



Committee of Adjustment Meeting Agenda

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

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

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

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

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

Oshawa Committee of Adjustment

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

Below are the members of the Committee of Adjustment:

Andrew Johnson
Dean Lindsay
Douglas Thomson
Fred Eismont
Gord Foster

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

Land Acknowledgement

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

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

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

We are all Treaty people.

Adoption of Committee Minutes

Recommendation

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

Minor Variance Staff Reports

- | | | |
|-------------------|--|---------------|
| A-2025-117 | 980 Matthew Murray Crescent | Ward 1 |
| | Peter Jaruczik on behalf of Norma and Daniel Clarke | |
| | To permit a street townhouse dwelling with reduced front yard depth, driveway length and parking space length | |
| A-2025-120 | 950 Matthew Murray Crescent | Ward 1 |
| | R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and width | |
| A-2025-123 | 98 Olive Avenue | Ward 4 |
| | Chris Pereira on behalf of 1001396951 Ontario Ltd. | |
| | To permit an 8-unit townhouse development with increased density and lot coverage and reduced yard depths, driveway width, setback of a parking space to the street line and to permit parking in the exterior side yard | |

- A-2026-01 173 Mill Street Ward 5**
Lonny Gibson on behalf of Rhea Smith
To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length
- A-2026-02 192 Annis Street Ward 5**
Brayden Huffman
To permit an accessory building ancillary to a single detached dwelling with increased lot coverage and height
- A-2026-03 1909 Simcoe Street North Ward 2**
1387925 Ontario Ltd.
To permit a temporary campaign office and motor vehicle sales lot on the property
- A-2026-04 455 Bond Street East Ward 4**
Mary Alex on behalf Tom and Jane Dyas
To permit a day care centre and commercial building with reduced parking
- A-2026-05 647 Woodmount Crescent Ward 1**
Shivang Tarika on behalf of Praveen Thomas
To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, length and landscaped open space in the front yard
- A-2026-07 1904 Fosterbrook Street Ward 1**
Shivang Tarika on behalf of Trinadha Guttula
To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, length and landscaped open space in the front yard
- A-2026-08 3350 Brookfield Court Ward 1**
Convex Consulting Inc. on behalf of Robert and Susan Verwey
To permit an accessory building ancillary to a single detached dwelling with increased lot coverage and height

A-2026-09 184 Dance Act Avenue Ward 2

Thileepan Yoganathan on behalf of Ratnam Thivakaran and
Sithamparanathan Rajani

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

Consent Staff Reports

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

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

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

B-2026-02 1317 King Street East Ward 3

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

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

Combined Minor Variance and Consent Staff Reports

A-2024-87 3860 Simcoe Street North Ward 1

3950 Simcoe Street North Inc.

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

B-2024-37 3860 Simcoe Street North Ward 1

3950 Simcoe Street North Inc.

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

A-2025-121 & 122

74 Stevenson Road North

Ward 4

Maaz Khan on behalf of Peter and Laura Desouza

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

B-2025-12 & B-2026-01

74 Stevenson Road North

Ward 4

Maaz Khan on behalf of Peter and Laura Desouza

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

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

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 11, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-120**) submitted by **R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan** for **950 Matthew Murray 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 March 9, 2026.

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

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

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

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

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

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

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

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

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

Meeting

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

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

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

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

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

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

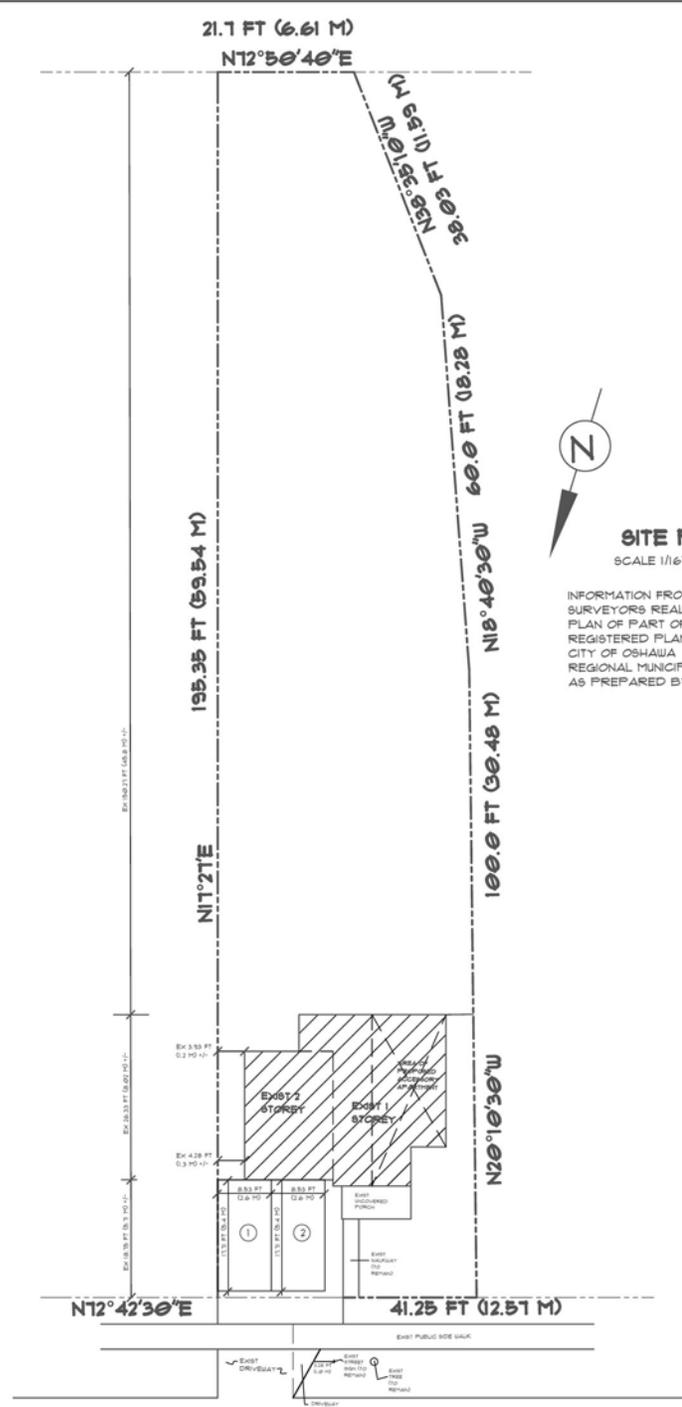
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

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

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

This Notice issued February 27, 2026.

Address: 173 Mill Street



SITE PLAN
SCALE 1/16" = 1'-0"

INFORMATION FROM
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF PART OF LOT 18
REGISTERED PLAN NO. 62
CITY OF OSHTAWA
REGIONAL MUNICIPALITY OF DURHAM
AS PREPARED BY H. FIJJI O.L.S.

AREA OF FRONT YARD	813 FT ²
AREA OF EXIST DRIVEWAY	372 FT ²
AREA OF UNCOVERED PORCH	58 FT ²
AREA OF EXIST WALKWAY	31 FT ²
TOTAL LANDSCAPED AREA	382 FT² (43.25%)

PARKING SPACES REQUIRED	2
PARKING SPACES PROVIDED	2

QUALIFICATION INFORMATION
LINNY OWSON
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ARCHITECT



MILL DRAFTING & DEVELOPMENT
Specializing in:
• Commercial, Industrial and Residential Drafting
• Official Plan Amendments
• Site Plan Agreements
• Rezoning
Phone: 905-228-4848 (office) 905-922-8885 (cell)
Email: Zhu@mgdgroup.com

DATE	DECEMBER 2025	SCALE	1/16" = 1'-0" OR AS NOTED	DRAWN BY	ONE OF ONE
------	---------------	-------	---------------------------	----------	------------

**SITE PLAN FOR
173 MILL STREET
OSHTAWA**

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

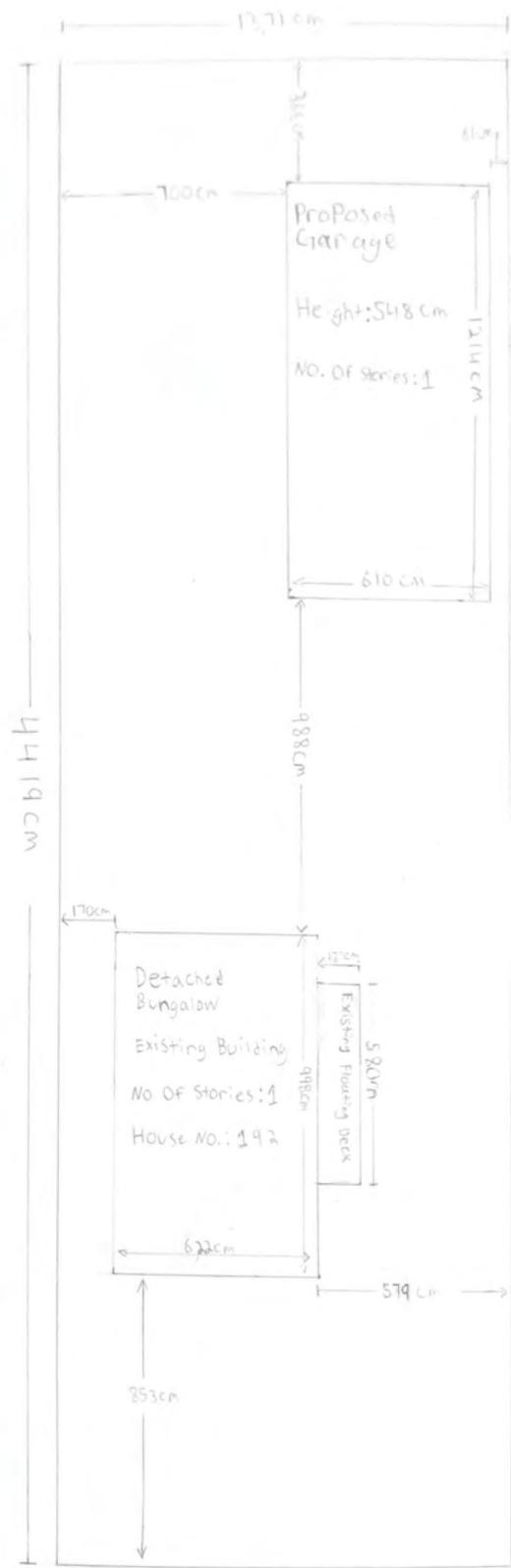
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

Address: 192 Annis Street



City of Oshawa
Economic and Development Services



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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

Address: 1909 Simcoe Street North

City of Oshawa
Economic and Development Services



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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

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

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

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

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

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

Meeting

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

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

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

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

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

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

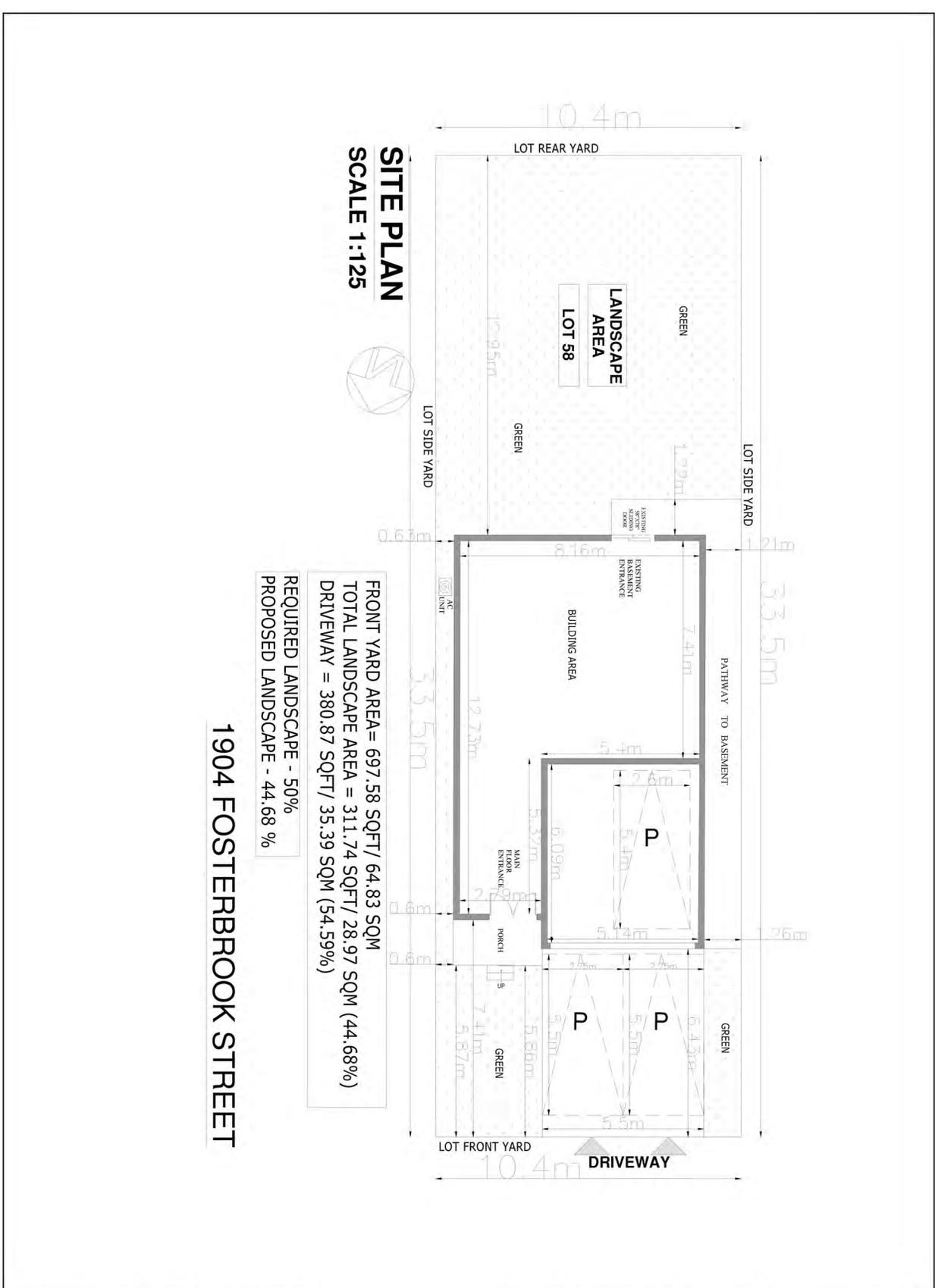
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

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

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

This Notice issued February 27, 2026.

Address: 1904 Fosterbrook Street



GENERAL NOTES

DO NOT SCALE DRAWINGS.
PROPERTY RIGHTS REMAINED BY:
THE DESIGNER. ANY REPRODUCTION OR
ANY REPRODUCTION IN WHOLE OR IN PART
UNDER THE RULES AND BYLAWS OF THE
CITY OF OSHAWA. ANY REPRODUCTION
AUTHORIZED BY THE DESIGNER.
ALL DIMENSIONS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT
SECONDARY UNIT.

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

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIV. C-32.1 OF THE BUILDING CODE

SHIVANG TARKIA 10640
NAME SIGNATURE BCN

Shivang Tarkia

NO.	REVISION / ISSUE	DATE

SITE PLAN

CITY : OSHAWA

1904 FOSTERBROOK ST

EXISTING DWELLING

PROJECT	SHEET
MAY 2025	A1
SCALE 1:125	

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

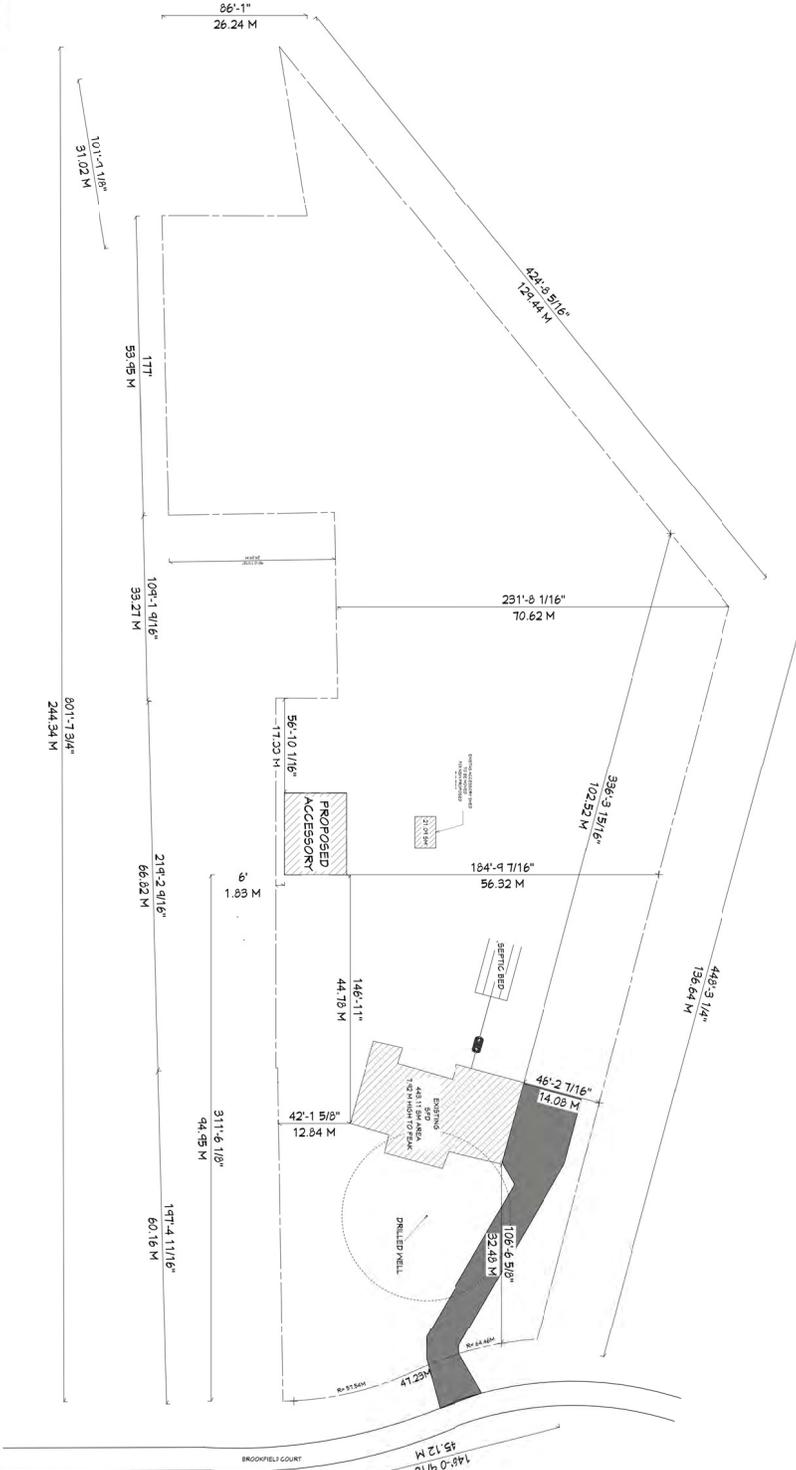
This Notice issued February 27, 2026.

Address: 3350 Brookfield Court

City of Oshawa
Economic and Development Services



LOT DETAILS:	
ZONING:	R-1H
LOT AREA:	19524.75 SQ M
LOT COVERAGE OF MAIN DWELLING:	44.3 TO 5M
ACCESSORY BUILDING LOT COVERAGE:	161.654 SQ M (1.34%) [0]
ACCESSORY BUILDING HEIGHT:	6.31 M [M]



SITE PLAN
SCALE 1/8"=1'

HOM AND DESIGN
DRAFTING
15 LESLIE FROST LANE
LINDSAY, ON
799-355-6602
CLINTON@HOMDESIGN.CA

GENERAL NOTES:
DRAWINGS ARE TO BE READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF WORK, THE CLIENT SHALL BE NOTIFIED. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HEREWITHIN, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE EXCLUSIVE PROPERTY OF HOW DRAFTING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE OBTAINED BUILDING CODE TO BE A DESIGNER.
NAME: CLINTON DOCHUK
HOW DRAFTING AND DESIGN: [Signature]
DESIGN FIRM: B.C.I.N.

Number	Date	Revisions Table	Description

PROJECT NORTH: **TRUE NORTH:**

DRAWN BY: CE
PROJECT ADDRESS: 3350 BROOKFIELD COURT
PROJECT NUMBER: 2025-044
SCALE(S) INDICATED
DRAWING TITLE: AS INDICATED
SHEET NO: **A-1002**

CHECKED BY: CE
PROJECT ADDRESS: 3350 BROOKFIELD COURT
PROJECT NUMBER: 2025-044
SCALE(S) INDICATED
DRAWING TITLE: AS INDICATED
SHEET NO: **A-1002**

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

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

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

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

Meeting

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

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

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

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

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

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

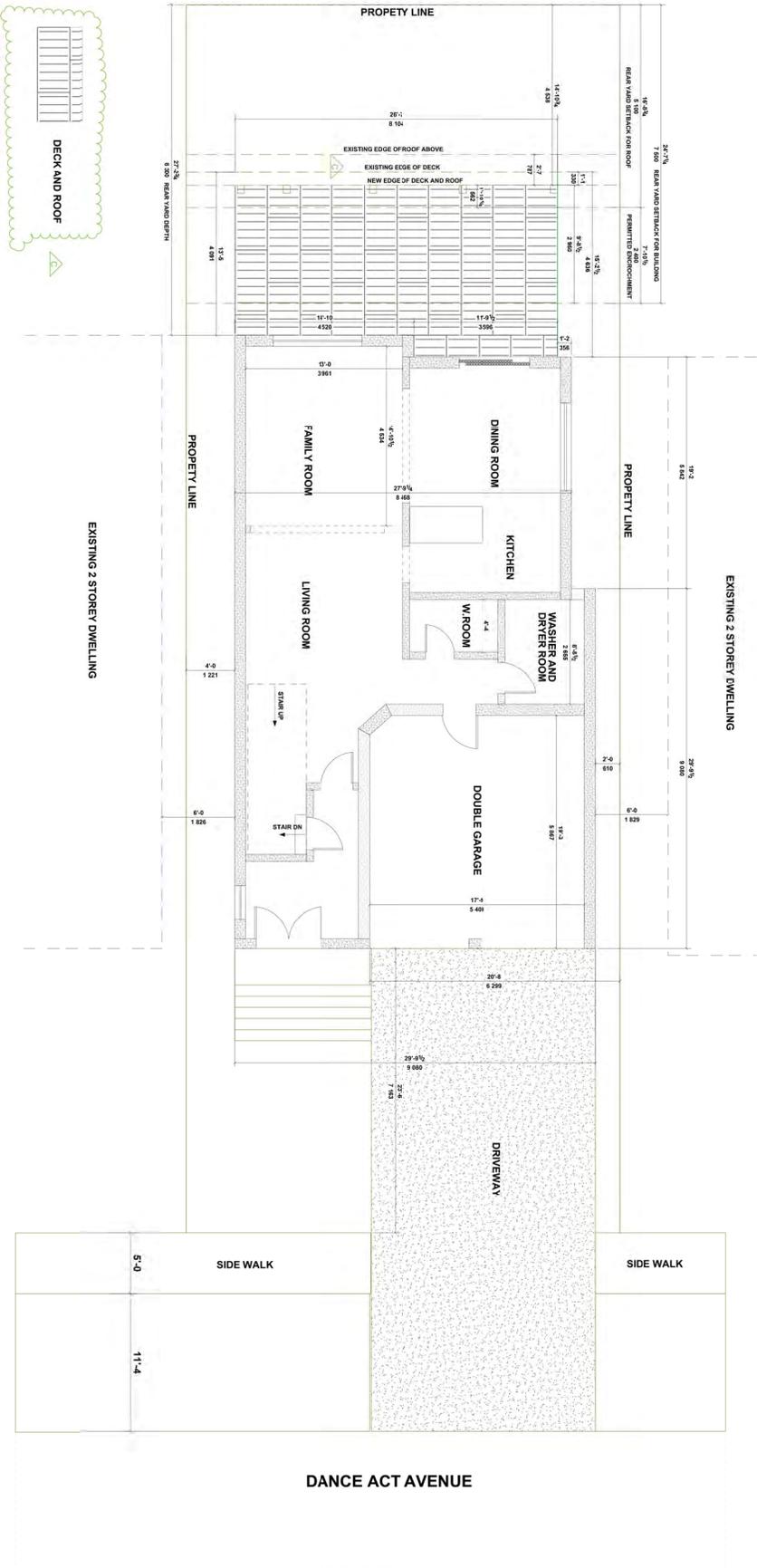
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 6, 2026 or any day thereafter.

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

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

This Notice issued February 27, 2026.

Address: 184 Dance Act Avenue



SITE PLAN

PROPERTY ADDRESS 184 DANCE ACT AVENUE,
OSHAWA,
PROPERTY ZONED R2(10)
REAR YARD SETBACK 7.5M
PERMITTED DECK ENCROACHMENT 2.4 M

C	REVISED AS NOTED	02/24/2025
B	REVISIONS FOR MINOR VARIATIONS	02/25/2025
A	PERMIT DRG. RE ZONING CORRECTED	02/25/2025
	REV. NO.	MODIFICATION
	REV. DATE	

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

DESIGNED BY:
DRAWN BY:
CHECKED BY:

D-01 C

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

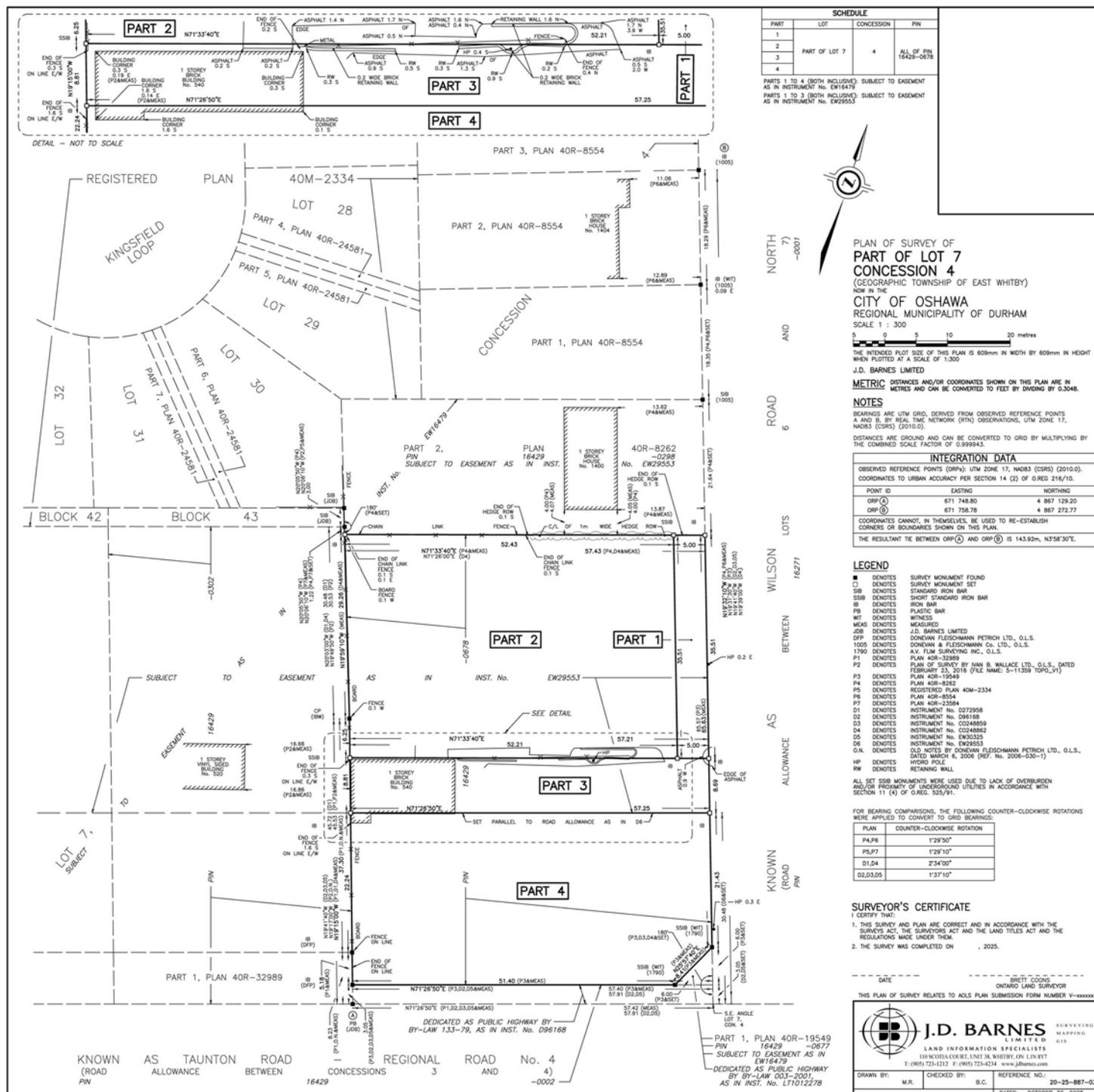
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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

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

This Notice issued February 25, 2026.

Address: 1396 Wilson Road North



SCHEDULE			
PART	LOT	CONCESSION	PIN
1			
2	PART OF LOT 7	4	ALL OF PIN 16429-0678
3			
4			

PARTS 1 TO 4 (BOTH INCLUSIVE) SUBJECT TO EASEMENT AS IN INSTRUMENT No. EW16479
PARTS 1 TO 3 (BOTH INCLUSIVE) SUBJECT TO EASEMENT AS IN INSTRUMENT No. EW29553



PLAN OF SURVEY OF
**PART OF LOT 7
CONCESSION 4**
(GEOGRAPHIC TOWNSHIP OF EAST WHITBY)
NOW IN THE
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1 : 300

THE INTENDED PLOT SIZE OF THIS PLAN IS 600mm IN WIDTH BY 600mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300
J.D. BARNES LIMITED

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

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999943.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP); UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	671 748.80	4 867 129.20	
ORP (B)	671 758.78	4 867 272.77	
COORDINATES CANNOT, IN THOSE CASES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 143.92m, N75°30'E.			

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - SB DENOTES J.D. BARNES LIMITED
 - DIP DENOTES DONOVAN FLEISCHMANN PETROH LTD., O.L.S.
 - 100S DENOTES DONOVAN FLEISCHMANN CO. LTD., O.L.S.
 - 1790 DENOTES A.V. FILM SURVEYING INC., O.L.S.
 - P1 DENOTES PLAN 40R-32989
 - D2 DENOTES PLAN OF SURVEY BY VAN & WALLACE LTD., O.L.S., DATED FEBRUARY 23, 2016 (FILE NAME: 5-11359 10PO_V1)
 - P3 DENOTES PLAN 40R-19499
 - P4 DENOTES PLAN 40R-8262
 - P5 DENOTES REGISTERED PLAN 40M-2334
 - P6 DENOTES PLAN 40R-8554
 - P7 DENOTES PLAN 40R-23068
 - D1 DENOTES INSTRUMENT No. 0272908
 - D2 DENOTES INSTRUMENT No. 096188
 - D3 DENOTES INSTRUMENT No. 02048599
 - D4 DENOTES INSTRUMENT No. 02048562
 - D5 DENOTES INSTRUMENT No. 0205325
 - D6 DENOTES INSTRUMENT No. EW29553
 - O.L. DENOTES O.L.S. NOTES BY DONOVAN FLEISCHMANN PETROH LTD., O.L.S., DATED MARCH 8, 2006 (REF. No. 2006-030-1)
 - HP DENOTES HYDRO POLE
 - RW DENOTES RETAINING WALL

ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

FOR BEARING COMPARISONS, THE FOLLOWING COUNTER-CLOCKWISE ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS:

PLAN	COUNTER-CLOCKWISE ROTATION
P4,P6	1°29'50"
P5,P7	1°29'10"
D1,D4	2°34'00"
D2,D3,D5	1°37'10"

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON , 2025.

DATE _____ ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-xxxxxx

J.D. BARNES SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
11411 11TH ST
1180 SCOTIA COURT, UNIT 38, WHITBY, ON L1N 8Y7
T: (905) 721-2212 F: (905) 721-2214 www.jdbarnes.com

DRAWN BY: M.R. CHECKED BY: B.C. REFERENCE NO.: 20-25-087-03
DATE: OCTOBER 30, 2025
PLOT DATE: 10/30/2025 8:52 AM

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

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

Purpose and Effect: The purpose and effect of the application is to permit a lease over 21 years over a 167m² commercial parcel of land with an existing building, retaining a 5,220m² commercial parcel of land with existing buildings to remain.

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

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

Meeting

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

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

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

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

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

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

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

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

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

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

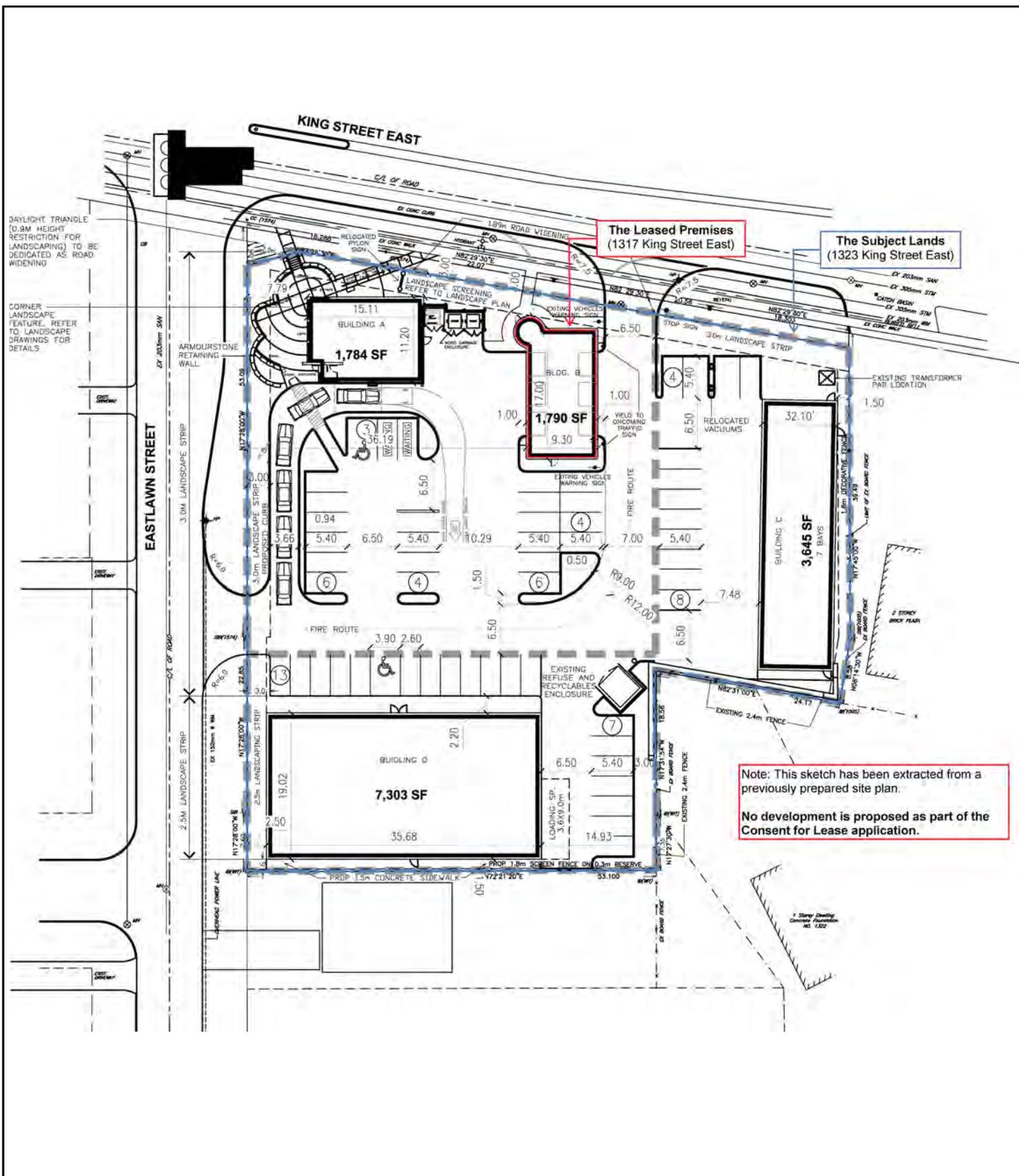
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 25, 2026.

Address: 1317 King Street East



City of Oshawa
Economic and Development Services





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

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

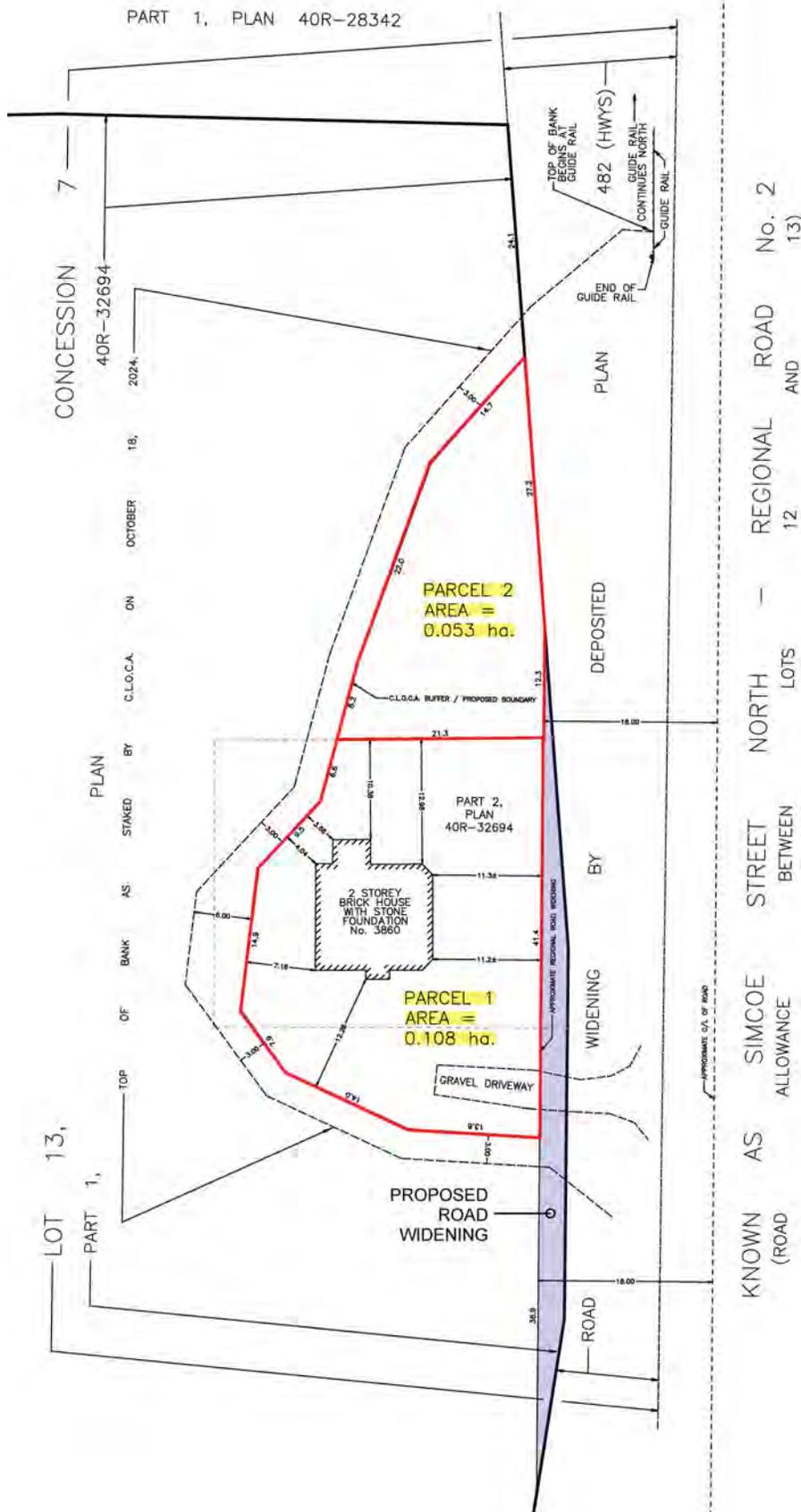
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 27, 2026.

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

This Notice issued February 27, 2026.

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

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

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

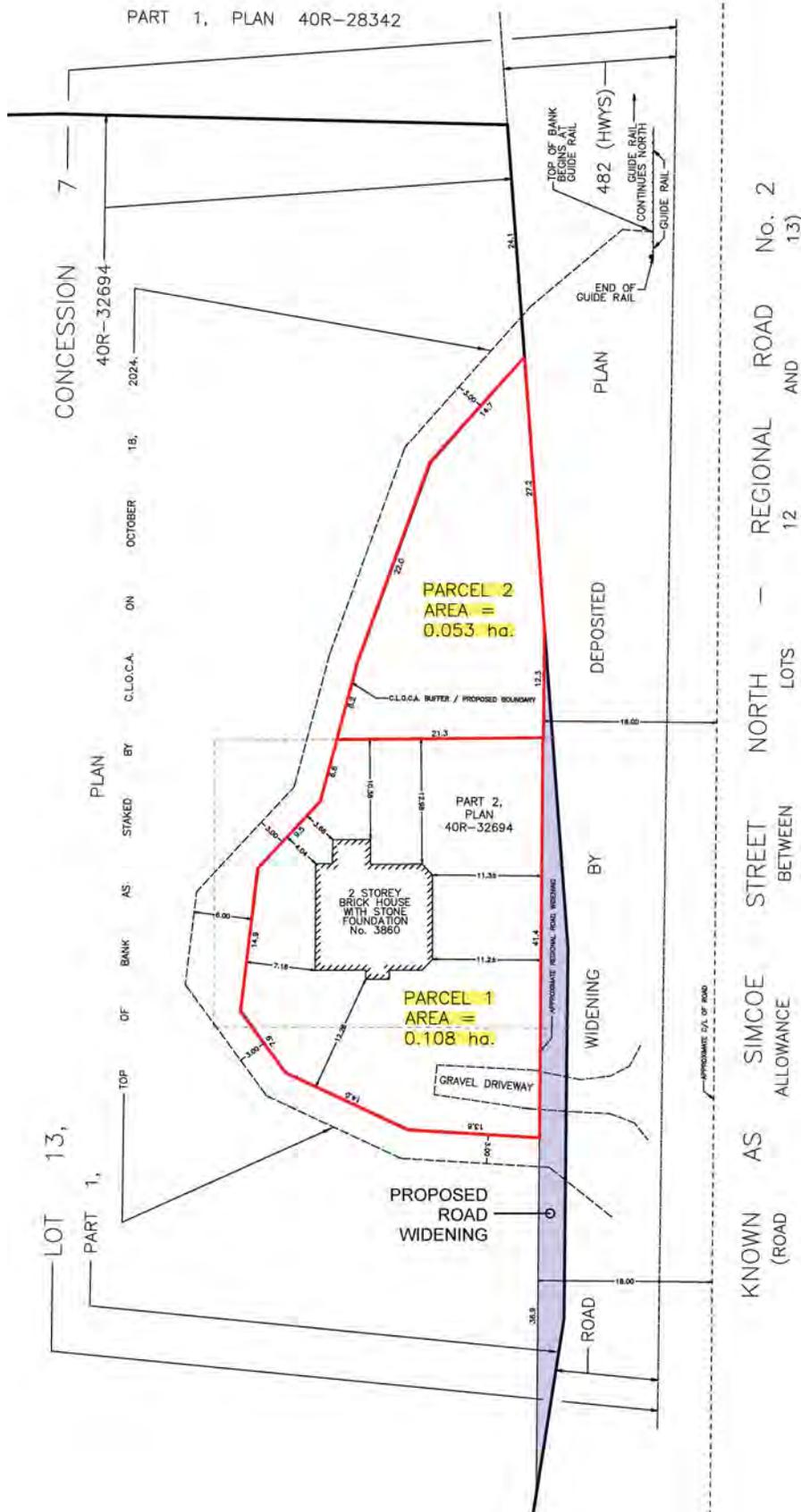
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 25, 2026.

Address: 3860 Simcoe Street North



City of Oshawa
Economic and Development Services



Notice of Hearing under the Planning Act Concerning Applications for Consent

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

Purpose and Effect:

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

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

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

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

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

Meeting

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

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

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

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

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

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

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

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

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

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

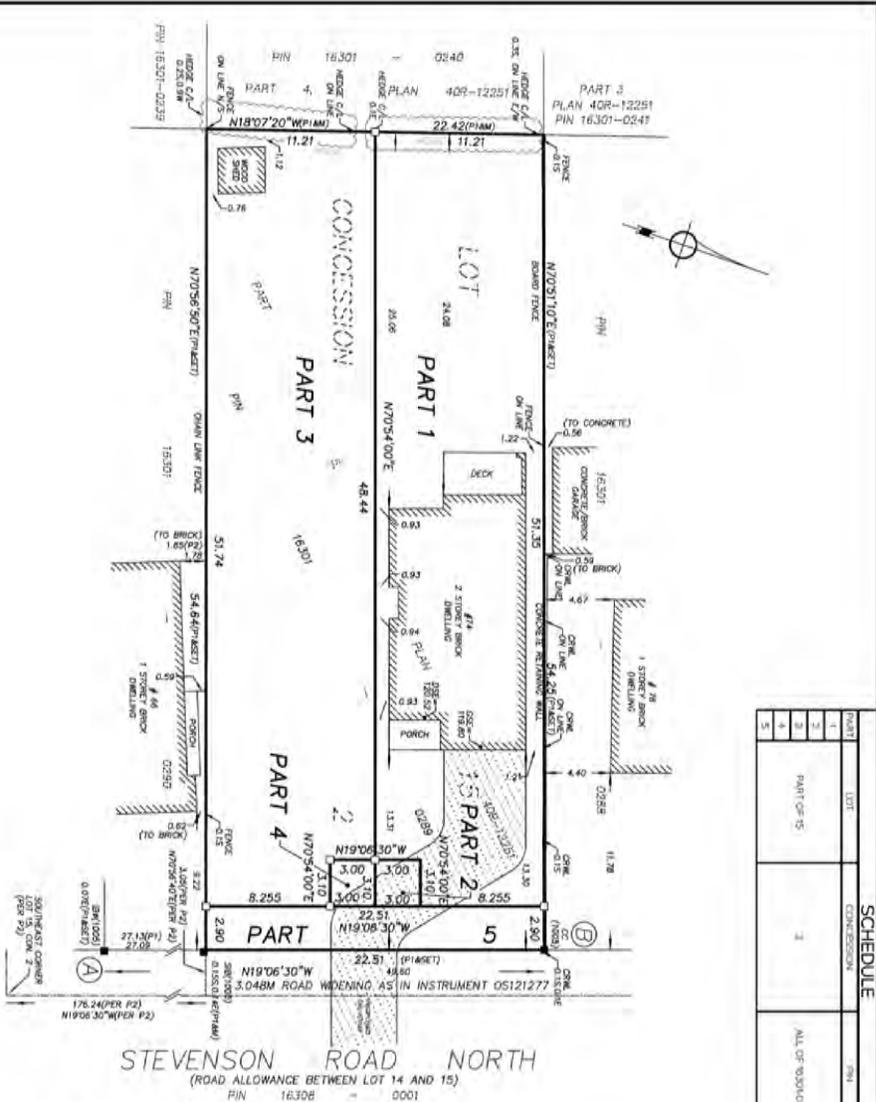
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 25, 2026.

Address: 74 Stevenson Road North



LOT	CONVECTION	AREA
1		10.00
2		10.00
3		10.00
4		10.00
5		10.00
PART 1-5		ALL OF 0.504029



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



- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - SB DENOTES SURVEY MONUMENT SET
 - DENOTES STANDARD IRON BAR
 - DENOTES IRON BAR
 - CC DENOTES CUT CROSS
 - DENOTES ROUND
 - * DENOTES WITNESS
 - WT DENOTES WITNESS
 - W DENOTES WITNESS
 - P1 DENOTES SURVEYOR'S PEG
 - P2 DENOTES SURVEYOR'S PEG
 - DATED JULY 4, 2025 (P2)
 - 1005 DENOTES C.I.P. F. RESUMANN, O.L.S.
 - ORNL DENOTES CONCRETE RETAINING WALL

INTEGRATION DATA

PROPERTY	DESCRIPTION	DATE
1	CONVECTION	2025-07-04
2	CONVECTION	2025-07-04
3	CONVECTION	2025-07-04
4	CONVECTION	2025-07-04
5	CONVECTION	2025-07-04

BEARING NOTE

BEARINGS ARE DERIVED FROM OBSERVED REFERENCE POINTS AND BY REAL-TIME NETWORK OBSERVATIONS, UTM ZONE 17 (EAST LONGITUDE), NAD83(CRS), (7200).

FOR BEARING CONVERSIONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1-2 - 170.0° COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

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

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

SURVEYORS CERTIFICATE

I, CERTIFY THAT

- THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON [FIELD NOTE DATE].

DRAFT



IBW SURVEYORS, C.O.M. | 1-800-667-0096
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6

DATE: 2025-07-04

IBW SURVEYORS, C.O.M. | 1-800-667-0096
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6