



## **Committee of Adjustment Meeting Agenda**

**February 18, 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](mailto: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](mailto:committeeofadjustment@oshawa.ca) by 4:30 p.m. on February 18, 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](http://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

- |                   |   |               |
|-------------------|---|---------------|
| <b>A-2025-117</b> | <b>980 Matthew Murray Crescent</b>  | <b>Ward 1</b> |
|                   | 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.  |               |
| <b>A-2025-120</b> | <b>950 Matthew Murray Crescent</b>  | <b>Ward 1</b> |
|                   | 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.  |               |
| <b>A-2025-123</b> | <b>98 Olive Avenue</b>  | <b>Ward 4</b> |
|                   | 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.

**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)

**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](mailto:committeeofadjustment@oshawa.ca). Thank you.

**File Number:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

## 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 February 18, 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 February 16, 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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on February 18, 2026. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 February 13, 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 February 16, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

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This Notice issued February 6, 2026.



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

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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 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

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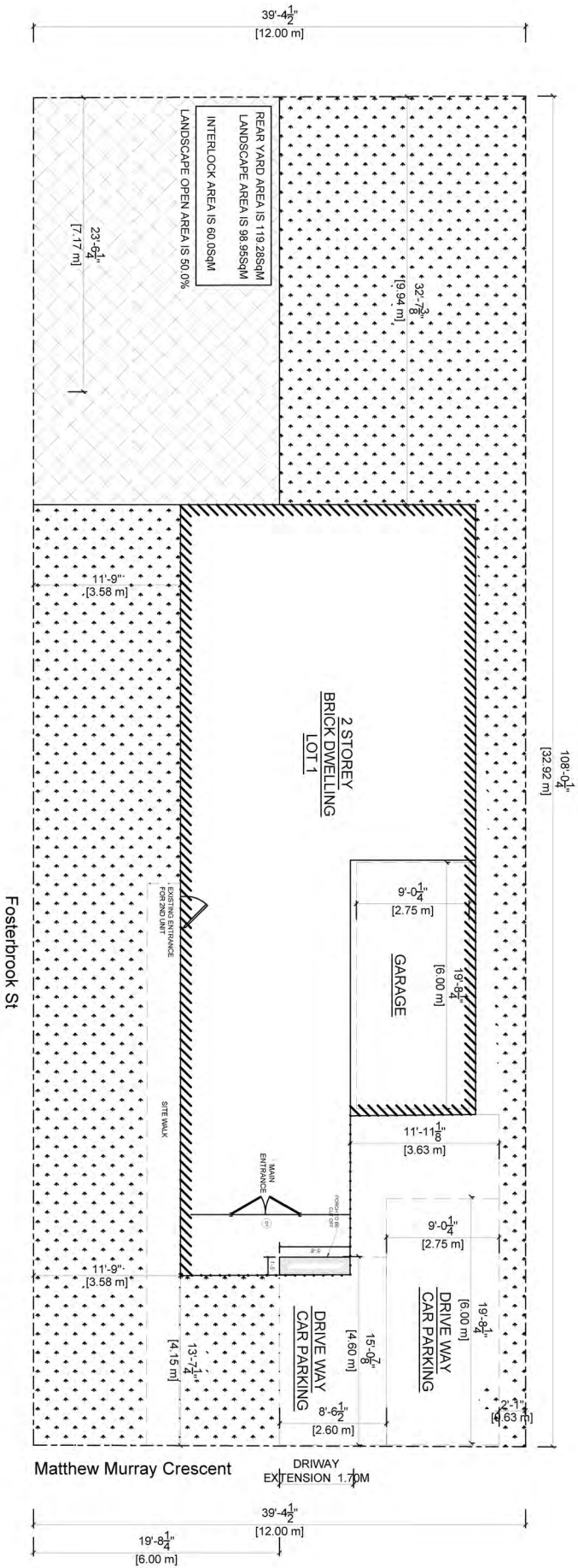
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This Notice issued February 6, 2026.

Address: 950 Matthew Murray Crescent



950 Matthew Murray Cres  
Oshawa, ON

ADDRESS:

THE EXISTING LOT HAS BEEN DIVIDED AND LOTS ARE BEING SUBMITTED FOR THE CITY OF OSHAWA. THE EXISTING LOT IS 119.28 SQM. THE EXISTING LOT IS 98.95 SQM. THE EXISTING LOT IS 60.05 SQM. THE EXISTING LOT IS 50.07 SQM.

REQUIRED: THE CITY OF OSHAWA MUST BE NOTIFIED OF THE LOT DIVISION. THE CITY OF OSHAWA MUST BE NOTIFIED OF THE LOT DIVISION. THE CITY OF OSHAWA MUST BE NOTIFIED OF THE LOT DIVISION.

RELEASED FOR BUILDING PERMIT

ON THE DATE OF THE BUILDING PERMIT. THE CITY OF OSHAWA MUST BE NOTIFIED OF THE LOT DIVISION. THE CITY OF OSHAWA MUST BE NOTIFIED OF THE LOT DIVISION. THE CITY OF OSHAWA MUST BE NOTIFIED OF THE LOT DIVISION.

Drawing Title: SITE PLAN

Date: 10/SEP/2025

Scale: 3/32" = 1'-0"

R+A DESIGN

BCIN205650

RAJ BALASUNDARAM

OCT 19/2025

Drawing Number: A102

## 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 February 18, 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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This Notice issued February 6, 2026.



## 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 February 18, 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

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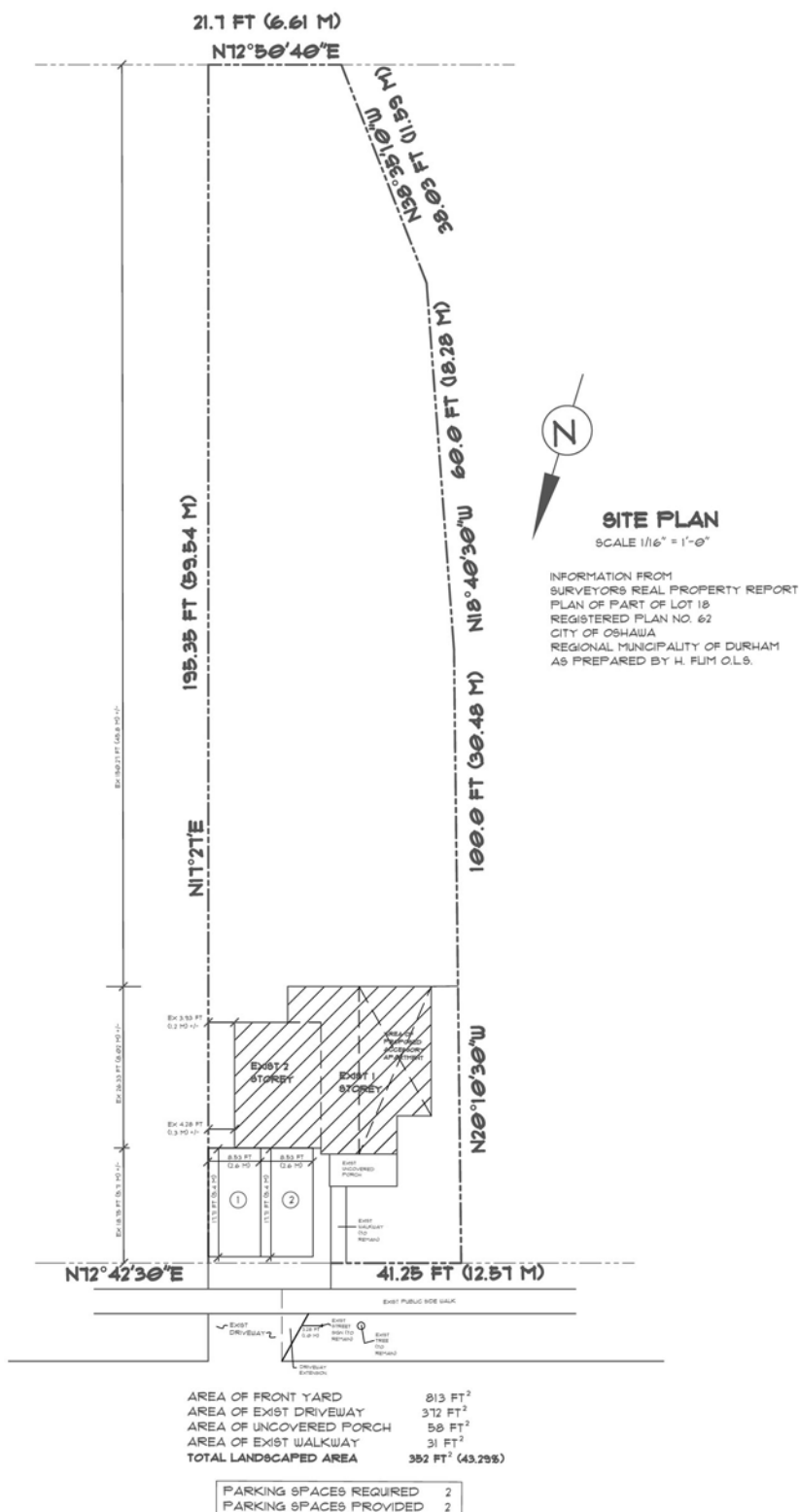
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This Notice issued February 6, 2026.

Address: 173 Mill Street



## 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 February 18, 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 <sup>2</sup>	60m <sup>2</sup>
Maximum Height for an Accessory Building	5.5m	The lesser of 4.5m or the actual height of the main building

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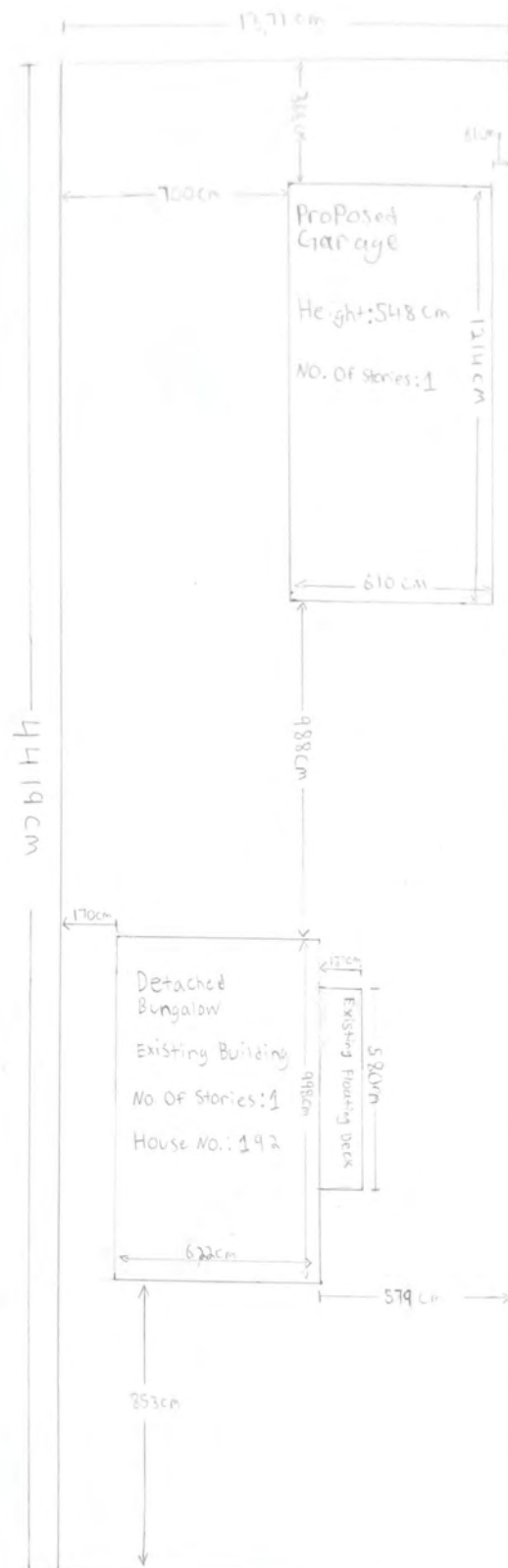
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This Notice issued February 6, 2026.

Address: 192 Annis Street



City of Oshawa  
Economic and Development Services



Street Name: Annis Street  
Scale: 1:100

## 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 February 18, 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

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Address: 1909 Simcoe Street North



## 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 February 18, 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 February 16, 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 February 18, 2026 in order for your correspondence to be provided to Committee members for the February 18, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on February 18, 2026. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 February 13, 2026 or any day thereafter.

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This Notice issued February 6, 2026.

City of Oshawa  
Economic and Development Services



City of Oshawa  
Development Services

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## **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 February 18, 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 February 16, 2026.

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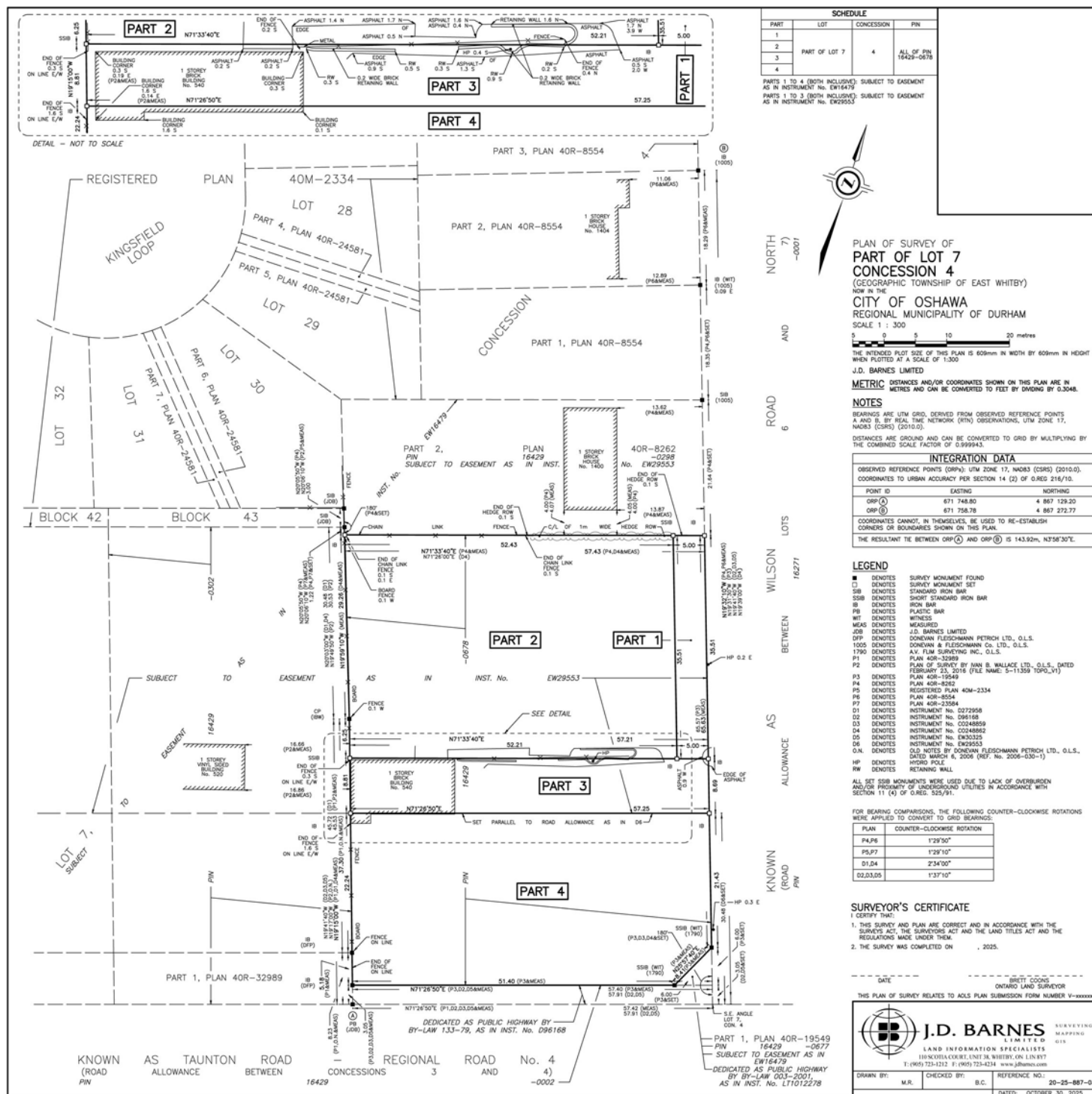
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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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 4, 2026.

Address: 1396 Wilson Road North





**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 October 2, 2024 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 <sup>2</sup>	4,000m <sup>2</sup>
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 February 16, 2026.

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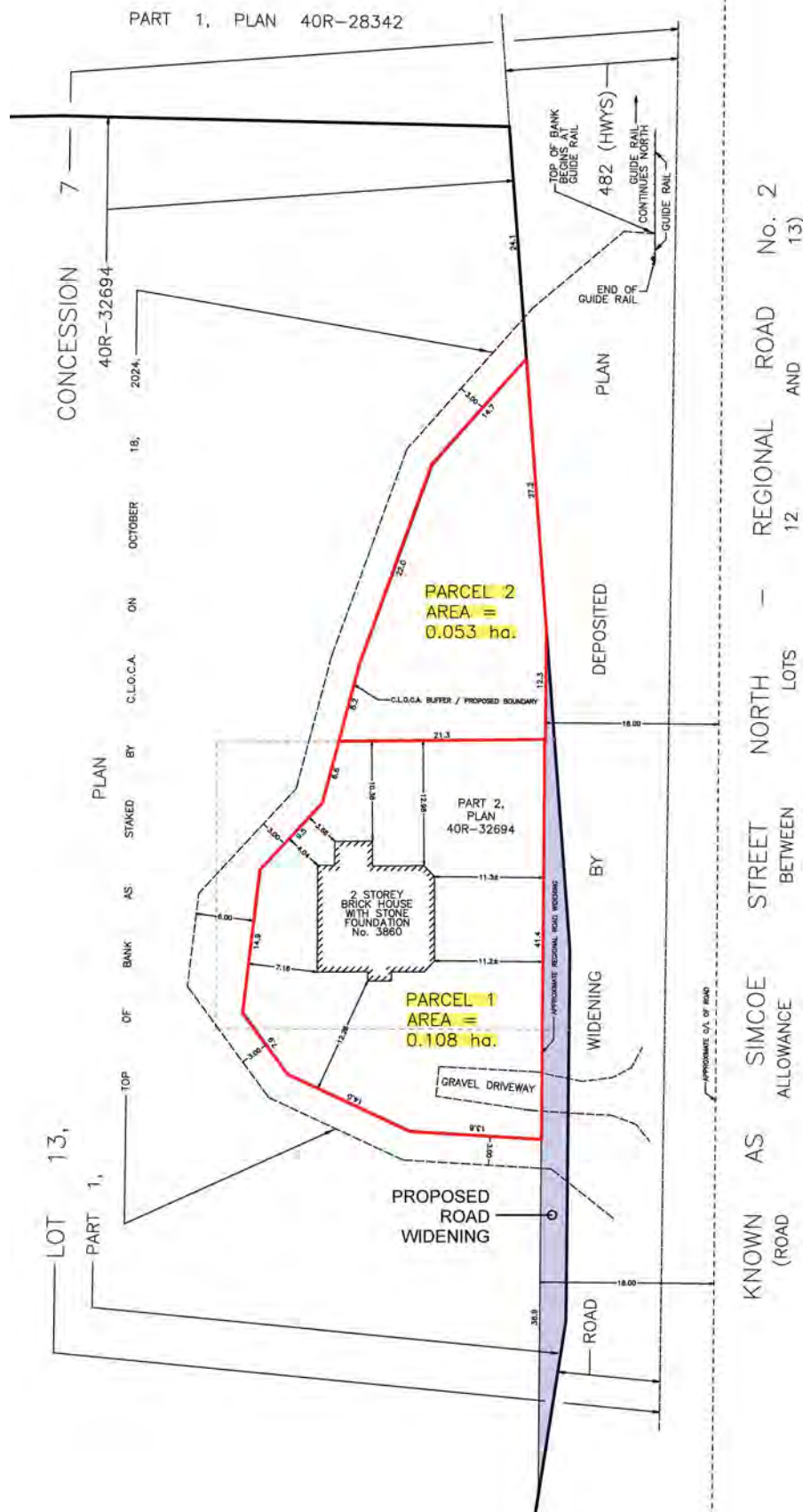
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 6, 2026.

Address: 3860 Simcoe Street North



City of Oshawa  
Economic and Development Services



## **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 October 2, 2024 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 February 16, 2026.

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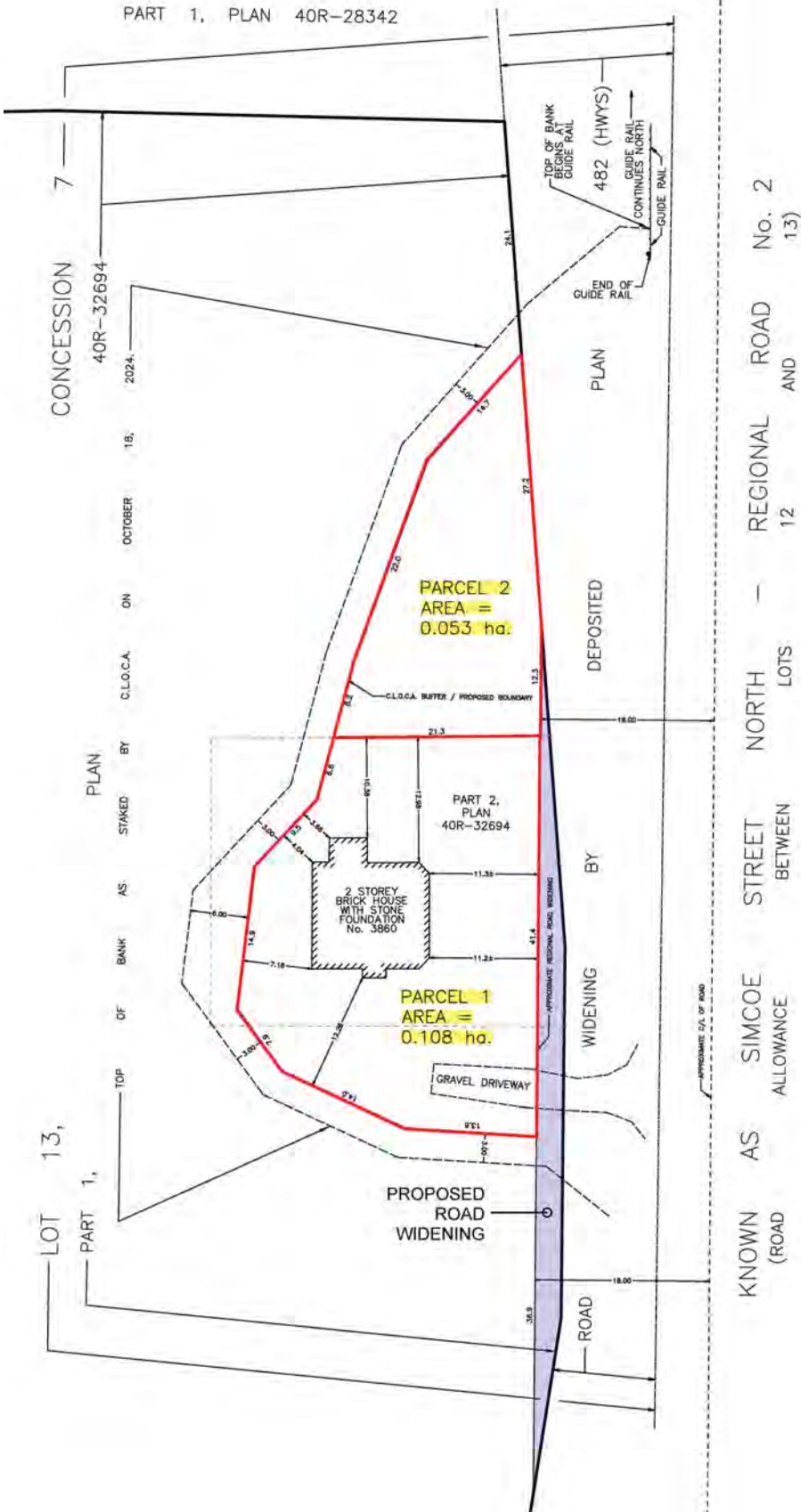
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This Notice issued February 4, 2026.

Address: 3860 Simcoe Street North



City of Oshawa  
Economic and Development Services



**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 February 18, 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).

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**Meeting**

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## **Notice of Hearing under the Planning Act Concerning Applications for Consent**

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### **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).

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### **Meeting**

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