

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1279 Simcoe Street North**

An application has been submitted by **Katanna Simcoe Ltd.** for a variance from the City's Zoning By-law 60-94.

The application relates to **1279 Simcoe Street North** (EAST WHITBY CON 3 PT LT 10 PL 357 SHEET 10D4 LTS 26 28 TO 30 PT LTS 24 AND 27 AND RP 40R-22019 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit the following on a temporary basis:

- storage of construction and safety equipment (signage, barriers, etc.) and vehicles for a highway safety operator;
- storage of transport trailers containing office furniture; and,
- storage of transport containers containing wholesale retail products;

whereas Zoning By-law 60-94 does not permit these uses in a R4-A(28)/R6-C/EU (Residential/Existing Use) Zone.

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: J. Greene, Katanna Simcoe Ltd.

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

G. Greene provided an overview of the application.

In response to a question from F. Eismont, J. Greene replied that only vehicles associated with the highway safety operator are to be stored on site.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **Katanna Simcoe Ltd.** for **1279 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following condition:

1. That this decision shall become null and void after January 28, 2029."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1660 Sarasota Crescent**

An application has been submitted by **Kruti Shah on behalf of Rabisa Sukummar** for variances from the City's Zoning By-law 60-94.

The application relates to **1660 Sarasota Crescent** (PL 40M-2196 LT 40), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: D. Patel, RJ Cad Solutions Inc.

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

D. Patel provided an overview of the application.

In response to a question from D. Lindsay, D. Patel replied that the porch stairs are to be removed and relocated as part of the application.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Kruti Shah on behalf of Rabisa Sukummar** for **1660 Sarasota Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 356 Maine Street

An application has been submitted by **Convex Consulting Inc. on behalf of Darryl Gajewski** for a variance from the City's Zoning By-law 60-94.

The application relates to **356 Maine Street** (PL 679 LT 27), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: N. Fegan, Convex Consulting Inc.

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

N. Fegan provided an overview of the application.

In response to a question from F. Eismont, N. Fegan replied that the garage will be used as personal vehicle storage only.

Moved by F. Eismont, seconded by D. Lindsay,

"THAT the application by **Convex Consulting Inc. on behalf of Darryl Gajewski** for **356 Maine Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 29 Wellington Avenue East

An application has been submitted by **Santharooban Selvanayagam & Shiyamini Nagarajah** for variances from the City’s Zoning By-law 60-94.

The application relates to **29 Wellington Avenue East** (PL 40M-1605 PT LT 2 NOW RP 40R-12707 PT 4), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: K. Selvanayagam, 29 Wellington Avenue East

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

K. Selvanayagam provided an overview of the application.

In response to a question from D. Lindsay, K. Selvanayagam replied that they have not directly received any complaints from neighbours regarding the property’s maintenance but that they are aware of the issues associated with the overgrown grass on the property and are working to resolve it.

Moved by D. Lindsay, seconded by A. Johnson,

“THAT the application by **Santharooban Selvanayagam & Shiyamini Nagarajah** for **29 Wellington Avenue East**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.

2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 226 Toronto Avenue

An application has been submitted by **Stephen Lennox** for variances from the City's Zoning By-law 60-94.

The application relates to **226 Toronto Avenue** (PL 148 LT 268 PT LT 267), Oshawa, Ontario.

The purpose and effect of the applications are to permit a semi-detached building and semi-detached dwelling on each proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below as required by Zoning By-law 60-94 for a semi-detached building and semi-detached dwelling in a R5-B (Residential) Zone.

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

An additional purpose and effect of the application is to permit a semi-detached building and semi-detached dwelling on each proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below as required by Zoning By-law 60-94, as amended by By-law 75-2025, for a semi-detached building and semi-detached dwelling in a CO-B "h-97" "h-103" (Central Oshawa) Zone.

Zoning Item	Column 1	Column 2
Semi-Detached Building and 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

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: S. Lennox, 226 Toronto Avenue

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

S. Lennox provided an overview of the application.

In response to a comment from F. Eismont, S. Lennox replied that Toronto Avenue is a busy street due to its location near the 401 highway but that they will get through the challenges associated with the traffic to construct the proposed buildings.

Moved by F. Eismont, seconded by A. Johnson,

“THAT the application by **Stephen Lennox** for **226 Toronto Avenue**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1536 Sarasota Crescent**

An application has been submitted by **Kruti Shah on behalf of Himani Patel** for variances from the City's Zoning By-law 60-94.

The application relates to **1536 Sarasota Crescent** (PL 40M-2196 LT 9), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: D. Patel, RJ Cad Solutions Inc.

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

D. Patel provided an overview of the application.

In response to a question from D. Lindsay, D. Patel replied the application requires the porch steps to be moved.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Kruti Shah on behalf of Himani Patel** for **1536 Sarasota Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson,

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1001 Lockie Drive

An application has been submitted by **Abhishek Rajgor on behalf of Gobinder Singh Sidhu and Jaismeen Sandhu** for a variance from the City's Zoning By-law 60-94.

The application relates to **1001 Lockie Drive** (PL 40M-2706 LT 92), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: A. Rajgor, MEM Engineering Inc.

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

A. Rajgor provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Abhishek Rajgor on behalf of Gobinder Singh Sidhu and Jaismeen Sandhu** for **1001 Lockie Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 950 Matthew Murray Crescent

An application has been submitted by **R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan** for variances from the City’s Zoning By-law 60-94.

The application relates to **950 Matthew Murray Crescent (PL 40M-2768 LT 1)**, Oshawa, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: R. Balasundaram, R+A Associate

Absent: G. Foster

A report received from the Economic and Development Services Department recommended the Committee reserve its decision since the notification sign was not posted.

R. Balasundaram provided an overview of the application.

In response to a question from D. Lindsay, R. Balasundaram replied that the contractor failed to provide the confirmation of the sign being posted.

Moved by D. Lindsay, seconded by F. Eismont,

“THAT the application by **R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan** for **950 Matthew Murray Crescent**, Oshawa, Ontario, be reserved.”

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1190 Simcoe Street South (formerly 1170, 1180, 1188 Simcoe Street South)**

An application has been submitted by **Blackthorn Development Corp on behalf of Simcoe Street Developments Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **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, Ontario.

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).

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: M. Rogato, Blackthorn Development

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

M. Rogato provided an overview of the application.

Moved by A. Johnson, seconded by F. Eismont,

“THAT the application by **Blackthorn Development Corp on behalf of Simcoe Street Developments Inc.** for **1190 Simcoe Street South (formerly 1170, 1180, 1188 Simcoe Street South)**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that approvals become final and binding.
2. The Owner shall submit the draft easement document for review and approval prior to final approval.
3. The Owner shall pay the required fee for clearance of City conditions for each application.
4. All taxes for the subject lands shall be current.
5. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is January 30, 2028.
 - (b) Expiry date of Application is February 27, 2028.”

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

Agency Conditions:

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that conditions one (1) to four (4) have been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition five (5) has been adhered to.

Advisory Comments:

1. Applicants/owners are responsible for fulfilling all conditions.
2. Once all of the conditions contained in the Committee's Decision are fully satisfied by the Owner, the Owner's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
3. Approval of these land division applications do not constitute/guarantee approval of any related minor variance applications.
4. The Owner refer to the additional comments provided by Central Lake Ontario Conservation Authority dated January 19, 2026.
5. The Owner refer to the additional comments provided by the Regional Municipality of Durham dated January 22, 2026.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 119 & 151 Bruce Street**

An application has been submitted by **Bousfields Inc. on behalf of Bruce Street Development Limited** for Consent under Section 53(1) of the Planning Act.

The application relates to **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, Ontario.

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).

A meeting of the Oshawa Committee of Adjustment was held on January 28, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: A. Wynveen, Bousfields Inc.

Absent: G. Foster

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

A. Wynveen provided an overview of the application.

Moved by D. Lindsay, seconded by F. Eismont,

"THAT the application by **Bousfields Inc. on behalf of Bruce Street Development Limited** for **119 & 151 Bruce Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that approvals become final and binding.
2. That the Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and easements. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
3. The Owner shall submit the draft easement document for review and approval prior to final approval.
4. The Owner shall pay the required fee for clearance of City conditions for each application.
5. All taxes for the subject lands shall be current.

6. That the consent be subject to the following periods:

- (a) Last date for fulfilling conditions is January 30, 2028.
- (b) Expiry date of Application is February 27, 2028."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

Agency Conditions:

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that conditions one (1) to five (5) have been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition six (6) has been adhered to.

Advisory Comments:

1. Applicants/owners are responsible for fulfilling all conditions.
2. Once all of the conditions contained in the Committee's Decision are fully satisfied by the Owner, the Owner's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
3. A signed and sealed plan of survey will be required prior to issuance of a building permit.
4. The Owner refer to the additional comments provided by Central Lake Ontario Conservation Authority dated January 19, 2026.
5. The Owner refer to the additional comments provided by the Regional Municipality of Durham dated January 22, 2026.