO, M3B 2R7
T: 416 800 3494
F:416-800-3485

TOWNHOUSE DEVELOPMENT

98 Olive Avenue_Oshawa

Project No.		T2025027
Drawn	Scale	As indicated
Checked	Date	2026-02-27 3:56:34 PM

Site Plan

Drawing No. A-001

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Oshawa®

Committee of Adjustment

File: **A-2026-01**
Ward: **5**

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-01**) submitted by **Lonny Gibson on behalf of Rhea Smith** for **173 Mill Street** (PL 62 PT LT 18), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

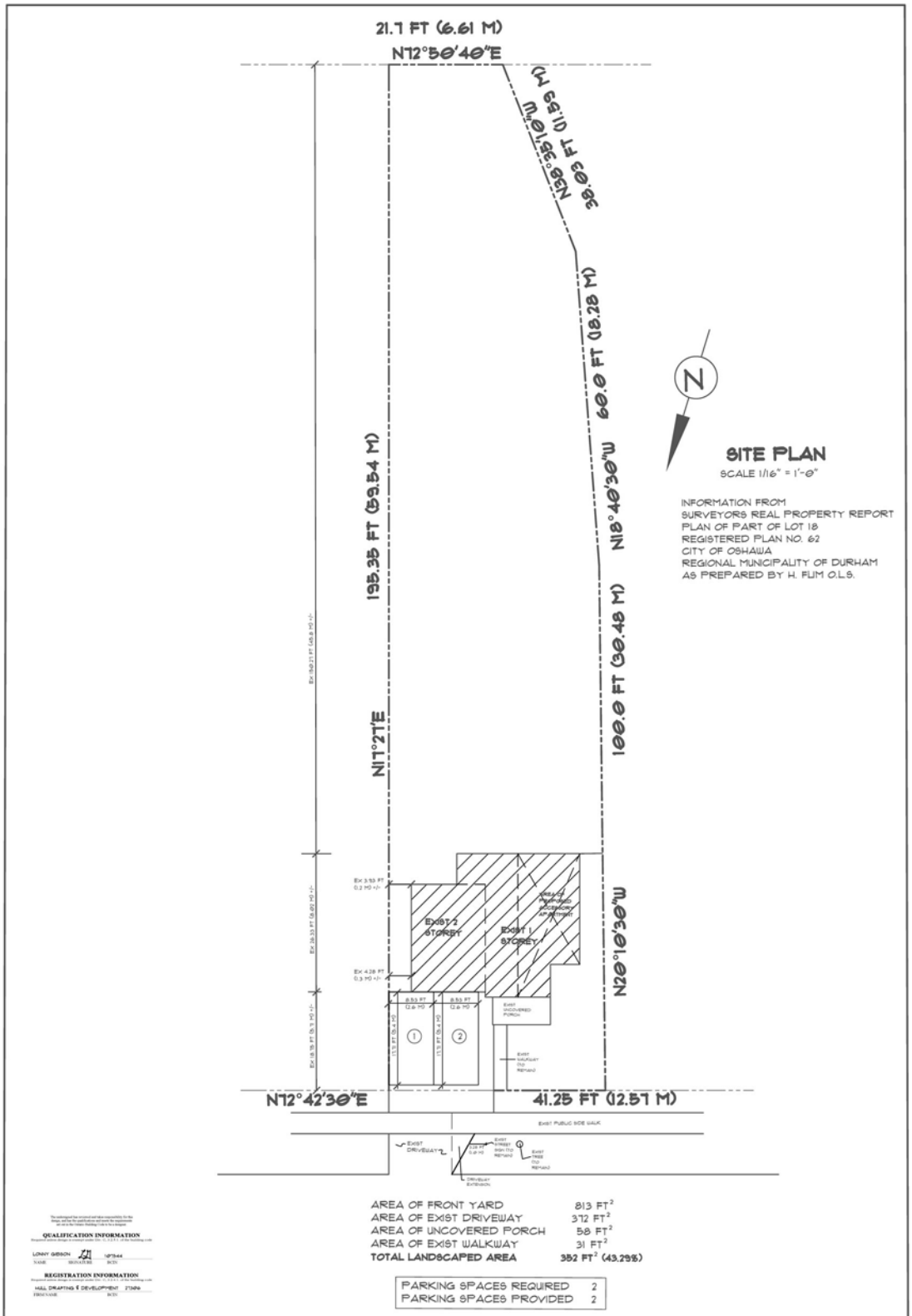
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

A-2026-01

Address: 173 Mill Street

City of Oshawa
Economic and Development Services



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Oshawa®

Committee of Adjustment

File: **A-2026-02**
Ward: **5**

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-02**) submitted by **Brayden Huffman** for **192 Annis Street** (PL 208 LT 69), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to a single detached dwelling in a R1-D (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	13%	8%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	120%	50%
Maximum Lot Coverage for Accessory Buildings	74m^2	60m^2
Maximum Height for an Accessory Building	5.5m	The lesser of 4.5m or the actual height of the main building

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

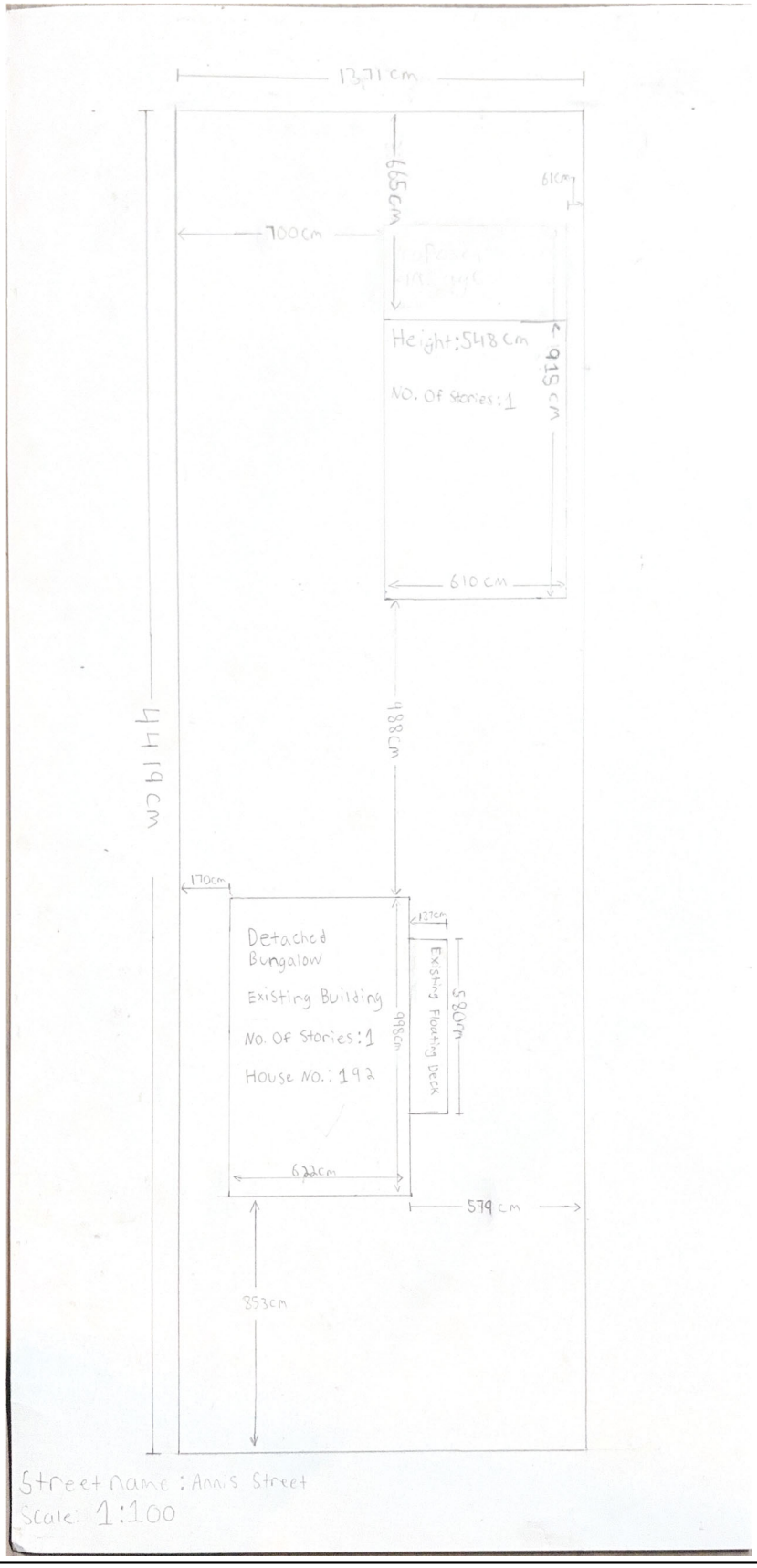
This Notice issued February 27, 2026.

A-2026-02

Address: 192 Annis Street

N

City of Oshawa
Economic and Development Services



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Oshawa®

Committee of Adjustment

File: **A-2026-03**
Ward: **2**

Notice of Hearing under the Planning Act
Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-03**) submitted by **1387925 Ontario Ltd.** for **1909 Simcoe Street North** (PL 571 LT 2), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit (a) a temporary campaign office having the variances in Column 1 below instead of the dimensions in Column 2 below, and (b) overflow vehicle storage accessory to the automobile sales and service establishment at 1901 Simcoe Street North on a temporary basis, whereas Zoning By-law 60-94 does not permit a campaign office as proposed or an automobile sales and service establishment in a MU-A (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Maximum Front Yard Depth	20m	5.5m
Minimum Building Frontage	50%	60%
Minimum Building Height	5m	5.5m
Vehicular Access to Office Use	Simcoe Street North	A local road
Permitted Parking Location	Front yard and Rear yard	Rear or interior side yard only
Parking Area between a building and a street line	To Permit	Not Permitted

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

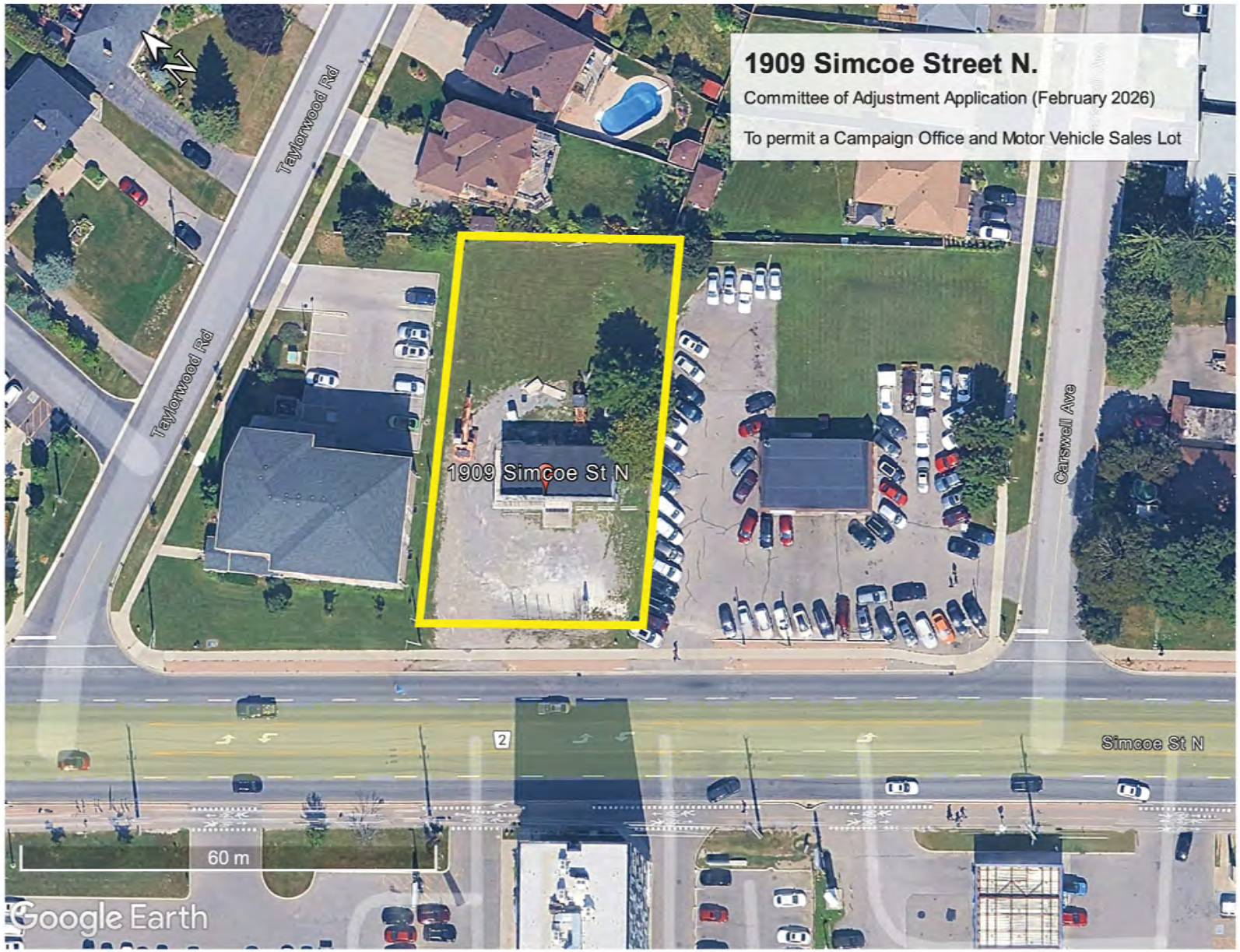
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

A-2026-03

Address: 1909 Simcoe Street North

City of Oshawa
Economic and Development Services



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Committee of Adjustment

File: **A-2026-04**
Ward: **4**

Notice of Hearing under the Planning Act
Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-04**) submitted by **Mary Alex on behalf Tom and Jane Dyas** for **455 Bond Street East** (PL 421 LT 3, 4), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a day care centre and commercial building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a day care centre and commercial building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking for a Day Care Centre	10 Parking Spaces	11 Parking Spaces
Minimum Parking for a Commercial Building	2 Parking Spaces	5 Parking Spaces

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

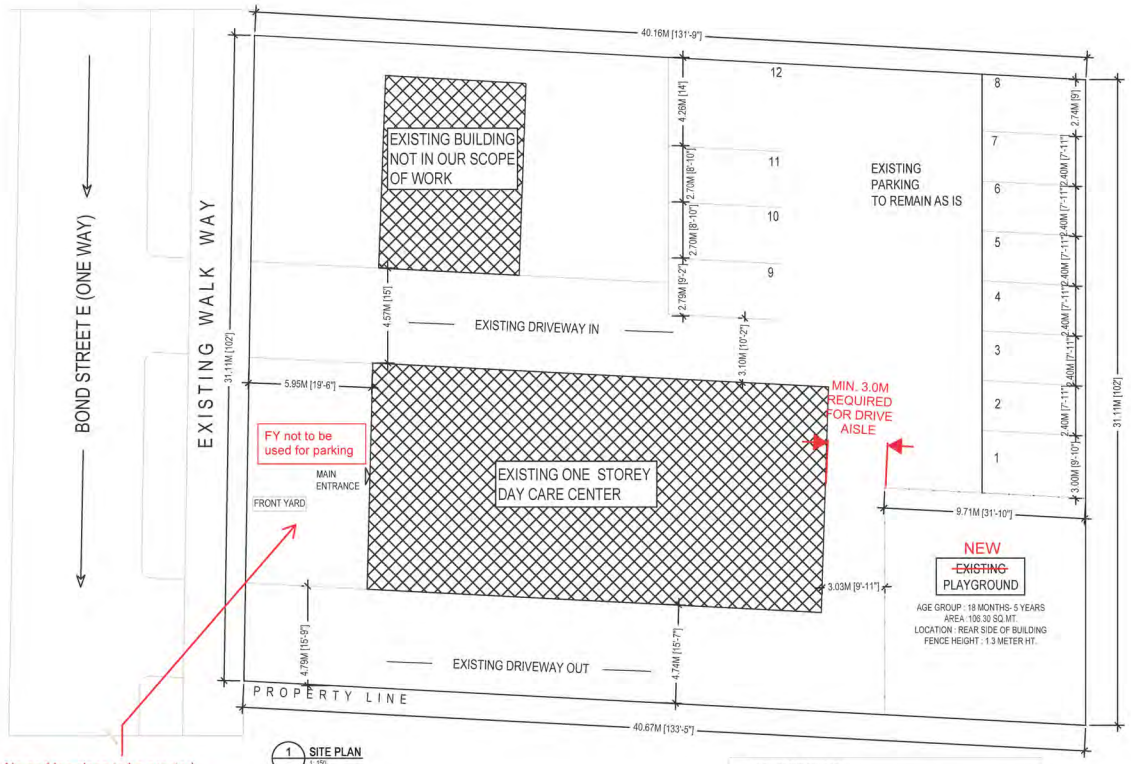
A-2026-04

Address: 455 Bond Street East

City of Oshawa
Economic and Development Services

CORPORATION OF THE CITY OF OSHAWA
TRUE COPY OF PERMIT PLANS
Sep22 2022
PER: _____
CHIEF BUILDING OFFICIAL

BUILDING PERMIT #
202200979
CITY OF OSHAWA



No parking signs to be erected. Planters to be placed on Front Yard to confirm space is not to be used as parking.

PARKING FOR DAY CARE
TOTAL EMPLOYEES 4(1 CAR PARKING FOR 2 EMPLOYEES) = 2 CAR PARKING
TOTAL KIDS 25 (1 CAR PARKING FOR 5 PERSONS CARED) = 5 CAR PARKING
PARKING FOR SECOND BUILDING AS PER ZONING DEPARTMENT = 5 PARKING
TOTAL PARKING REQUIRED =12 ✓

A SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL SIGNS

LEAD CONSULTANT :		STRUCTURE CONSULTANT :	PROJECT NAME AND ADDRESS :				DRAWN BY	CHECKED BY	APPROVED BY	
B'PAL ARCHITECTURE STUDIO INC. 6720 Davand Drive ,Unit # 3 Mississauga,ON Canada,L5T 2K7 Office: 905-799-2225 Cell- 647-300-1675 Email- manmeet@bpalstudio.com	ONTARIO ASSOCIATION OF ARCHITECTS JUL 27,2022 MANMEET BENIPAL LICENCE 9510		CHANGE OF USE TO LITTLE FLOWER DAY CARE CENTER AT 455 BOND STREET EAST,OSHAWA, ON, CANADA				SIMRAN	MB	MB	
		MEP CONSULTANT :	DRAWING TITLE :				SCALE 1:150	SIZE A2	ISSUED DATE 27-07-2022	
			SITE PLAN	00	ISSUED FOR BUILDING PERMIT	09-02-2022	SHEET NO A03	STAGE BUILDING PERMIT	PHASE 00	REV 00
				REV	ISSUED FOR	DATE				

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Committee of Adjustment

File: **A-2026-05**
Ward: **1**

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-05**) submitted by **Shivang Tarika on behalf of Praveen Thomas** for **647 Woodmount Crescent** (PL 40M-2051 LT 34), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

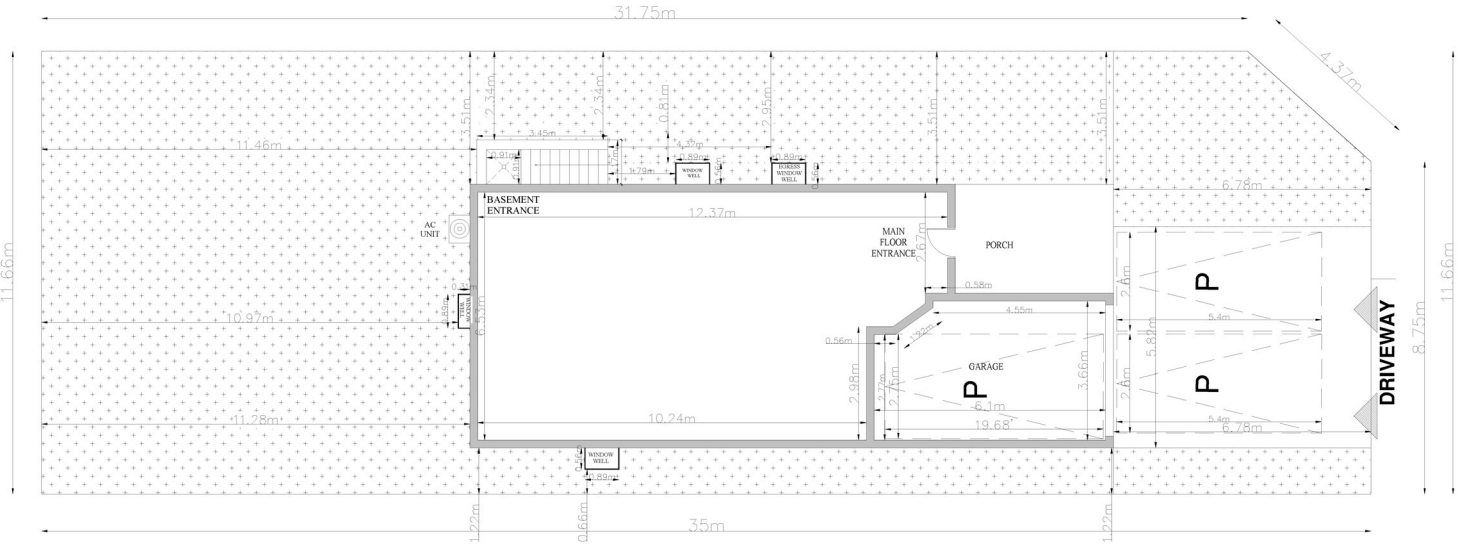
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

A-2026-05

Address: 647 Woodmount Crescent

City of Oshawa
Economic and Development Services



SITE PLAN

SCALE 3/32"=1'-0"

PROPOSED GRADING IS TO MATCH THE EXISTING GRADES AT THE PROPERTY LINE

NO PROPOSED WALKWAY

FRONT YARD AREA= 800.49 SQFT/ 74.39 SQM
TOTAL LANDSCAPE AREA = 375.24 SQFT/ 34.87 SQM (46.87 %)
DRIVEWAY = 425.25 SQFT/ 39.52 SQM (53.12%)

REQUIRED LANDSCAPE - 50%
PROPOSED LANDSCAPE - 46.87 %

647 WOODMOUNT CRESCENT

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BY-LAWS OF THE CORPORATION IS STRICTLY FORBIDEN.
ANY REPRODUCTIONS MUST BE AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT SECONDARY UNIT WITH BELOW GRADE ENTRANCE.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE

NAME	SIGNATURE	BCIN
SHIVANG TARIKA	SHIVANG TARIKA	106440

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : OSHAWA

647 WOODMOUNT CRESCENT

EXISTING DWELLING

PROJECT	SHEET
AUG 2025	A1
SCALE 3/32"=1'-0"	

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Committee of Adjustment

File: **A-2026-07**
Ward: **1**

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-07**) submitted by **Shivang Tarika on behalf of Trinadha Guttula** for **1904 Fosterbrook Street** (PL 40M-2721 LT 58), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

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City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

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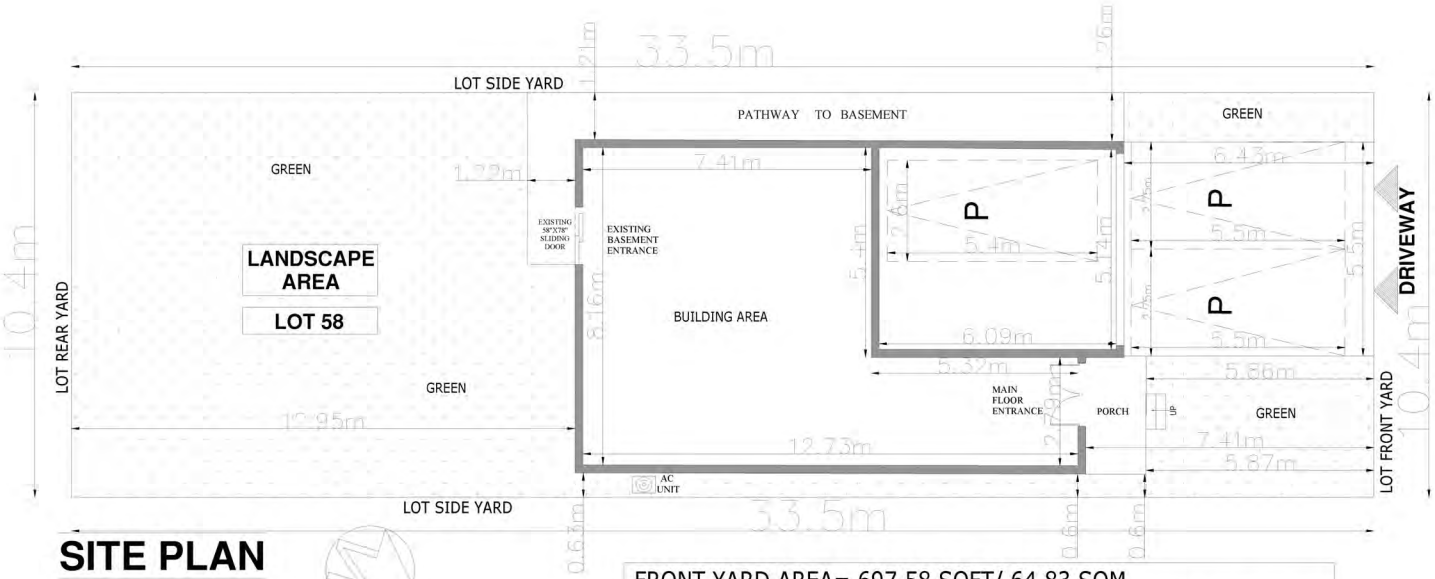
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

A-2026-07

Address: 1904 Fosterbrook Street

City of Oshawa
Economic and Development Services



SITE PLAN
SCALE 1:125

FRONT YARD AREA= 697.58 SQFT/ 64.83 SQM
TOTAL LANDSCAPE AREA = 311.74 SQFT/ 28.97 SQM (44.68%)
DRIVEWAY = 380.87 SQFT/ 35.39 SQM (54.59%)

REQUIRED LANDSCAPE - 50%
PROPOSED LANDSCAPE - 44.68 %

1904 FOSTERBROOK STREET

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BG CONSTRUCTION DESIGN
ANY REPRODUCTION IN WHOLE OR IN PART UNDER THE RULES AND BY-LAWS OF THE CORPORATION IS STRICTLY FORBIDEN.
ANY REPRODUCTIONS MUST BE AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT SECONDARY UNIT .

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE

NAME	SIGNATURE	BCIN
SHIVANG TARIKA	SHIVANG TARIKA	106440

NO	REVISION / ISSUE	DATE

SITE PLAN

CITY : OSHAWA

1904 FOSTERBROOK ST

EXISTING DWELLING

PROJECT	SHEET
MAY 2025	A1
SCALE 1:125	

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Oshawa®

Committee of Adjustment

File: **A-2026-08**
Ward: **1**

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-08**) submitted by **Convex Consulting Inc. on behalf of Robert and Susan Verwey** for **3350 Brookfield Court** (PL 40M-1477 LT 2 BLK 7), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to a single detached dwelling in a R1-H (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage for Accessory Buildings	182m^2	90m^2
Maximum Height for an Accessory Building	6.31m	The lesser of 5.0m or the actual height of the main building on a lot

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

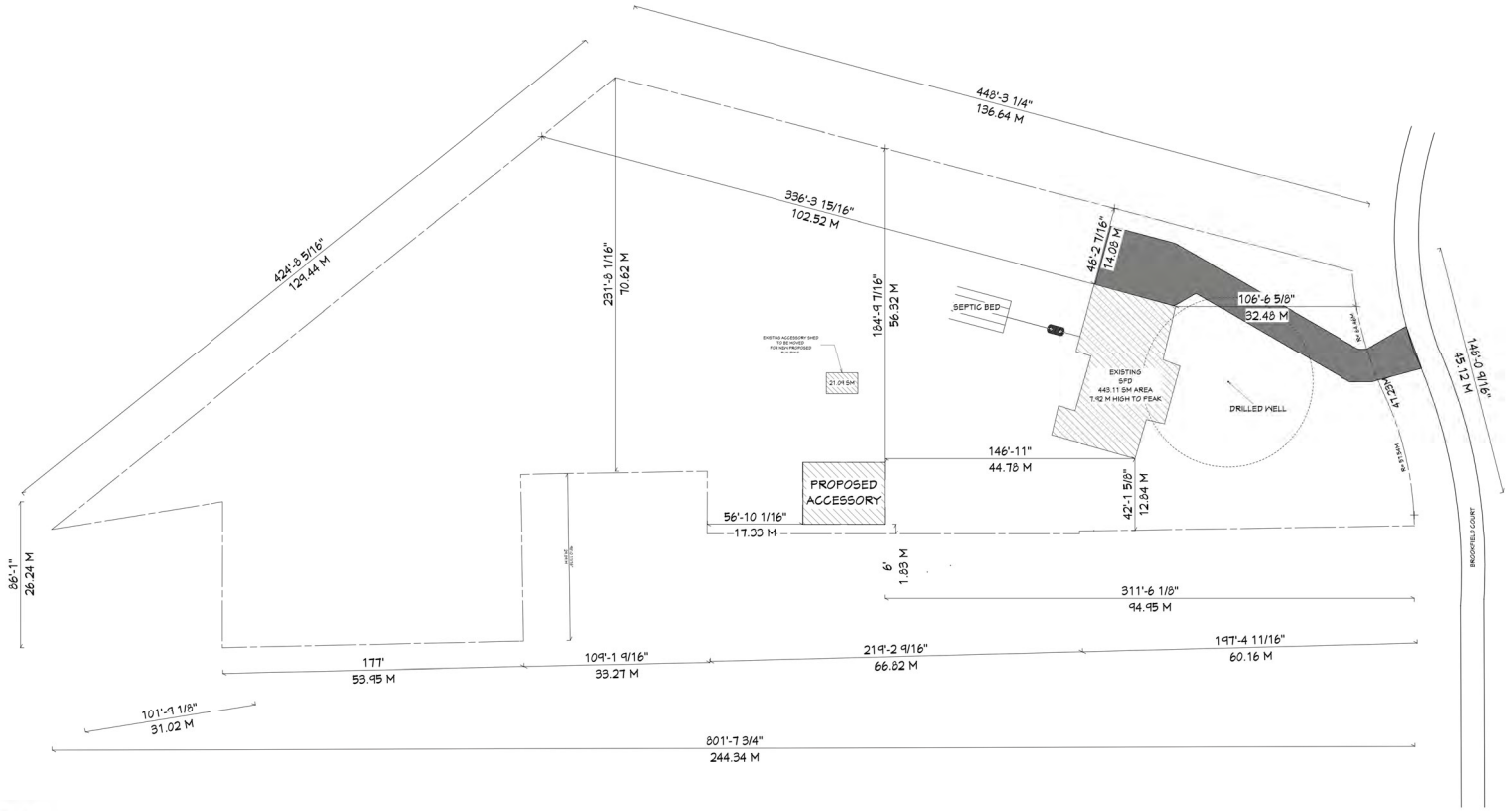
A-2026-08

Address: 3350 Brookfield Court

N

City of Oshawa
Economic and Development Services

LOT DETAILS:		
ZONING:	R1-H	
LOT AREA:	13524.74 SM	
LOT COVERAGE OF MAIN DWELLING:	443.10 SM	
ACCESSORY BUILDING LOT COVERAGE:	181.634 SM (1.34%)	[V]
ACCESSORY BUILDING HEIGHT:	6.31 M	[V]



SITE PLAN
SCALE 1/8"=1'

HOM DRAFTING AND DESIGN
DEVELOPING, EDUCATING & DESIGNING COMMUNITIES

15 LESLIE FROST LANE
LINDSAY, ON
289-355-4402
CLINTON@HOMDESIGN.CA

GENERAL NOTES:

DRAWINGS ARE TO READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE ARE WITHIN THE EXCLUSIVE PROPERTY OF HOM DRAFTING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN. AS WELL AS, HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

CLINTON DOCHUK		107264
NAME		B.C.I.N.
HOM DRAFTING AND DESIGN		113937
DESIGN FIRM		B.C.I.N.

Revision Table

Number	Date	Revised By	Description

PROJECT NORTH: TRUE NORTH:

DRAWN BY: CE
CHECKED BY: CE
PROJECT ADDRESS: 3350 BROOKFIELD COURT
PROJECT NUMBER: 2025-044
SCALE:AS INDICATED
DRAWING TITLE: AS INDICATED
SHEET NO.

A-1002

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Committee of Adjustment

File: **A-2026-09**
Ward: **2**

Notice of Hearing under the Planning Act
Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-09**) submitted by **Thileepan Yoganathan on behalf of Ratnam Thivakaran and Sithamparanathan Rajani** for **184 Dance Act Avenue** (PL 40M-2533 LT 148), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a deck ancillary to a single detached dwelling with a maximum encroachment of 3.0m into the required minimum rear yard, whereas Zoning By-law 60-94 permits a maximum encroachment of 2.4m into the required minimum rear yard for a deck ancillary to a single detached dwelling in a R2(10) (Residential) Zone.

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

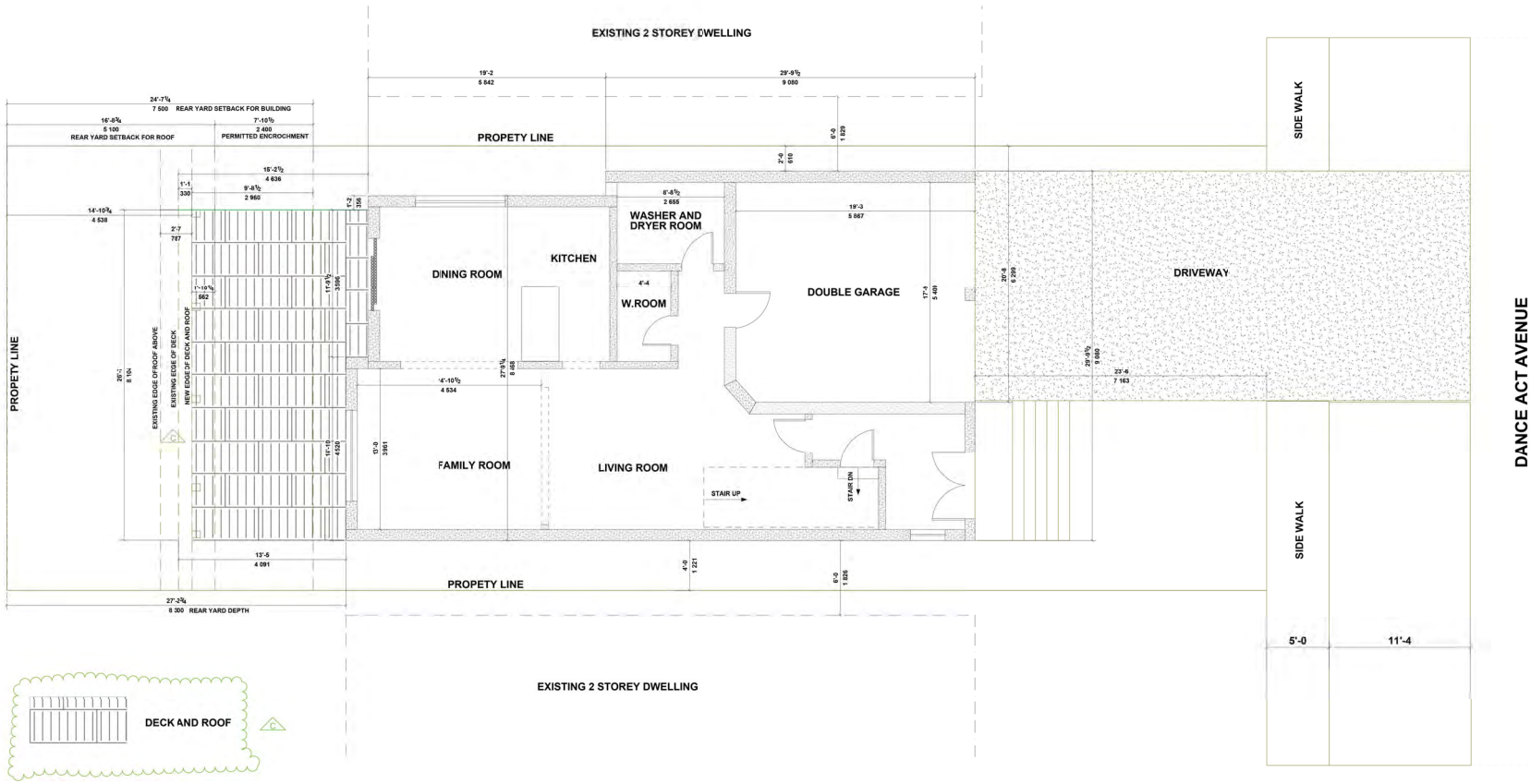
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

A-2026-09

Address: 184 Dance Act Avenue

City of Oshawa
Economic and Development Services



SITE PLAN

PROPERTY ADRESS	***184 DANCE ACT AVENUE, OSHAWA.***
PROPERTY ZONED	***R2(10)***
REAR YARD SETBACK	***7,5M***
PERMITTED DECK ENCROACHEDMENT	***2,4 M***

REV. NO.	MODIFICATION	REV. DATE
C	REVISED AS NOTED	02/04/2026
B	PERMIT DRAWING FOR MINOR VARIANCE	08/21/2025
A	PERMIT DRG. RE.(ZONING CORRECTION)	08/30/2025

CONNECTSTEEL
Engineering services
18 Orchard View Blvd,Oshawa, ON L1G 3N7
Tel: 905-240-7027 http://connectsteel.ca

STAMP: LICENSED PROFESSIONAL ENGINEER 2026/02/04 T.YOGANATHAN 100378358 PROVINCE OF ONTARIO

PROJECT NAME: 184 DANCE ACT AVENUE
ADDRESS: 184 DANCE ACT AVENUE
PROJECT NO.: 25-0841
PROJECT OWNER: HOME OWNER
SHEET TITLE: SITE PLAN

DESIGNED BY:
DRAWN BY:
CHECKED BY:

D-01 C

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Committee of Adjustment

File: **B-2025-16**
Ward: **1**

Notice of Hearing under the Planning Act Concerning an Application for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-16**) submitted by **SGL Planning & Design Inc. on behalf of 540 Taunton Holdings Inc.** for **1396 Wilson Road North and 540 Taunton Road East** (EAST WHITBY CON 4 PT LT 7), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 2,041.3 sq. m. commercial parcel of land and add it to the lands to the west (520 Taunton Road East), retaining a 2,026.6 sq. m. lot with existing commercial uses.

You have been sent this notice because you own land close to the subject property.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

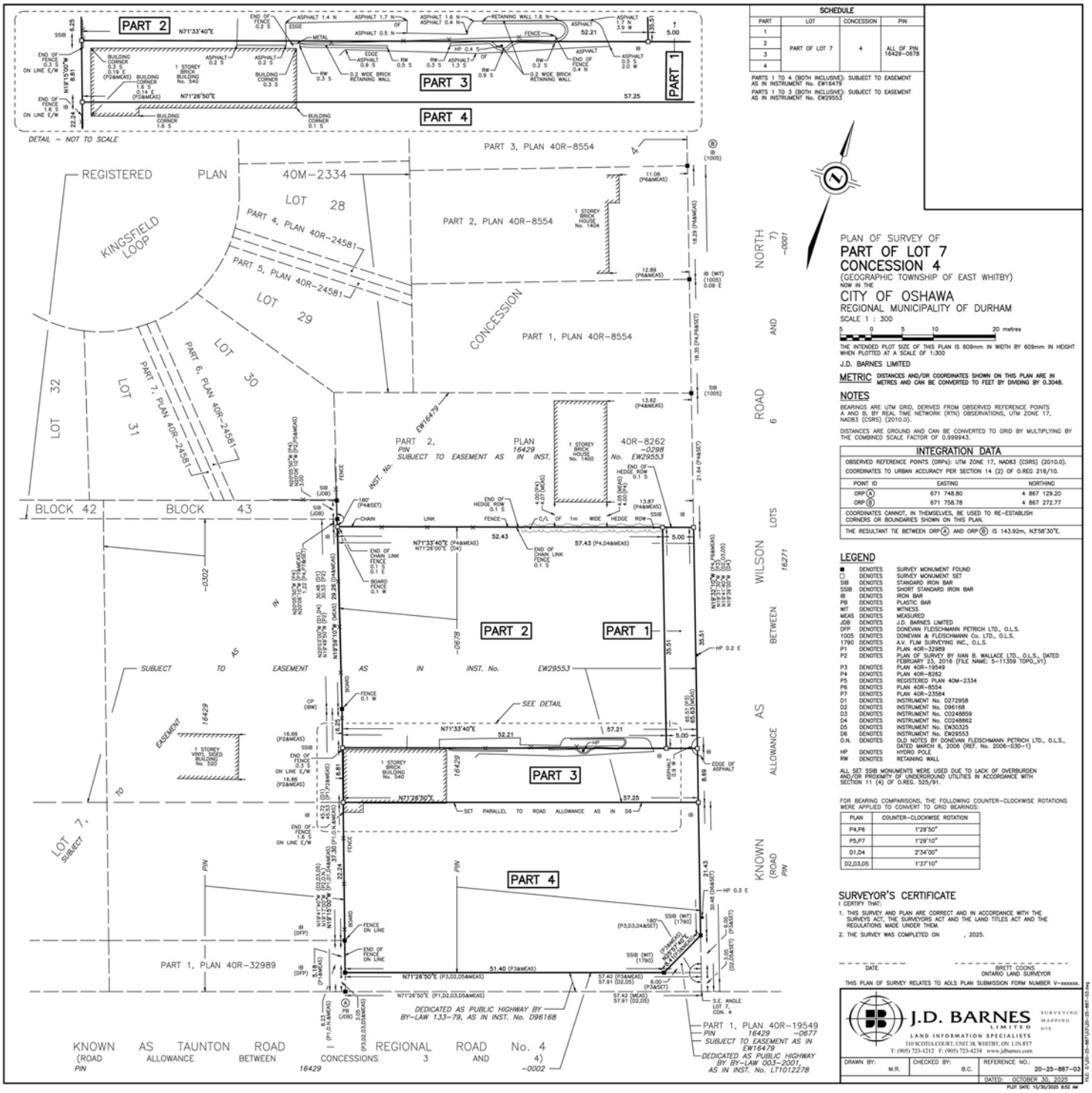
This Notice issued February 25, 2026.

B-2025-16

Address: 1396 Wilson Road North

N

City of Oshawa
Economic and Development Services



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Committee of Adjustment

File: **B-2026-02**
Ward: **3**

Notice of Hearing under the Planning Act Concerning an Application for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2026-02**) submitted by **Dentons Canada LLP on behalf of Valvoline Canadian Franchising Corp. and King Town Plaza Inc.** for **1317 King Street East** (EAST WHITBY CON 1 PT LT 1 RP 40R-28724 PTS 2 3 4 5 8 10 11 12 PT PTS 1 6 7 AND 9), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit a lease over 21 years over a 167m^2 commercial parcel of land with an existing building, retaining a 5,220m^2 commercial parcel of land with existing buildings to remain.

You have been sent this notice because you own land close to the subject property.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

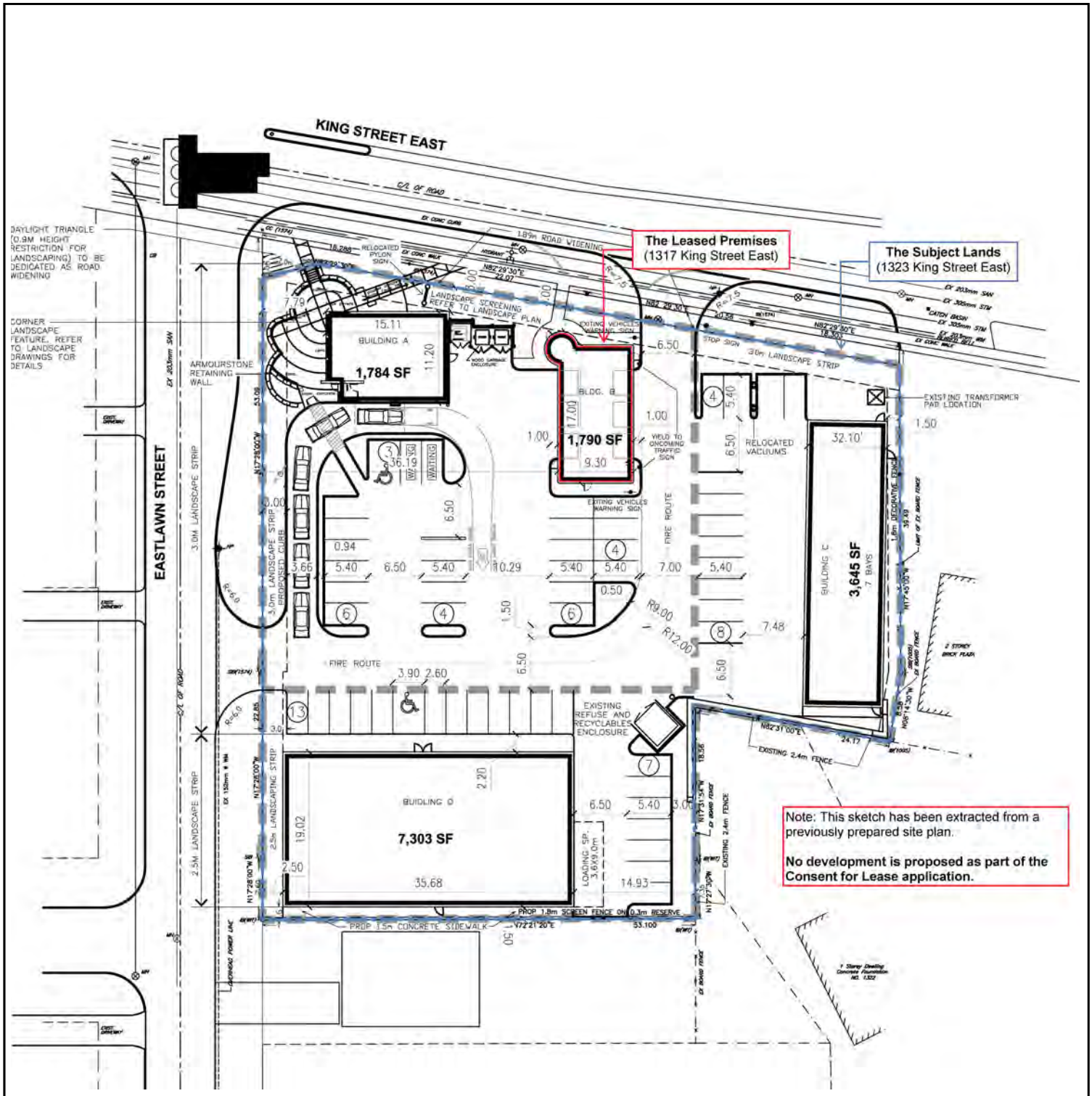
This Notice issued February 25, 2026.

B-2026-02

Address: 1317 King Street East

N

City of Oshawa
Economic and Development Services



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Committee of Adjustment

File: **A-2024-87**
Ward: **1**

Notice of Hearing under the Planning Act
Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-87**) submitted by **3950 Simcoe Street North Inc.** for **3860 Simcoe Street North** (CON 7 PT LT 13 AND 14 AND PT RDAL BTN LTS 14 AND 15), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an existing single detached dwelling on a proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in an AG-A (Agricultural) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	1,000m^2	4,000m^2
Minimum Rear Yard Depth	7m	10.5m
Minimum Interior Side Yard Depth	3.6m	5m
Maximum Lot Coverage	14%	10%

The subject site is also subject to an application for Consent (File B-2024-37).

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

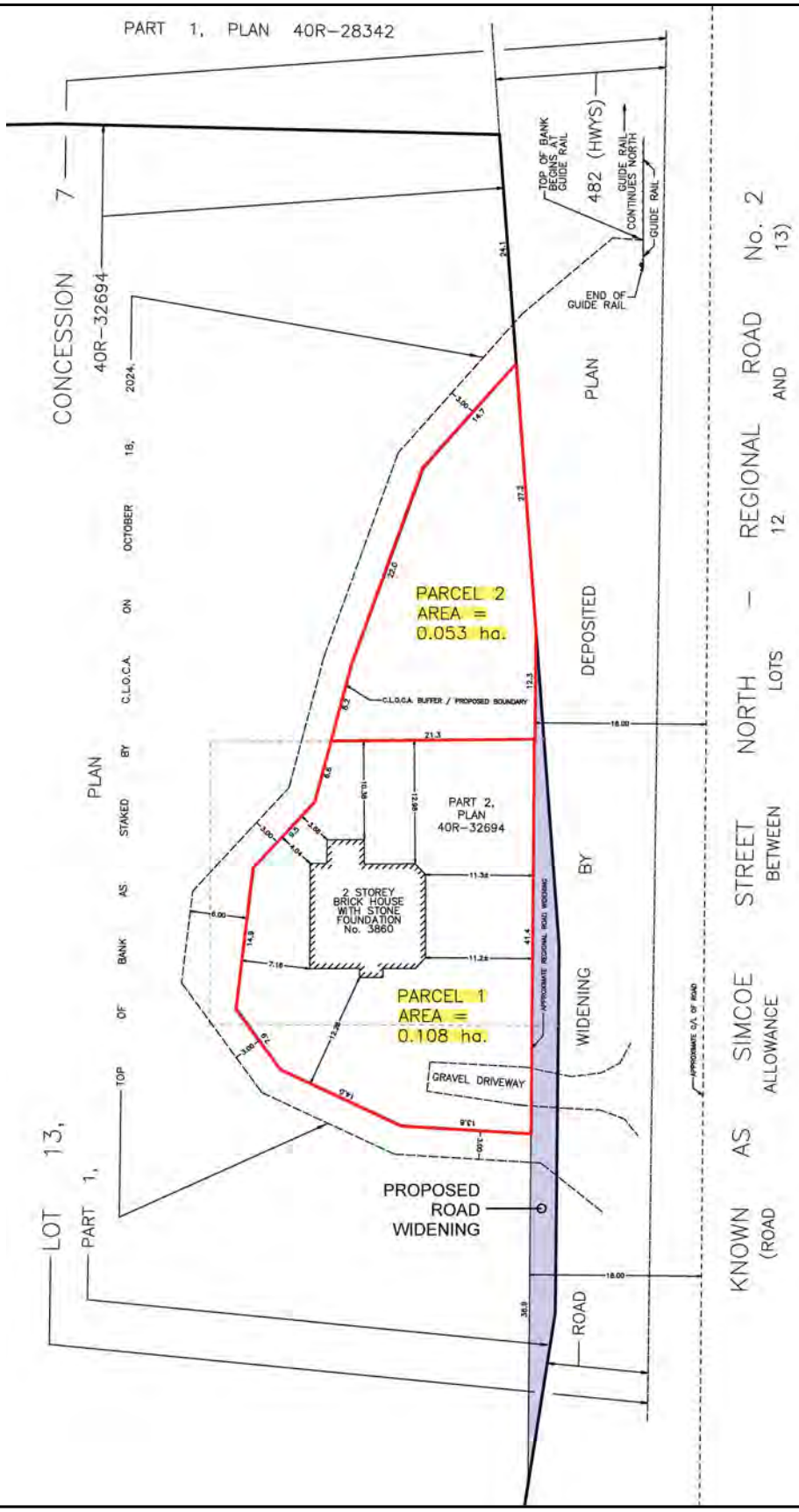
This Notice issued February 27, 2026.

A-2024-87

Address: 3860 Simcoe Street North

N

City of Oshawa
Economic and Development Services



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Oshawa®

Committee of Adjustment

Files: **A-2025-121 and A-2025-122**
Ward: **4**

Notice of Hearing under the Planning Act Concerning Applications for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2025-121 and A-2025-122**) submitted by **Maaz Khan on behalf of Peter and Laura Desouza** for **74 Stevenson Road North** (CON 2 PT LT 15 NOW RP 40R-12251 PT 5), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications is to permit single detached dwellings on each proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for single detached dwellings in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	11m	13.5m
Minimum Interior Side Yard Depth	0.9m	1.2m
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Width	2.7m	2.75m
Parking Space Location	All in the Front Yard	Minimum One Parking Space in a Side Yard, Rear Yard or Garage

The subject site is also subject to applications for Consent (Files B-2025-12 and B-2026-01).

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

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City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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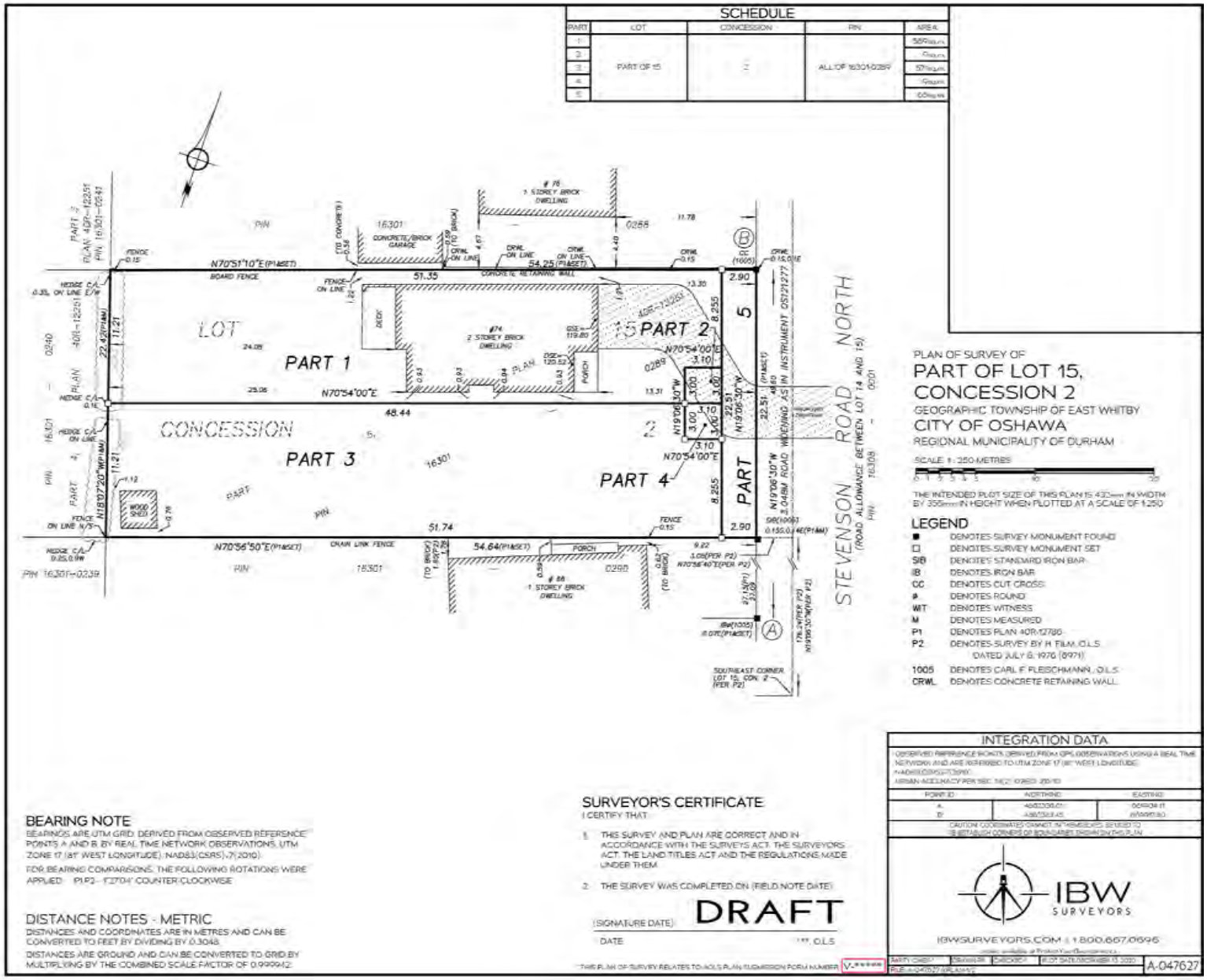
This Notice issued February 27, 2026.

A-2025-121
A-2025-122

Address: 74 Stevenson Road North

N

City of Oshawa
Economic and Development Services



PLAN OF SURVEY OF
PART OF LOT 15, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF EAST WHITBY
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
ø	DENOTES ROUND
WIT	DENOTES WITNESS
M	DENOTES MEASURED
P1	DENOTES PLAN 40R-12780
P2	DENOTES SURVEY BY H. FILM, O.L.S. DATED JULY 6, 1976 (8971)
1005	DENOTES CARL F. FLEISCHMANN, O.L.S.
CRWL	DENOTES CONCRETE RETAINING WALL

INTEGRATION DATA

OBSERVED REFERENCE POINTS (BASED ON GPS OBSERVATIONS USING A REAL TIME NETWORK) AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
NAD83(CSRS)-(1998)
URBAN ACCURACY PER SEC. 14(2) ORD. 216/10

POINT ID	NORTHING	EASTING
A	[illegible]	[illegible]
B	[illegible]	[illegible]

CAUTION: COORDINATES CANNOT INTERSECT/RESTORE/RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

IBW SURVEYORS
IBWSURVEYORS.COM ± 1.800.667.0696

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)-(1998)

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1-P2 - 1°27'04" COUNTER CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999942

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE)

(SIGNATURE DATE) **DRAFT**

DATE , O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-[illegible]

SURVEY CHECK | DRAWN BY | CHECKED | PLOT DATE (NOVEMBER 13, 2025) | A-047627

PLEB-A-047627-REALMAT2

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Committee of Adjustment

File: **B-2024-37**
Ward: **1**

Notice of Hearing under the Planning Act Concerning an Application for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-37**) submitted by **3950 Simcoe Street North Inc.** for **3860 Simcoe Street North** (CON 7 PT LT 13, 14 AND PT RD ALLOWANCE BETWEEN LT 14, 15, NOW RP 40R-11031 PT 3 TO 5), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 0.1 hectare parcel of land with an existing single detached dwelling, retaining a 15.4 hectare parcel of land with existing agricultural uses. An additional purpose and effect of the application is to establish a temporary access easement over the severed lands in favour of the retained lands.

The subject site is also subject to an application for Minor Variance (File: A-2024-87).

You have been sent this notice because you own land close to the subject property.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 11, 2026 in order for your correspondence to be provided to Committee members for the March 11, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 11, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

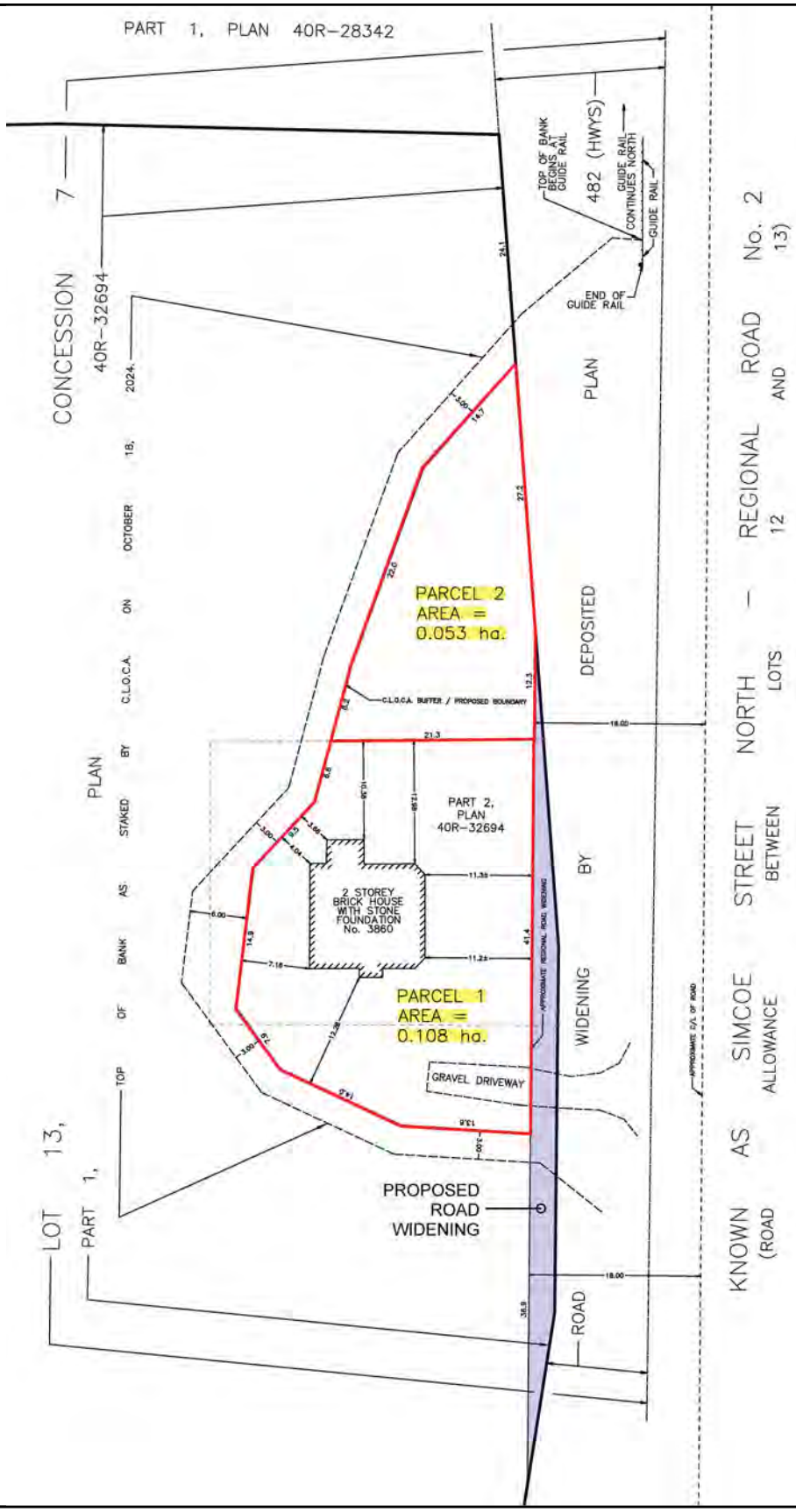
This Notice issued February 25, 2026.

B-2024-37

Address: 3860 Simcoe Street North

N

City of Oshawa
Economic and Development Services



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Committee of Adjustment

Files: **B-2025-12 and B-2026-01**
Ward: **4**

Notice of Hearing under the Planning Act
Concerning Applications for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2025-12 and B-2026-01**) submitted by **Maaz Khan on behalf of Peter and Laura Desouza** for **74 Stevenson Road North** (CON 2 PT LT 15 NOW RP-40R12251 PT 5), Oshawa for consent.

Purpose and Effect:

B-2025-12: The purpose and effect of the application is to create a 580 sq. m. residential parcel of land (Parts 3 and 4 of Draft 40R-plan) retaining a 578 sq. m. residential parcel of land (Parts 1 and 2 of Draft 40R-plan) with an access easement (Part 4 Draft 40R-plan) in favour of the retained parcel.

B-2026-01: The purpose and effect of the application is to create an access easement over Part 2 of Draft 40R plan in favour of the severed lands in application B-2025-12 (Parts 3 and 4 of Draft 40R-plan).

The subject site is also subject to applications for Minor Variance (Files A-2025-121 and A-2025-122).

You have been sent this notice because you own land close to the subject property.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 9, 2026.

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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

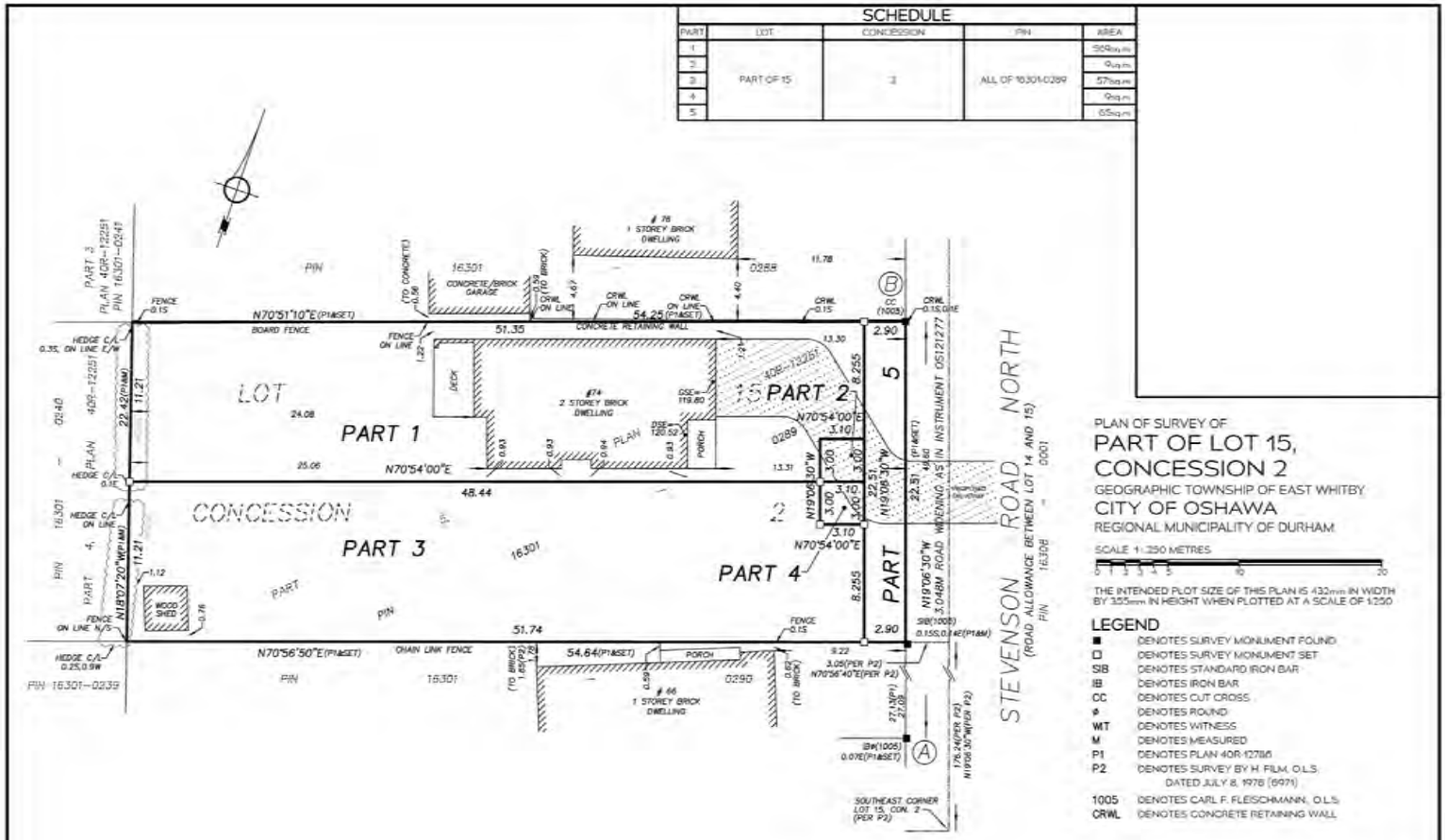
This Notice issued February 25, 2026.

B-2025-12
B-2025-26-01

Address: 74 Stevenson Road North

N

City of Oshawa
Economic and Development Services



PLAN OF SURVEY OF
PART OF LOT 15, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF EAST WHITBY
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:250 METRES

0 1 2 3 4 5 10 20

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
CC	DENOTES CUT CROSS
ø	DENOTES ROUND
WIT	DENOTES WITNESS
M	DENOTES MEASURED
P1	DENOTES PLAN 40R-12786
P2	DENOTES SURVEY BY H. FILM, O.L.S. DATED JULY 8, 1976 (6971)
1005	DENOTES CARL F. FLEISCHMANN, O.L.S.
CRWL	DENOTES CONCRETE RETAINING WALL

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) v7 (2010).
URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4863336.01	609934.11
B	4862383.45	609910.60

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

IBW SURVEYORS
IBWSURVEYORS.COM | 1.800.667.0696
apps available @ ProjectYou@ibwsurveys

BEARING NOTE

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FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1-P2 : 1°27'04" COUNTER-CLOCKWISE

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DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999942.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

(SIGNATURE DATE) **DRAFT**

DATE ***, O.L.S.

THIS PLAN OF SURVEY RELATES TO AGLS PLAN SUBMISSION FORM NUMBER V.*****

PARTY CHIEF: DRAWN BY: CHECKED: PLOT DATE: DECEMBER 12, 2025 A-047627

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