



Committee of Adjustment Meeting Agenda

**June 19, 2024, 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 June 19, 2024 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
Vacant

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 May 29th, 2024 be adopted.

Minor Variance Staff Reports

A-2024-47	186 Britannia Avenue West	Ward 2
	Muhammad Afzal on behalf of Ahmad Kanama	
	To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space length and width and landscape open space in rear yard	
A-2024-56	109 Colborne Street West	Ward 4
	Independent Project Managers on behalf of Riverbank Homes Ltd.	
	To permit an apartment building with increased density and lot coverage and reduced lot frontage, front, interior and exterior yard depths, landscaped open space, parking, parking in a driveway sight triangle and parking setback to street line	

A-2024-58 487 Byron Court Ward 5

William and Anne Gummow

To permit accessory buildings ancillary to a single detached dwelling with increased lot coverage

A-2024-59 631 Taylor Avenue Ward 3

Daniel Allan on behalf of Joseline Perciballi

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

A-2024-61 14 Hospital Court Ward 4

D. G. Biddle & Associates Limited on behalf of Lakeridge Health Foundation

To permit professional offices with accessory parking and temporary non-accessory parking

A-2024-62 1240 Langley Circle Ward 3

Bhaskar Joshi on behalf of Syed Faisal Imtiaz

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

Consent Staff Reports

B-2024-22 to 24 800 and 850 Wilson Road South Ward 5

Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.

To permit the severance of three industrial parcels, retaining an industrial parcel of land with the existing buildings to remain

B-2024-27 142 and 148 Townline Road North Ward 3

Titlers Professional Corporation on behalf of Baseline Properties Ltd. (Courtice) and Kingsway College

Consent to add a residential parcel of land to the west, retaining a lot with existing institutional uses

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: _____

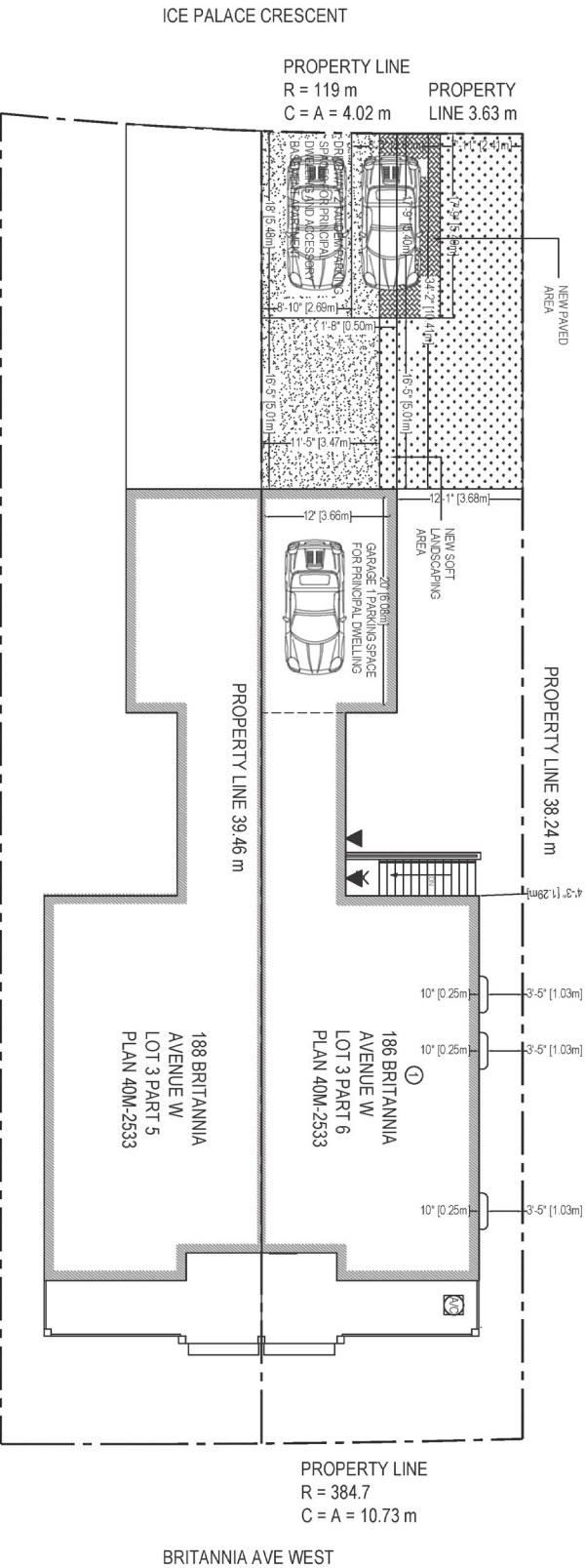
Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

Address: 186 Britannia Avenue West



- ▲ ENTRANCE / EGRESS
SCOPE OF WORK
① ACCESSORY BASEMENT APARTMENT

SITE STATISTICS

GROSS FLOOR AREA CALCULATIONS

- A. PRINCIPAL RESIDENCE
EXISTING THIRD FLOOR AREA: 46.0 m²
EXISTING SECOND FLOOR AREA: 70.6 m²
EXISTING GROUND FLOOR AREA: 85.4 m²

LANDSCAPING STATISTICS

- LANDSCAPE AREA: 79.7 m²
HARD LANDSCAPING: 45.9 m²
SOFT LANDSCAPING: 33.8 m²
SOFT LANDSCAPING PERCENTAGE: 42%

TOTAL GFA: 202 m²

- B. BASEMENT APARTMENT
NEW BASEMENT APARTMENT FLOOR AREA: 85.4 m²



GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN WHOLE OR IN PART. ANY REUSE OR MODIFICATION OF THE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. THE ENGINEER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION TO BE ACCORDING TO THE CITY OF OSHAWA'S STANDARD SPECIFICATIONS AND TO ALL APPLICABLE HAVING JURISDICTION.

NO	ISSUED FOR PERMIT	DATE
1	ISSUED FOR PERMIT	26/01/14

CONSULTANT:

**DESIGN AND BUILDING
PERMIT SERVICES INC.**
2196 BRITANNIA ROAD WEST
MISSISSAUGA, L6M 1P2, ON.
TEL.: 647-656-4456
E-MAIL: designbui@gmail.com

DESIGN AND BUILDING CONSULTANT:
M. J. KENNEDY & ASSOCIATES
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T2, CANADA
TEL: 416-291-0000
EMAIL: info@mkdesign.ca



PROJECT TITLE
BASEMENT
APARTMENT

PROJECT ADDRESS
186 BRITANNIA
AVE. W OSHAWA

DRAWING

SITE PLAN

DATE	PROJECT NO.	SCALE	CHECKED
2024/07/26	2024/07/26	1"=0'	A1

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 June 19, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-56**) submitted by **Independent Project Managers on behalf of Riverbank Homes Ltd.** for **109 Colborne Street West** (PL 19 PT LT 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 apartment 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 an apartment building in a R6-D.T25/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	468 u/ha	300 u/ha
Minimum Lot Frontage	18m	30m
Minimum Front Yard Depth	2.2m	6m
Minimum Interior Yard Depth	2.6m	9m
Minimum Exterior Yard Depth	0.3m	9m
Parking Space in a Driveway Sight Triangle	To Permit	Not Permitted
Maximum Lot Coverage	51%	45%
Minimum Landscaped Open Space	19%	25%
Minimum Landscaped Open Space in Rear Yard of a Corner Lot	5%	50%
Minimum Parking	0.177 space/unit (14 spaces)	1 space/unit (79 spaces)
Minimum Distance of Parking Area to Street Line	0.3m	3m

The subject site is also subject to an application for Site Plan Approval (File: SPA-2023-12).

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

Meeting

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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 June 19, 2024. 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 June 14, 2024 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 June 17, 2024. 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 June 7, 2024.

Unit Mix	1B	1B R/F	2B	2B R/F	Total
Ground Fl	5	1	3		9
Level 2	2			1	14
Level 3	8	2	3	1	14
Level 4	8	2	3	1	14
Level 5	8	2	3	1	14
Level 6	8	2	3	1	14
Total	45	11	18	5	79
USE UNIT TOTAL	11			5	

No.	ISSUE TITLE	DATE	BY
1	Cost of Living	Apr 2, 1984	BAH
2	Cost of Living	Apr 2, 1984	BAH
3	Cost of Living	Apr 2, 1984	BAH
4	Cost of Living	Apr 2, 1984	BAH
5	Cost of Living	Apr 2, 1984	BAH
6	Cost of Living	Apr 2, 1984	BAH
7	Cost of Living	Apr 2, 1984	BAH



PROJECT:
**79 UNIT AFFORDABLE
RESIDENTIAL DEVELOPMENT**

109 Colborne St. W

DRAWING:
SITE PLAN

[illegible][illegible]

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 June 19, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-58**) submitted by **William and Anne Gummow** for **487 Byron Court** (PL 568 LT 186), 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 accessory buildings 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 accessory buildings ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	10%	8%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	61%	50%

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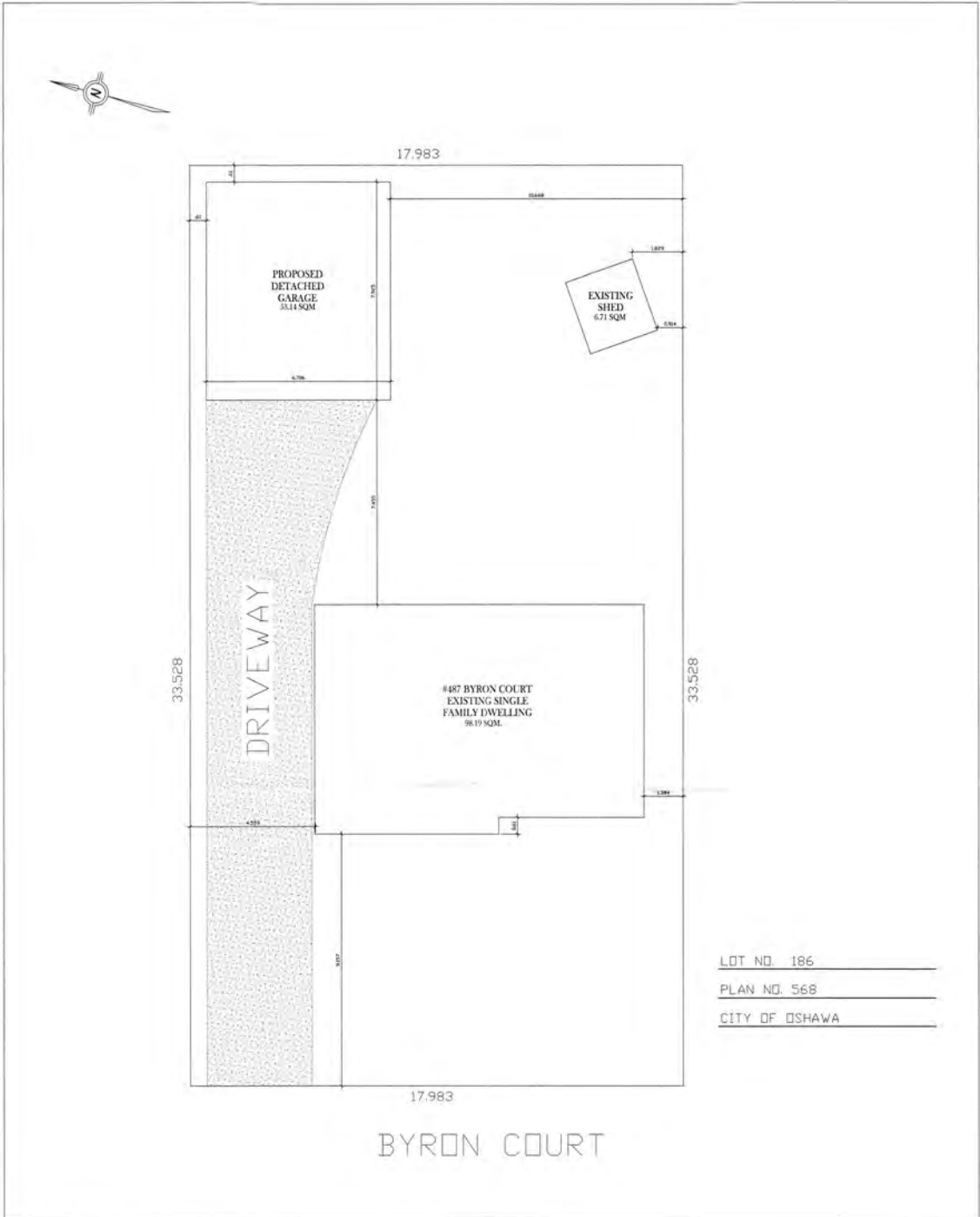
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This Notice issued June 7, 2024.

Address: 487 Byron Court



City of Oshawa
Economic and Development Services



ZONING INFORMATION- R1-C

LOT AREA = 644.74 M² EXISTING LOT COVERAGE = 104.91 M² (16.2%)
LOT AREA = 644.74 M² PROPOSED LOT COVERAGE OF GARAGE = 53.14 M² (8.2%) TOTAL LOT COVERAGE = 158.05 M² (24.5%)
EXISTING MAIN BUILDING 98.19 M² PROPOSED DETACHED GARAGE 53.14 M² TOTAL PERCENTAGE 54.1%

CITY OF OSHAWA- 487 BYRON COURT

DRAWN BY: E.K.	CHECKED BY: E.K.	SITE PLAN	KMH CAPITAL LTD 30 LONGWOOD CRES, COURTICE PHONE (905)243-1372	SP.1
DATE: APRIL 24/2024	SCALE: 1:100			



Committee of Adjustment

File: **A-2024-59**

Ward: **3**

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 June 19, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-59**) submitted by **Daniel Allan on behalf of Joseline Perciballi** for **631 Taylor Avenue** (PL 560 LT 37), 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 single detached dwelling which may include an accessory apartment with a minimum parking space width of 2.6m, whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R1-C (Residential) Zone.

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This Notice issued June 7, 2024.



SITE STATISTICS	
PROPOSED BASEMENT SECOND SUITE	= 71.2 s.m
EXISTING FIRST FLOOR UNIT 1 AREA	= 75.3 s.m
EXISTING FINISHED ATTIC FLOOR AREA	= 37.2 s.m
PROPOSED PARKING SPACE	= 3 SPACE AT MINIMUM 2.60m x 5.75m
CURB CUT REQUIRED	= NO
EXISTING FRONT YARD AREA	= 98.3 s.m
EXISTING FRONT YARD LOT LANDSCAPING	= 58.3 s.m (59.3m)

No.	REVISION	SPCL. NOTES	Client Name & Address	Sheet Title	Coordinator By:
1	11.01.2024	CHANGED TO REF. REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND RECALCULATING THE CORRELATION FACTORS FOR THE EXISTING FOUNDATION. ALL WORK SHALL BE CONFORMED TO ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY INADEQUACIES MUST BE REPORTED TO DITCHLINE INTERNATIONAL TO CORRECT THEM PRIOR TO PROCEEDING WITH THE PROJECT. THE DESIGN AND CONSTRUCTION DOCUMENTS FOR THIS PROJECT ARE THE PROPERTY OF DITCHLINE INTERNATIONAL AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT DITCHLINE INTERNATIONAL WRITTEN AUTHORITY.	631 TAYLOR AVENUE OSHWAMA, ON	PROPOSED SITE PLAN	 1009-65 Madsen Avenue Simpsonton, Ontario, Canada, L8T 4J9
2	14.01.2024			LOCATION PLAN	
3	01.05.2024				
4					
5					
6			Project Address/Name: 631 TAYLOR AVENUE OSHWAMA, ON	Drawn By: Checked By: Project No.: Drawing No.	
7			Project Description: Ditch	Date: 16.10.2023	
8				Draft: 1326	
9				Scale: As shown	
10				Revised By:	
11				Project No.: 0P2023-2470	
12				Drawing No. A1.0	
DEFAULT SHEET SIZE: A1x7					



Committee of Adjustment

File: **A-2024-61**

Ward: **4**

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 June 19, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-61**) submitted by **D. G. Biddle & Associates Limited on behalf of Lakeridge Health Foundation for 14 Hospital Court** (PL 335 SHEET 9 LT C9 PT LTS C6 TO C8), 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 maintain professional offices with accessory parking as well as temporary non-accessory parking, whereas Zoning By-law 60-94 does not permit temporary non-accessory parking for professional offices in an SO-A(5) "h-36" (Specialized Office) Zone.

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This Notice issued June 7, 2024.

Address: 14 Hospital Court



Aerial Image of 14 Hospital Court – Minor Variance Application





Committee of Adjustment

File: **A-2024-62**

Ward: **3**

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

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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment, with a minimum landscaped open space in the front yard of 41%, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E(13) (Residential) Zone.

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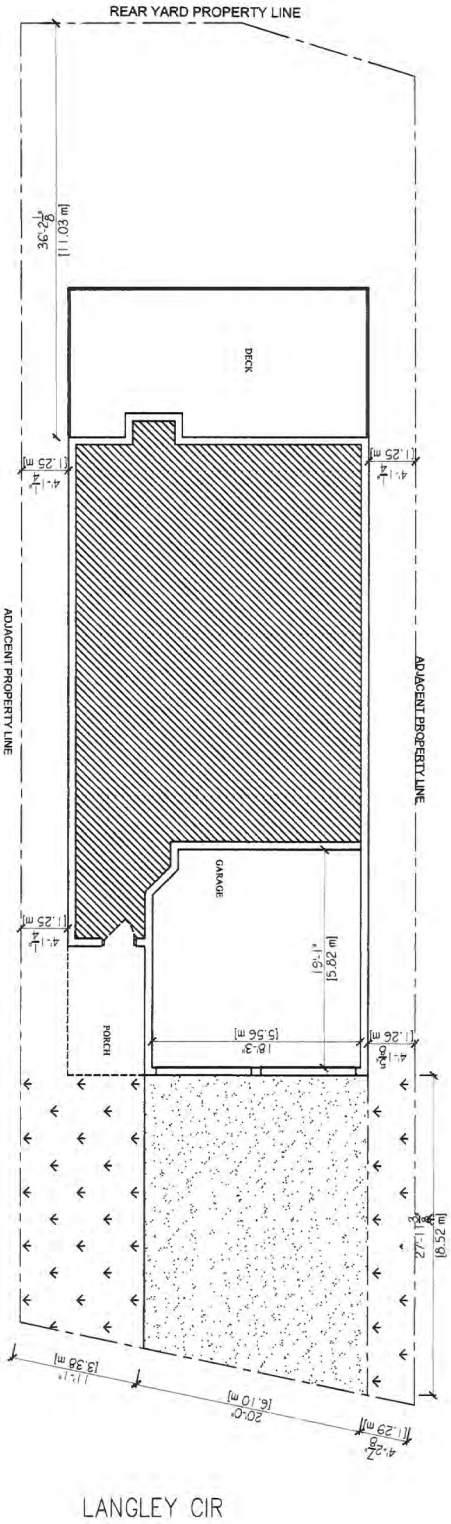
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Address: 1240 Langley Court

871.3 SQFT TOTAL AREA	100%	80.95QM
364 SQFT LANDSCAPE	41.7%	33.8 SQM
507.2 SQFT DRIVEWAY	58.3%	58.3 SQM



CONTRACT NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OSHAWA STANDARD SPECIFICATIONS FOR ROADWORK AND THE CANADIAN STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL BRIDGES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCE OF ONTARIO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCE OF ONTARIO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCE OF ONTARIO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCE OF ONTARIO.

No.	Date	Revision

03 FEB 2024



ADDRESS:
1240 LANGLEY CIR
OSHAWA, ON, L1K0E3
CANADA

DRAWN BY: JH DATE:
CHECKED BY: BJ SCALE: 3/32" = 1'

DRAWING TITLE & NO.:
SITE PLAN A-1

OUT OF THE BOX
ENGINEERING INC.
7 ARCHWAY TRAIL
BRAMPTON, ON,
L6P 4E3
bhaskar@outoftheboxeng.com
416-835-6670



Committee of Adjustment

File: **B-2024-27**

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 June 19, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-27**) submitted by **Titlers Professional Corporation on behalf of Baseline Properties Ltd. (Courtice) and Kingsway College** for **142 and 148 Townline Road North** (PL 586 PT LTS 1 AND 2), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 0.140ha residential parcel of land and add it to the lands to the west (126 Townline Road North), retaining a 37.8 ha lot with existing institutional 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 June 17, 2024.

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 June 19, 2024 in order for your correspondence to be provided to Committee members for the June 19, 2024 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 June 19, 2024. 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 June 14, 2024 or any day thereafter.

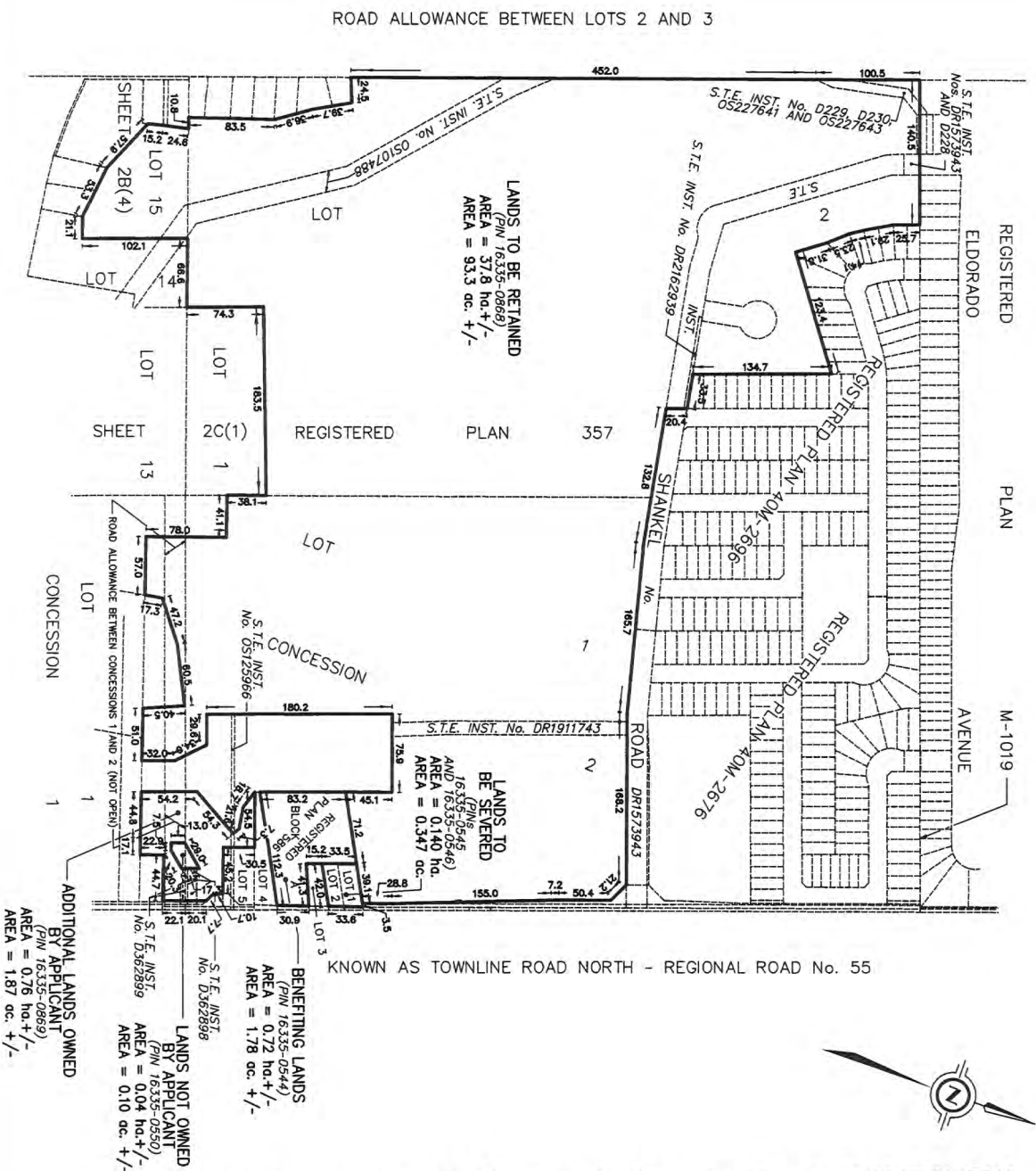
Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal 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 June 18, 2024. 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 June 5, 2024.



SEVERANCE SKETCH OF
PART OF LOTS 1 AND 2
SHEET 2C(1) AND
PART OF LOT 15
SHEET 2B(4)
DEPOSITED IN JAN 27/7

REGISTERED PLAN 357 AND
PART OF LOT 1, CONCESSION 1 AND
PART OF LOT 1, CONCESSION 2 AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 1 AND 2
(GEOGRAPHIC TOWNSHIP OF EAST WHITBY)

**CITY OF OSHAWA AND
PART OF LOTS 1 AND 2
REGISTERED PLAN 586
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM**

SCALE 1:4000

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRANTOR'S NAME: KINGSWAY COLLEGE

LEGEND

S.T.E. DENOTES SUBJECT TO EASEMENT AS IN GRANTOR'S HOLDINGS

LANDS NOT OWNED
BY APPLICANT
(PIN 16335-0550)
AREA = 0.04 ha. +/-
AREA = 0.10 ac. +/-

AREA = 0.04 ha. +/-
AREA = 0.10 ac. +/-

AREA = 0.04 ha. +/-
AREA = 0.10 ac. +/-

AREA = 0.04 ha. +/-
AREA = 0.10 ac. +/-

- ADDITIONAL LANDS OWNED

AREA = 0.76 ha. +/-
AREA = 1.87 ac. +/-



J.D.BARNES
LIMITED

LAND INFORMATION SPECIALISTS
110 SCOTIA COURT, #3, WHITBY, ON L1N 8Y7
T: (905) 721-1212 F: (905) 721-4234 www.jdbarnes.com

SURVEYING
MAPPING
CIS

B.C.	DRAWN
A.F.	CHECKED
04/25/24	DATE

Ref. N

sk17-25-344-15