



## **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](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 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](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 December 17, 2025 be adopted.

## Minor Variance Staff Reports

- |                   |   |               |
|-------------------|---|---------------|
| <b>A-2025-100</b> | <b>1279 Simcoe Street North</b>   | <b>Ward 2</b> |
|                   | 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               |               |
| <b>A-2025-113</b> | <b>1660 Sarasota Crescent</b>   | <b>Ward 2</b> |
|                   | 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 |               |
| <b>A-2025-114</b> | <b>356 Maine Street</b>   | <b>Ward 2</b> |
|                   | 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**

Santharoban 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](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 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.

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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](mailto: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](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.

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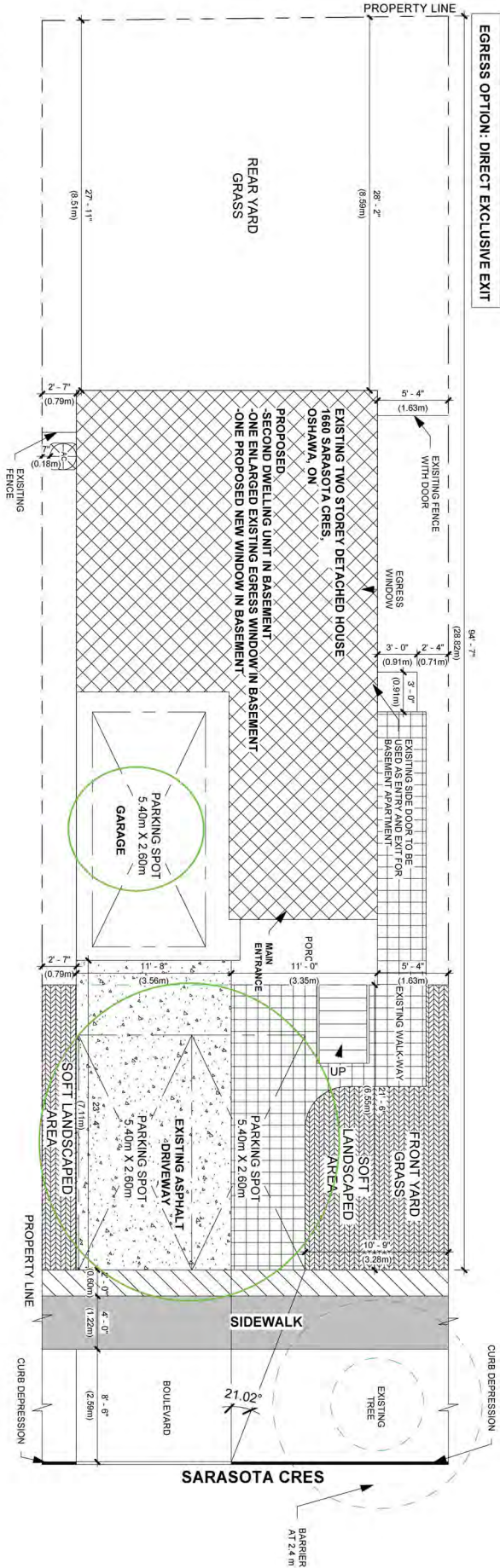
**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on January 23, 2026 or any day thereafter.

**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.

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This Notice issued January 16, 2026.

Address: 1660 Sarasota Crescent



FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	707.36 SF (65.72 SQM)
SECOND FLOOR AREA	866.94 SF (79.52 SQM)
OWNER'S AREA IN BASEMENT	0.00 SF (0.00 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	1563.30 SF (145.24 SQM)
SECOND UNIT DWELLING AREA	574.27 SF (53.35 SQM)

FLOOR AREA	TOTAL AREA	DRIVEWAY AREA	LANDSCAPED AREA=SOFT LANDSCAPED AREA+HARD LANDSCAPED AREA
FRONT SIDE	667.54 SF (61.09 SQM)	370.73 SF (34.16 SQM)	308.20 SF (28.63 SQM) (46.87%)

LEGENDS

SOFT LANDSCAPED AREA	
HARD LANDSCAPED AREA	
FRONT LOT LINE	

No.	REVISION	DATE
1.	ISSUED FOR PERMIT	2025-11-04
2.		



1660 SARASOTA CRES,  
OSHAWA, ON

SITE PLAN

RJ CAD SOLUTIONS

Date	Scale
2025-11-04	1 : 90
Drawn By	Checked By
KD	KS
Project Number	
0001	
SHEET NUMBER	
A1	



## **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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### **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.

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**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](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.

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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 (File **A-2025-115**) submitted by **Santharooan 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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This Notice issued January 16, 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 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 <sup>2</sup>	450m <sup>2</sup>
Minimum Lot Area for a Semi-Detached Dwelling on an Interior Lot	217.5m <sup>2</sup>	225m <sup>2</sup>

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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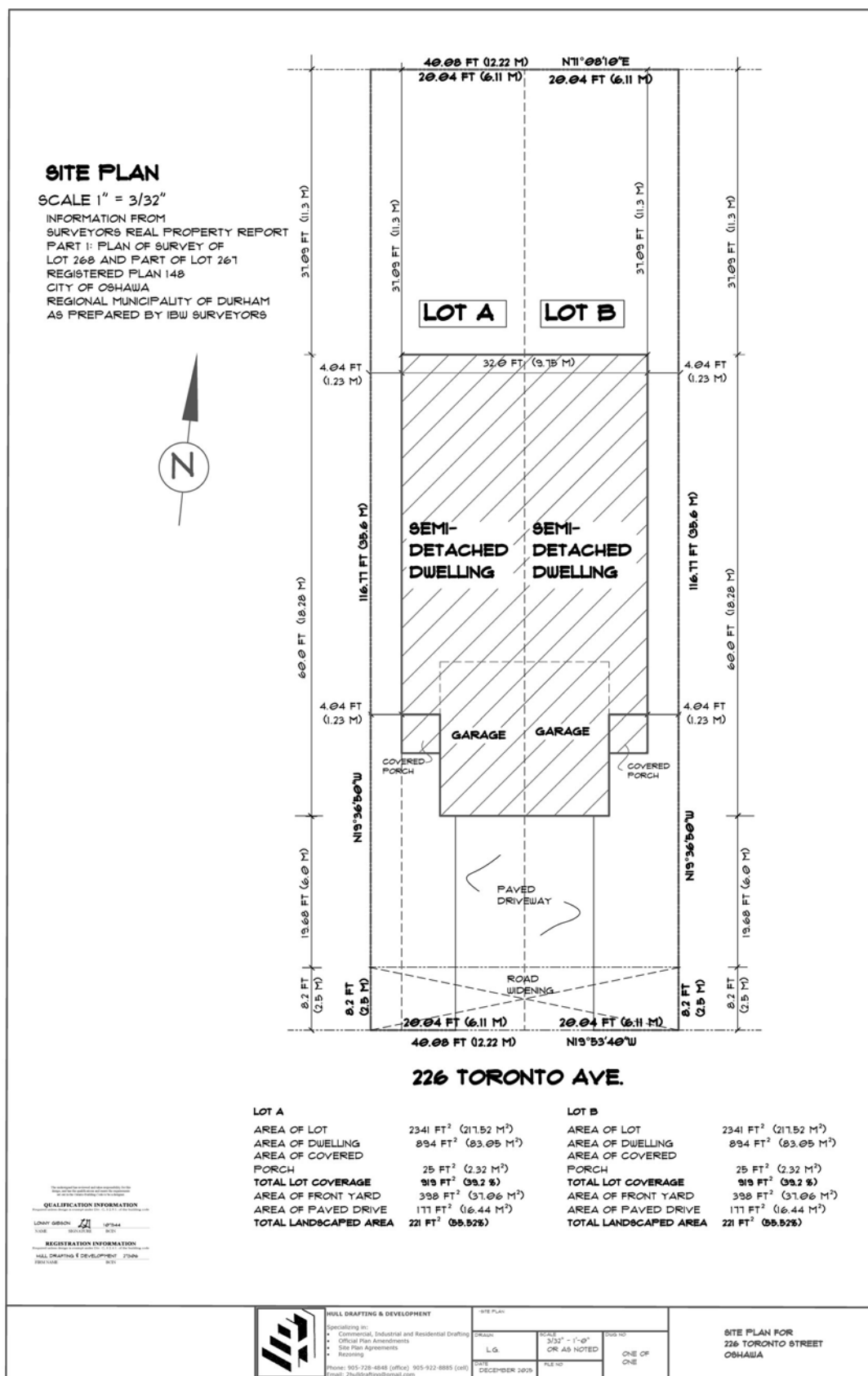
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Address: 226 Toronto Avenue





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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-2025-118**) 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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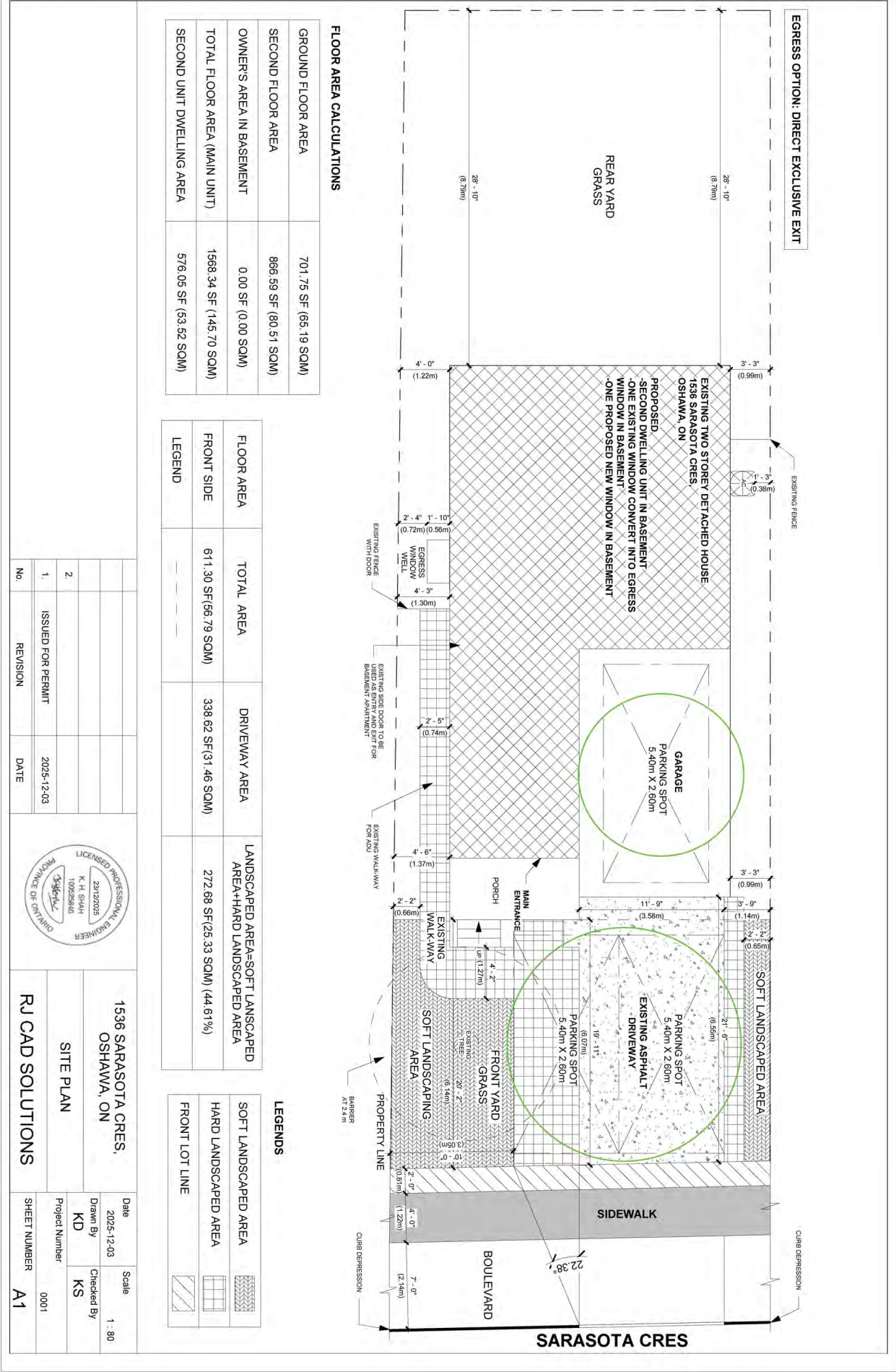
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Address: 1536 Sarasota Crescent



## **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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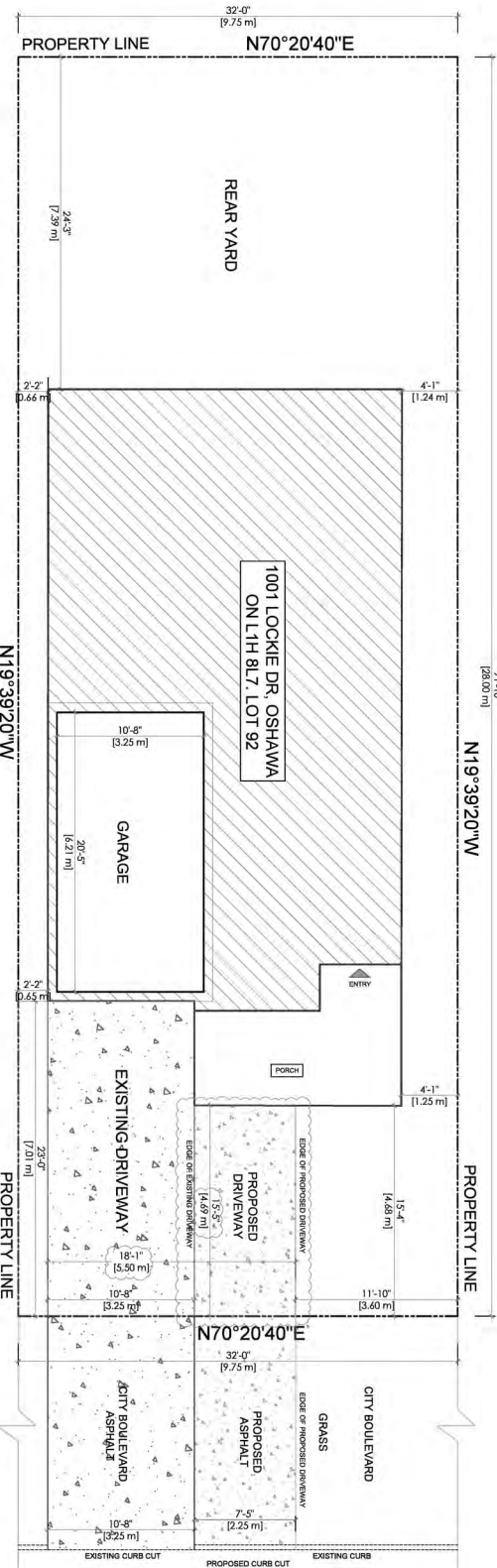
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Address: 1001 Lockie Drive



LOCKIE DRIVE

LANDSCAPE OPEN AREA CALCULATION			
GROSS AREA FRONT YARD	54.74 SQ.M		
EXISTING DRIVEWAY AREA	22.75 SQ.M		
EXISTING FRONT YARD SOFT LANDSCAPED AREA	31.99 SQ.M	58.43%	
PROPOSED DRIVEWAY AREA (TOTAL EX. +PR)	33.28 SQ.M		
PROPOSED FRONT YARD LANDSCAPED AREA	21.46	39.2 %	



SITE PLAN  
SC: 1:100

General Notes

1. CONSULTING SHALL CONDUCT ALL INVESTIGATIONS ON THE WORK SITE AND REPORT OBSERVATIONS TO THE CLIENT. ALL OBSERVATIONS AND RECOMMENDATIONS SHALL BE THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. DIMENSIONS ARE NOT TO BE SCALED.

LEGENDS:-

NO.	DATE	DESCRIPTION	BY

Client Name and Address

**MEM ENGINEERING INC**  
2355 DERRY ROAD EAST  
MISSISSAUGA, ON L5S 1Y6  
905-873-9100  
Email: mem.bdgpermh@gmail.com

LICENCED PROFESSIONAL ENGINEER

NOT REVIEWED FOR M.E.P.

PROJECT TITLE:  
1001 Lockie Dr. Oshawa,  
ON L1H 8L7.

SHEET TITLE:

**SITE PLAN**

CLIENT EMAIL:

CLIENT CONTACT:

SCALE:

1" = 10'

PLOT DATE:

2025-11-27

DRAWN BY:

CHECKED BY:

SP1

## 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](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:** 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](mailto: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](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 January 23, 2026 or any day thereafter.

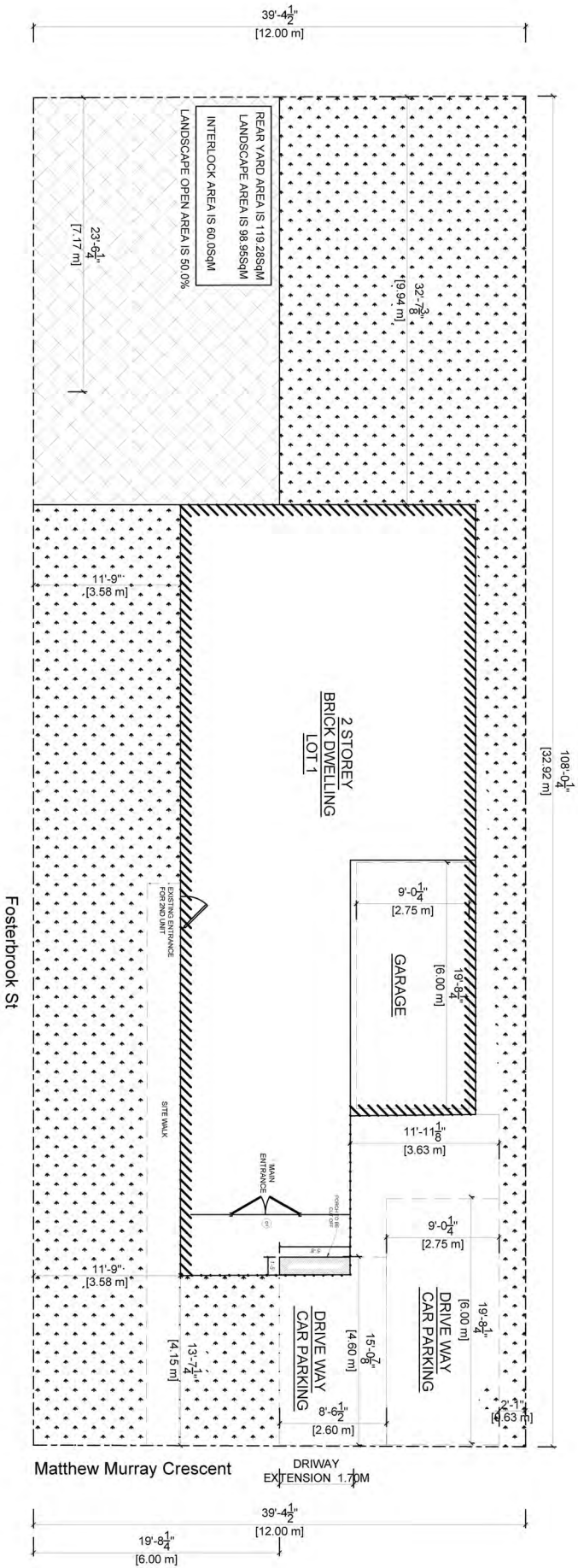
**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than January 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.



Address: 950 Matthew Murray Crescent



950 Matthew Murray Cres  
Oshawa, ON

ADDRESS:

THE EXISTING LOT HAS BEEN DIVIDED AND LOTS 1 AND 2 ARE BEING SUBMITTED FOR THE CITY OF OSHAWA. THE CITY OF OSHAWA HAS REVIEWED THE SUBMITTAL AND HAS APPROVED THE SUBMITTAL FOR THE CITY OF OSHAWA. THE CITY OF OSHAWA HAS REVIEWED THE SUBMITTAL AND HAS APPROVED THE SUBMITTAL FOR THE CITY OF OSHAWA.


GRADING INFORMATION:  
EXISTING GROUND ELEVATION: 221.1 OF THE BUILDING  
PROPOSED GROUND ELEVATION: 221.1 OF THE BUILDING

RELEASED FOR BUILDING PERMIT:  
ON THE DATE OF THE BUILDING PERMIT, THE CITY OF OSHAWA HAS REVIEWED THE SUBMITTAL AND HAS APPROVED THE SUBMITTAL FOR THE CITY OF OSHAWA. THE CITY OF OSHAWA HAS REVIEWED THE SUBMITTAL AND HAS APPROVED THE SUBMITTAL FOR THE CITY OF OSHAWA.


Drawing Title: SITE PLAN

Date: 10/SEP/2025

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

**R+A DESIGN**

BCIN205650

**RAJU SUNDARAM**  
OCT 19/2025

Drawing Number:  
**A102**

## **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](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 January 28, 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 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 &amp; 1188 Simcoe Street South



City of Oshawa  
Economic and Development Services



PLAN 40R-33154

Received and deposited

November 17<sup>th</sup>, 2025

Sandy Gendron

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

SCHEDULE			
PART	LOT	REGISTERED PLAN	P.I.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

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
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL1 DENOTES PLAN 40R-32785
- (1006) DENOTES DENOTES H. PLM. 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 CANNET REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0), TO URBAN 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	NORTHING	EASTING
ORP (A)	4859858.39	673446.17
ORP (B)	4859809.56	673452.54
PR162816682080	4863734.424	667546.683

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 6<sup>th</sup> DAY OF NOVEMBER, 2025.

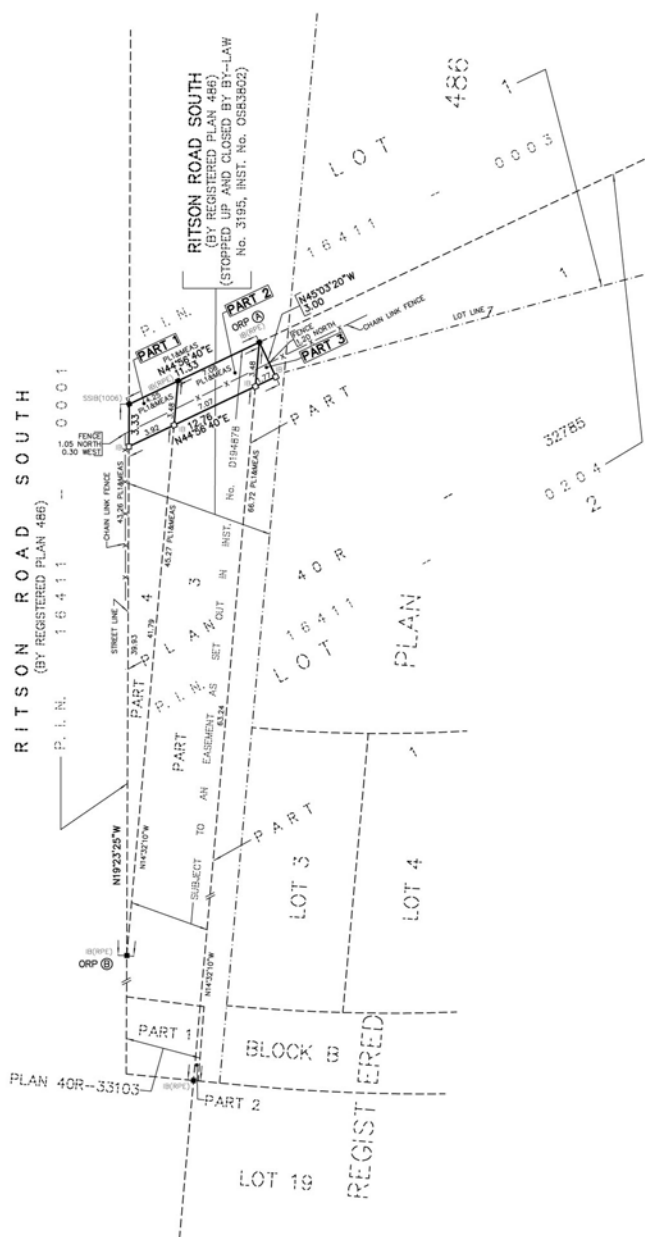
DATE NOVEMBER 10<sup>th</sup>, 2025

C. P. EDWARD  
ONTARIO LAND SURVEYOR

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



**R-PE SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
643 Chrysler Road, Suite 7  
Woodbridge, Ontario L4L 8A3  
Tel. (416) 635-5000  
Website: www.r-pe.ca  
DRAWN: A.Q. CHECKED: C.P.E.  
JOB No. 22-291 CAD FILE No. 22291R04



## **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.

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.

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This Notice issued January 14, 2026.



Address: 119 & 151 Bruce Street

