



Committee of Adjustment Meeting Agenda

**January 28, 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 January 28, 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 December 17, 2025 be adopted.

Minor Variance Staff Reports

A-2025-100	1279 Simcoe Street North	Ward 2
	Katanna Simcoe Ltd.	
	To permit storage on a temporary basis for highway safety operator, wholesale retail products in containers, and office furniture in transport trailers	
A-2025-113	1660 Sarasota Crescent	Ward 2
	Kruti Shah on behalf of Rabisa Sukummar	
	To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length and landscaped open space in the front yard	
A-2025-114	356 Maine Street	Ward 2
	Convex Consulting Inc. on behalf of Darryl Gajewski	
	To permit an accessory building ancillary to a single detached dwelling with increased height	

A-2025-115	29 Wellington Avenue East	Ward 5
Santharooban Selvanayagam & Shiyamini Nagarajah		
To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space width, parking space length, and landscaped open space in the front yard, and a parking space located partially in the side yard		
A-2025-116	226 Toronto Avenue	Ward 5
Stephen Lennox		
To permit a semi-detached building and a semi-detached dwelling on each proposed lot, with reduced lot frontage, lot area, interior side yard depth, and height		
A-2025-118	1536 Sarasota Crescent	Ward 2
Kruti Shah on behalf of Himani Patel		
To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length and landscaped open space in the front yard		
A-2025-119	1001 Lockie Drive	Ward 1
Abhishek Rajgor on behalf of Gobinder Singh Sidhu and Jaismeen Sandhu		
To permit a single detached dwelling which may include an accessory apartment with reduced 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		
Consent Staff Reports		
B-2025-13	1190 Simcoe Street South (formerly 1170, 1180, 1188 Simcoe Street South)	Ward 2
Blackthorn Development Corp on behalf of Simcoe Street Developments Inc.		
Consent to permit a servicing easement in favour of the lands directly north		

B-2025-14 & 15 119 & 151 Bruce Street Ward 4

Bousfields Inc. on behalf of Bruce Street Development Limited

Consent to sever a vacant parcel of land intended for residential use with an access easement in favour of the retained land, retaining a vacant parcel of land intended for residential use with an access and servicing easement in favour of the severed lands

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: _____

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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-113**) submitted by **Kruti Shah on behalf of Rabisa Sukummar for 1660 Sarasota Crescent** (PL 40M-2196 LT 40), 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(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	45%	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 January 26, 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 January 28, 2026 in order for your correspondence to be provided to Committee members for the January 28, 2026 public 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 January 28, 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 January 23, 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 January 26, 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 January 16, 2026.

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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-114**) submitted by **Convex Consulting Inc. on behalf of Darryl Gajewski** for **356 Maine Street** (PL 679 LT 27), 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 an accessory building ancillary to a single detached dwelling with a maximum permitted height of 5.5m, whereas Zoning By-law 60-94 permits a maximum height of the lesser of 4.5m or the actual height of the main building on a lot for an accessory building ancillary to a single detached dwelling in a R1-A (Residential) Zone.

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2025-115) submitted by **Santharoban Selvanayagam & Shiyamini Nagarajah** for **29 Wellington Avenue East** (PL 40M-1605 PT LT 2 NOW RP 40R-12707 PT 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 semi-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 semi-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
Parking Space Location	Partially in the Side Yard	Minimum One Parking Space in a Side Yard, Rear Yard or Garage
Minimum Landscaped Open Space in the Front Yard	46%	50%

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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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (Files **A-2025-116**) submitted by **Stephen Lennox** for **226 Toronto Avenue** (PL 148 LT 268 PT LT 267), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are to permit a semi-detached building and semi-detached dwelling 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 a semi-detached building and semi-detached dwelling in a R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage for a Semi-Detached Building on an Interior Lot	12.2m	15m
Minimum Lot Frontage for a Semi-Detached Dwelling on an Interior Lot	6.1m	7.5m
Minimum Lot Area for a Semi-Detached Building on an Interior Lot	435m ²	450m ²
Minimum Lot Area for a Semi-Detached Dwelling on an Interior Lot	217.5m ²	225m ²

An additional purpose and effect of the application is to permit a semi-detached building and semi-detached dwelling 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, as amended by By-law 75-2025, for a semi-detached building and semi-detached dwelling in a CO-B "h-97" "h-103" (Central Oshawa) Zone.

Zoning Item	Column 1	Column 2
Semi-Detached Building as a Permitted Use	To Permit	Not Permitted
Semi-Detached Dwelling as a Permitted Use	To Permit	Not Permitted
Minimum Lot Frontage for a Semi-Detached Building	12.2m	18m
Minimum Lot Frontage for a Semi-Detached Dwelling	6.1m	18m
Minimum Interior Side Yard Depth	1.2m	3m
Minimum Height	7m	9m

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Address: 226 Toronto Avenue

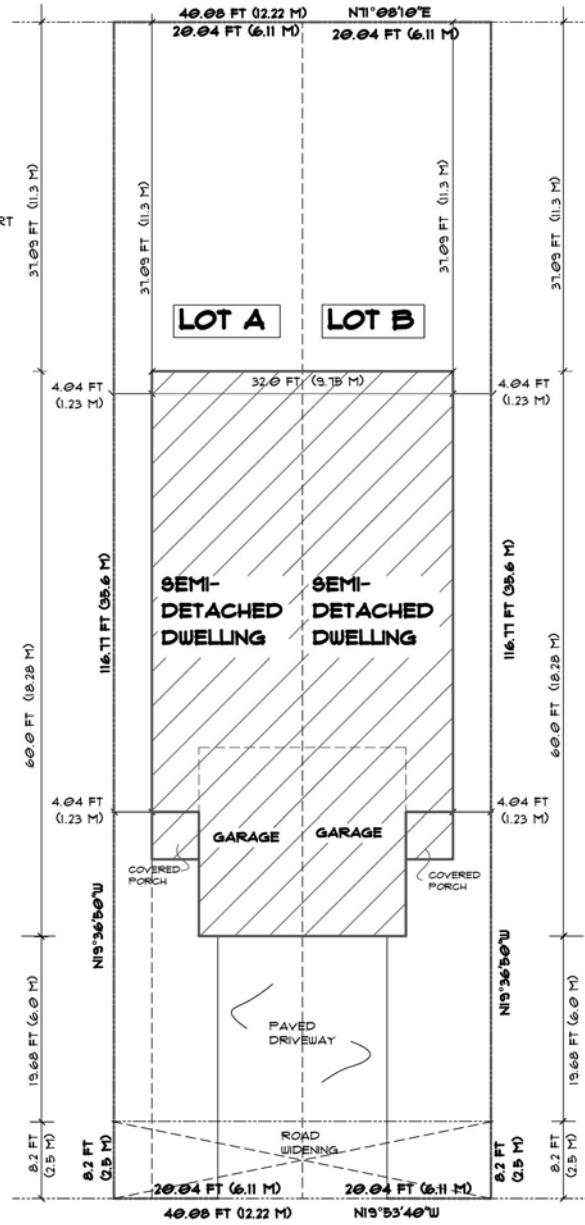


City of Oshawa 
Economic and Development Services

SITE PLAN

SCALE 1" = 3/32"

INFORMATION FROM
SURVEYORS REAL PROPERTY REPORT
PART I: PLAN OF SURVEY OF
LOT 268 AND PART OF LOT 261
REGISTERED PLAN 148
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM
AS PREPARED BY IBW SURVEYORS



226 TORONTO AVE.

LOT A

AREA OF LOT
2341 FT² (217.52 M²)
AREA OF DWELLING
894 FT² (83.05 M²)
AREA OF COVERED
PORCH
25 FT² (2.32 M²)
TOTAL LOT COVERAGE
919 FT² (85.26 M²)
AREA OF FRONT YARD
398 FT² (37.06 M²)
AREA OF PAVED DRIVE
111 FT² (10.44 M²)
TOTAL LANDSCAPED AREA
221 FT² (20.52 M²)

LOT B

AREA OF LOT
2341 FT² (217.52 M²)
AREA OF DWELLING
894 FT² (83.05 M²)
AREA OF COVERED
PORCH
25 FT² (2.32 M²)
TOTAL LOT COVERAGE
919 FT² (85.26 M²)
AREA OF FRONT YARD
398 FT² (37.06 M²)
AREA OF PAVED DRIVE
111 FT² (10.44 M²)
TOTAL LANDSCAPED AREA
221 FT² (20.52 M²)

QUALIFICATION INFORMATION

LOWY DRAFTING & DEVELOPMENT
NAME: LOWY DRAFTING & DEVELOPMENT
PHONE: 905-728-4848 (OFFICE) 905-922-8885 (CELL)
EMAIL: 226draftrating@gmail.com

REGISTRATION INFORMATION

LOWY DRAFTING & DEVELOPMENT
PHONE: 905-728-4848 (OFFICE) 905-922-8885 (CELL)
EMAIL: 226draftrating@gmail.com



LOWY DRAFTING & DEVELOPMENT
Specifying in:
• Commercial, Industrial and Residential Drafting
• Zoning Plan Amendments
• Site Plan Agreements
• Rezoning
Phone: 905-728-4848 (office) 905-922-8885 (cell)
Email: 226draftrating@gmail.com

SITE PLAN

DRAWN:	SCALE:	BOOK NO:
L.G.	3/32" - 1'-0" OR AS NOTED	ONE OF
DECEMBER 2029	PLS NO:	

SITE PLAN FOR
226 TORONTO STREET
OSHAWA

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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-118**) submitted by **Kruti Shah on behalf of Himani Patel** for **1536 Sarasota Crescent** (PL 40M-2196 LT 9), 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(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	44%	50%

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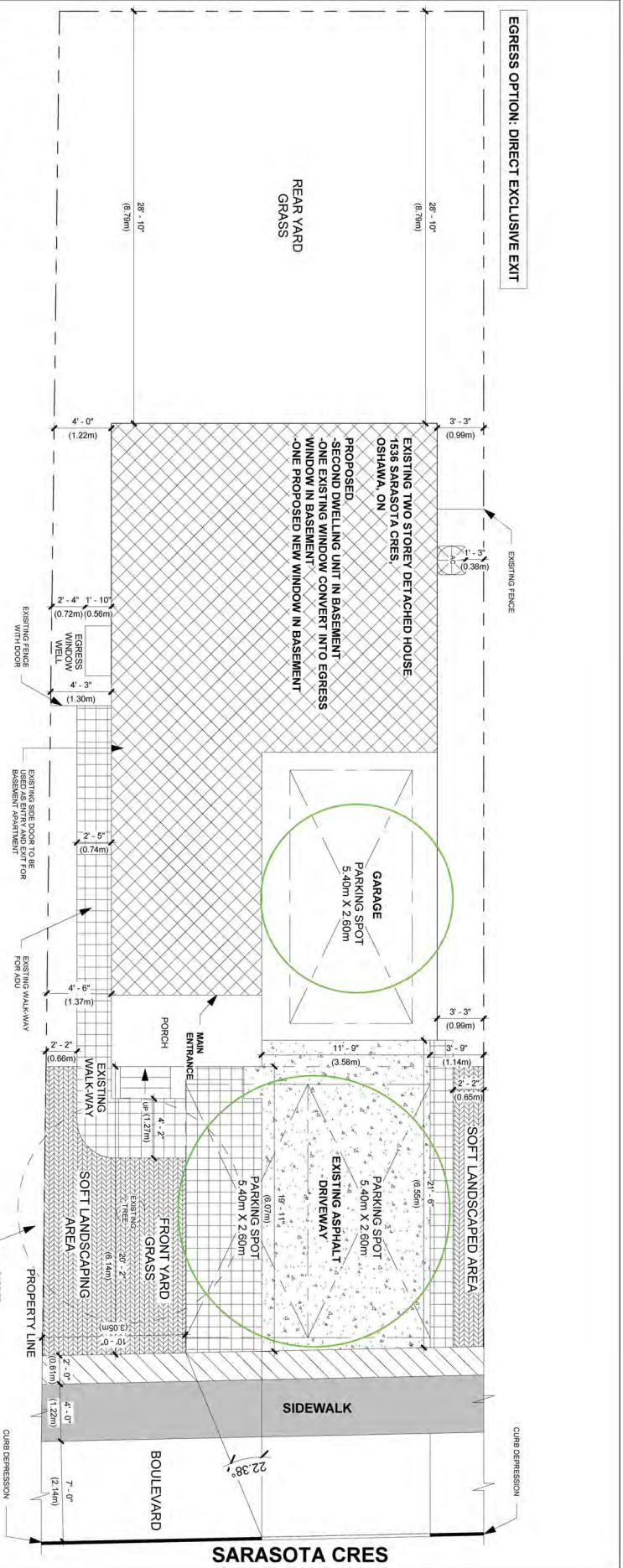
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Address: 1536 Sarasota Crescent

City of Oshawa
Economic and Development Services



GROUND FLOOR AREA	701.75 SF (65.19 SQM)
SECOND FLOOR AREA	866.59 SF (80.51 SQM)
OWNER'S AREA IN BASEMENT	0.00 SF (0.00 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	1568.34 SF (145.70 SQM)
SECOND UNIT DWELLING AREA	576.05 SF (53.52 SQM)

FLOOR AREA	TOTAL AREA	DRIVEWAY AREA	LANDSCAPED AREA+SOFT LANDSCAPED AREA+HARD LANDSCAPED AREA
FRONT SIDE	611.30 SF(56.79 SQM)	338.62 SF(31.46 SQM)	272.68 SF(25.33 SQM)(44.61%)
LEGEND	— — — —		

LEGENDS

FRONT LOT LINE	HARD LANDSCAPED AREA	SOFT LANDSCAPED AREA



		1536 SARASOTA CRES. OSHAWA, ON		Date 2025-12-03	Scale 1 : 80
		LICENSED PROFESSIONAL ENGINEER 2311220265		Drawn By KJ	Checked By KS
2.		K. H. SHAH 10052846		Project Number 0001	
1.		ISSUED FOR PERMIT		DATE 2025-12-03	
No.	REVISION	SITE PLAN		SHEET NUMBER A1	
RJ CAD SOLUTIONS					

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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-119**) submitted by **Abhishek Rajgor on behalf of Gobinder Singh Sidhu and Jaismeen Sandhu** for **1001 Lockie Drive** (PL 40M-2706 LT 92), 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 length of 4.6m (accessory apartment parking space only) whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling.

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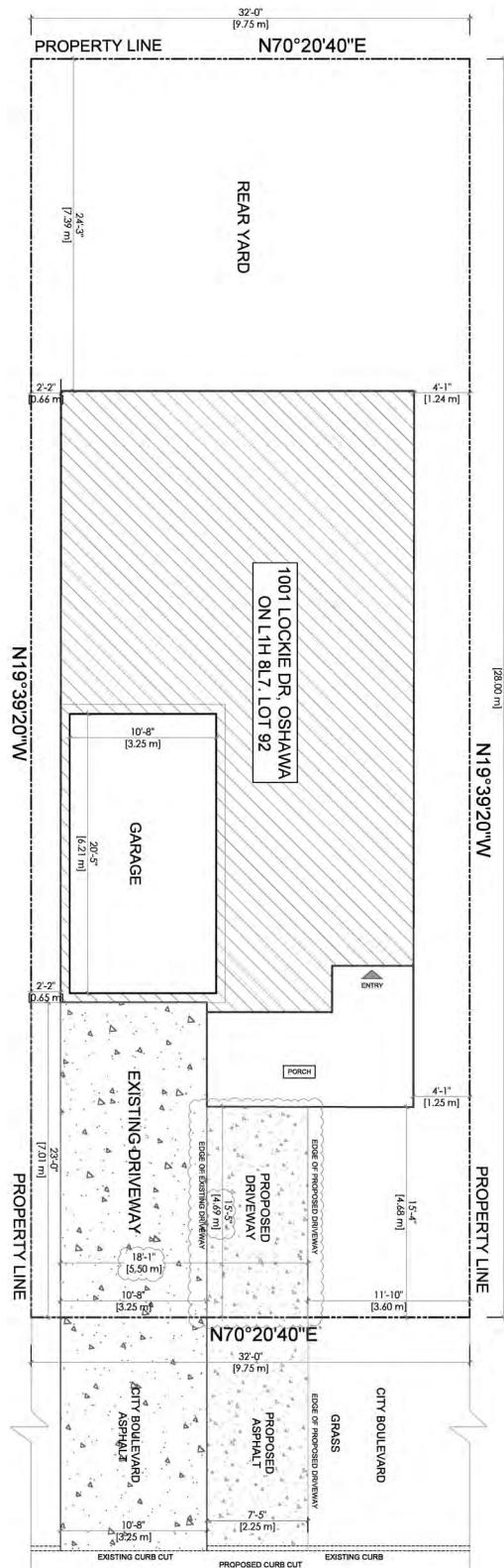
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Address: 1001 Lockie Drive

Economic and Development Services 
City of Oshawa

1000

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWINGS AND MAKE CORRECTIONS TO THE DRAWINGS BEFORE PROCEEDING.
- ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK OR ON CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- DRAWINGS ARE NOT TO BE COPIED.



LOCKIE DRIVE

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON L5S 1V6
905-673-9100
Email: mem.bridgpermits@gmail.com

NOT REVIEWED FOR M.E.P.

LICENSED
PROV. OF ONTARIO
H. SINGH
1001644
2025-12-19
2026-06-19
END NEEDER

SHEET TITLE: ON L1H 87.

SITE PLAN

SITE PLAN
SC: 1:100

SLIEPLAN
SC: 1:100

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 January 28, 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 Crescent** (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 January 26, 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 January 28, 2026 in order for your correspondence to be provided to Committee members for the January 28, 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 January 28, 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 January 23, 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 January 26, 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 January 16, 2026.

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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-13**) submitted by **Blackthorn Development Corp on behalf of Simcoe Street Developments Inc.** for **1190 Simcoe Street South (formerly 1170, 1180, 1188 Simcoe Street South)** (PL 486 LT 3,4,BLK B PT LT 1 2 5 12 AND PT RITSON ROAD CLOSED NOW RP 40R-7196 PT 2, 3, 4), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit a 36.3 sq. m. sanitary sewer easement (Parts 1 – 3 on Plan 40R-33154) in favour of the lands directly north (1160 Simcoe Street South).

The subject site is also subject to an application for Site Plan Approval (File SPA-2019-10).

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 January 26, 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 January 28, 2026 in order for your correspondence to be provided to Committee members for the January 28, 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 January 28, 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 January 23, 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 January 27, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

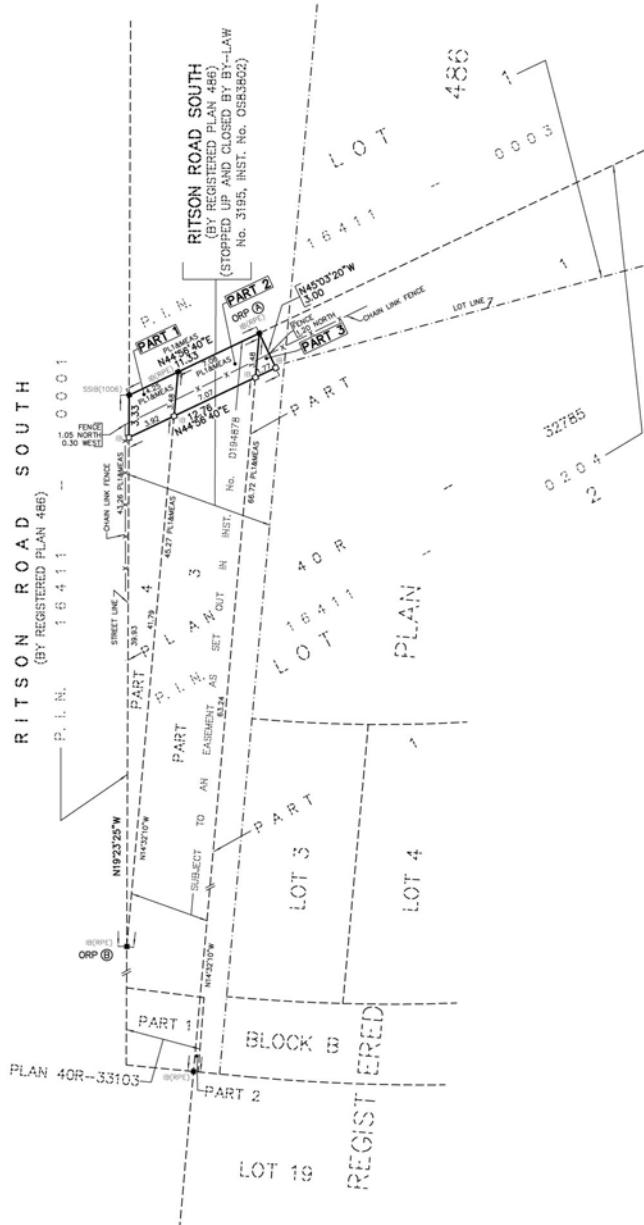
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued January 14, 2026.

Address: 1170, 1180 & 1188 Simcoe Street South



City of Oshawa 
Economic and Development Services



PLAN 40R-33154

Received and deposited

November 17th, 2025

Sandy Gendron

Representative for the
Land Registrar for the
Land Titles Division of
Durham (No.40)

SCHEDULE			
PART	LOT	REGISTERED PLAN	P.J.N.
1			
2	PART OF RITSON ROAD SOUTH	486	PART OF 16411-0204
3			

PART 2 IS SUBJECT TO AN EASEMENT AS SET OUT IN INST. NO. D194878.

**PLAN OF SURVEY OF
PART OF RITSON ROAD SOUTH**
(STOPPED UP AND CLOSED BY BY-LAW No.
3195, INST. No. OS83802)
REGISTERED PLAN 486
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:250
0m 50m 100m 150m 200m 250m 300m 350m 400m 450m 500m 550m 600m 650m 700m 750m 800m 850m 900m 950m 1000m

R-PE SURVEYING LTD., O.L.S.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 559 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250.

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

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- ORP DENOTES OBSERVED REFERENCE POINT
- INST. NO. DENOTES INSTRUMENT NUMBER
- PLI DENOTES PLAN 40R-33785
- (1006) DENOTES H. FLM. O.L.S.
- (RPE) DENOTES R-PE SURVEYING LTD., O.L.S.

INTEGRATION NOTE

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) USING CANMET REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0), TO UTM ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT	NORTHLING	EASTING
ORP (A)	4859858.39	673446.17
ORP (B)	4859809.56	673452.54
PRSI62816682080	4863734.424	687546.683

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999962.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF NOVEMBER, 2025.DATE NOVEMBER 10th, 2025

C. P. EDWARD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-116208.

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 January 28, 2026 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2025-14 and B-2025-15**) submitted by **Bousfields Inc. on behalf of Bruce Street Development Limited for 119 & 151 Bruce Street** (PL 335 SHEET 17 PT LT C46 SHEET 19 LT C88 PL 46 LTS 20 TO 24 AND 28 TO 30 PT LTS 26 AND 27 PT CHARLES ST PL 55 PT LT 81 PL), Oshawa for consents.

Purpose and Effect:

B-2025-14: The purpose and effect of the application is to sever a 1.08 ha vacant parcel of land intended for residential use (Parts 1 and 3 on Draft 40R Plan), retaining an 8.48 ha vacant parcel of land intended for residential use, and to create a blanket access easement over the severed lands.

B-2025-15: The purpose and effect of the application is to create a servicing easement over a portion of the retained lands in application B-2025-14 (Part 2 on Draft 40R Plan) in favour of the severed lands in application B-2025-14 (Parts 1 and 3 on Draft 40R Plan), and to create an easement for servicing and access over a portion of the retained lands in application B-2025-14 (Parts 1, 2, 3 and 5, Plan 40R-32962) in favour of the severed lands in application B-2025-14 (Parts 1 and 3 on draft 40R Plan).

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-23).

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

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This Notice issued January 14, 2026.

Address: 119 & 151 Bruce Street



City of Oshawa
Economic and Development Services 

