



Committee of Adjustment Meeting Agenda

**May 14, 2025, 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 May 14, 2025 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
Vacant

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 April 23, 2025 be adopted.

Minor Variance Staff Reports

A-2025-16	275 Humber Avenue	Ward 4
	Paul Barros	
	To permit a single detached dwelling which may include two accessory apartments with reduced exterior side yard depth, front yard depth and parking space width	
A-2025-17	283 Humber Avenue	Ward 4
	Paul Barros	
	To permit a single detached dwelling which may include two accessory apartments with reduced parking space width and landscaped open space in the front yard	
A-2025-22	1062 Pepperbush Court	Ward 3
	RJ CAD Solutions on behalf of Sarmad Mohamed Ibrahim	
	To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space width and length	

- | | | |
|------------------|---|---------------|
| A-2025-27 | 800 King Street West | Ward 4 |
| | Jeffery Plazas (A R Jeffery Const Ltd) | |
| | To permit a stationary refreshment vehicle with reduced distance between a stationary refreshment vehicle and a restaurant | |
| A-2025-28 | 504 Colborne Street East | Ward 4 |
| | K. Cripps and A. Cripps | |
| | To permit an accessory building with an accessory apartment ancillary to a single detached dwelling with increased lot coverage | |
| A-2025-29 | Taunton and Benson | Ward 3 |
| | Lev Living on behalf of Benson Street GP Limited | |
| | To permit accessory buildings (solar panels) ancillary to a retirement home with increased lot coverage | |
| A-2025-30 | 393 Vancouver Crescent | Ward 5 |
| | Mechways Inc. on behalf of Syed Gulzar Naqvi and Syeda Sadia Naqvi | |
| | To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space length and landscaped open space in the front yard | |
| A-2025-31 | 11 Colborne Street West | Ward 4 |
| | Michael Uphoff | |
| | To permit a building containing two dwelling units with a dwelling unit located on the first floor | |
| A-2025-32 | 684 Glencairn Street | Ward 2 |
| | Craig Edward and Mary Draper | |
| | To permit a single detached dwelling which may include an accessory apartment with all parking spaces located in the front yard | |
| A-2025-33 | 842 Groveland Avenue | Ward 1 |
| | Khalid Ibrahim on behalf of Tochukwu Richmond Ijeomah and Fortune Chinyere Ijeomah | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard | |

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 a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-16**) submitted by **Paul Barros** for **275 Humber Avenue** (Part 3, Plan 40R-32471), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the revised application is to permit a single detached dwelling which may contain two accessory apartments 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	5.8m	6m
Minimum Exterior Side Yard Depth	1.6m	2.4m
Minimum Parking Space Width	2.6m	2.75m

The subject site is also subject to applications for Removal of Part Lot Control (File: PLC-2023-06) and Minor Variance (File: A-2025-17).

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 May 12, 2025.

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

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 14, 2025. 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 May 9, 2025 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 May 13, 2025. 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 May 2, 2025.

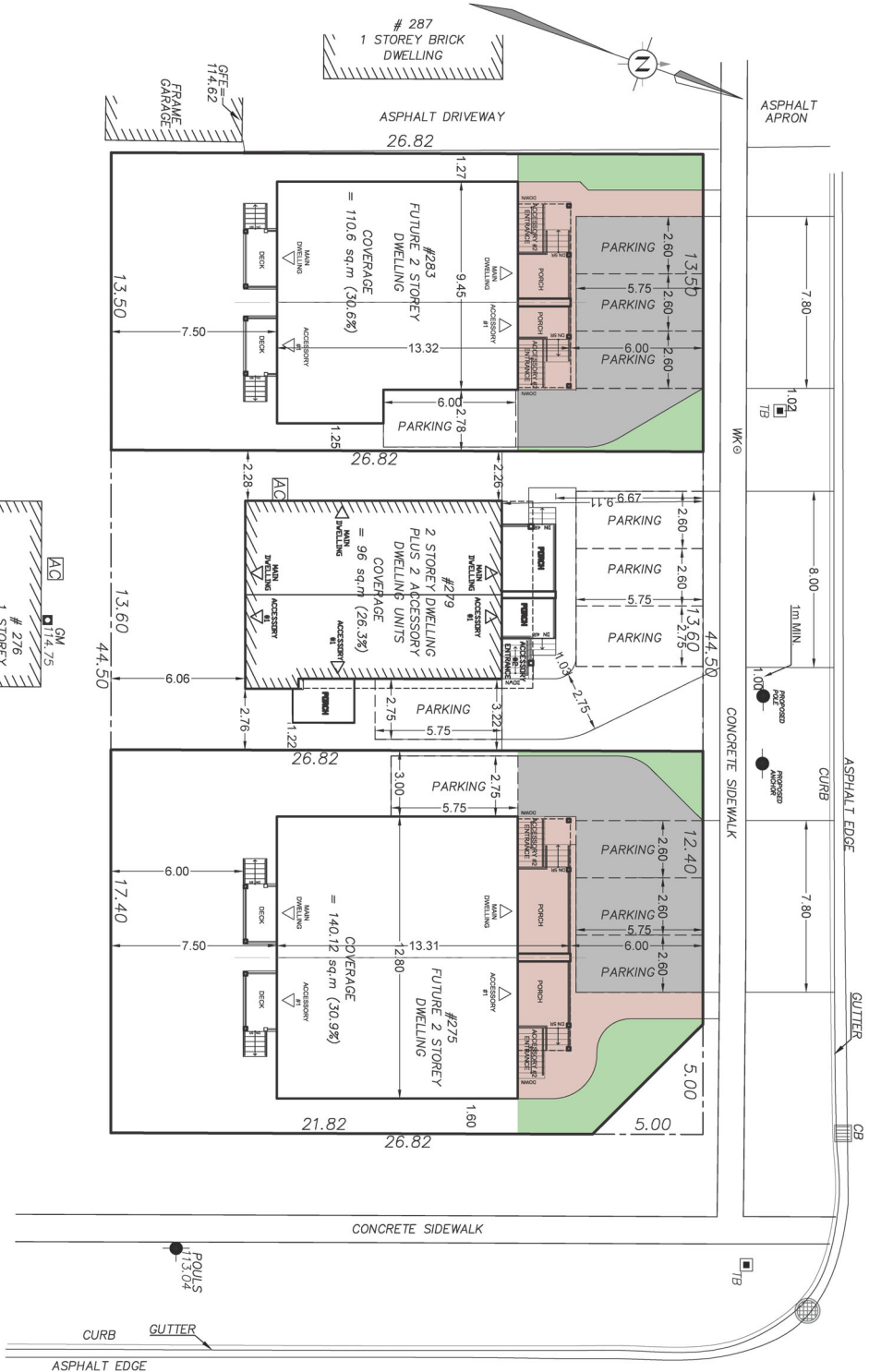
Address: 275 Humber Avenue



HUMBER AVENUE

LANDSCAPE OPEN SPACE - #283			
SOFT LANDSCAPE	20.30 m ²	17.9%	
HARD LANDSCAPE	31.95 m ²	28.2%	
DRIVEWAY SURFACE	60.94 m ²	53.8%	
TOTAL FRONT YARD	113.19 m ²		

LANDSCAPE OPEN SPACE - #275			
SOFT LANDSCAPE	25.15 m ²	18.8%	
HARD LANDSCAPE	43.75 m ²	32.8%	
DRIVEWAY SURFACE	64.57 m ²	48.4%	
TOTAL FRONT YARD	133.47 m ²		



Parlyn Design

td: 905-898-9993
td: 905-898-9993
Signature: _____
Firm BCIN: 103188
Qualified Designer BCIN: 102972
DATE: _____

No.	Description	Date
1.	FOR REVIEW	JAN 4, 2024
2.	FOR REVIEW	JAN 8, 2024
3.	FOR REVIEW	MAR 3, 2025
4.	FOR REVIEW	MAR 10, 2025
5.	REVIEWED PER COMMENTS	MAR 31, 2025
6.	REVIEWED PER COMMENTS	APR 23, 2025
7.		
8.		

Project No. 24-01
Drawing No. LS
Scale 1:200

FOR REVIEW

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-17**) submitted by **Paul Barros** for **283 Humber Avenue** (Part 1, Plan 40R-32471), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the revised application is to permit a single detached dwelling which may contain two accessory apartments 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-C (Residential) Zone.

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

The subject site is also subject to applications for Removal of Part Lot Control (File: PLC-2023-06) and Minor Variance (File: A-2025-16).

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Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on May 12, 2025.

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

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 14, 2025. 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.

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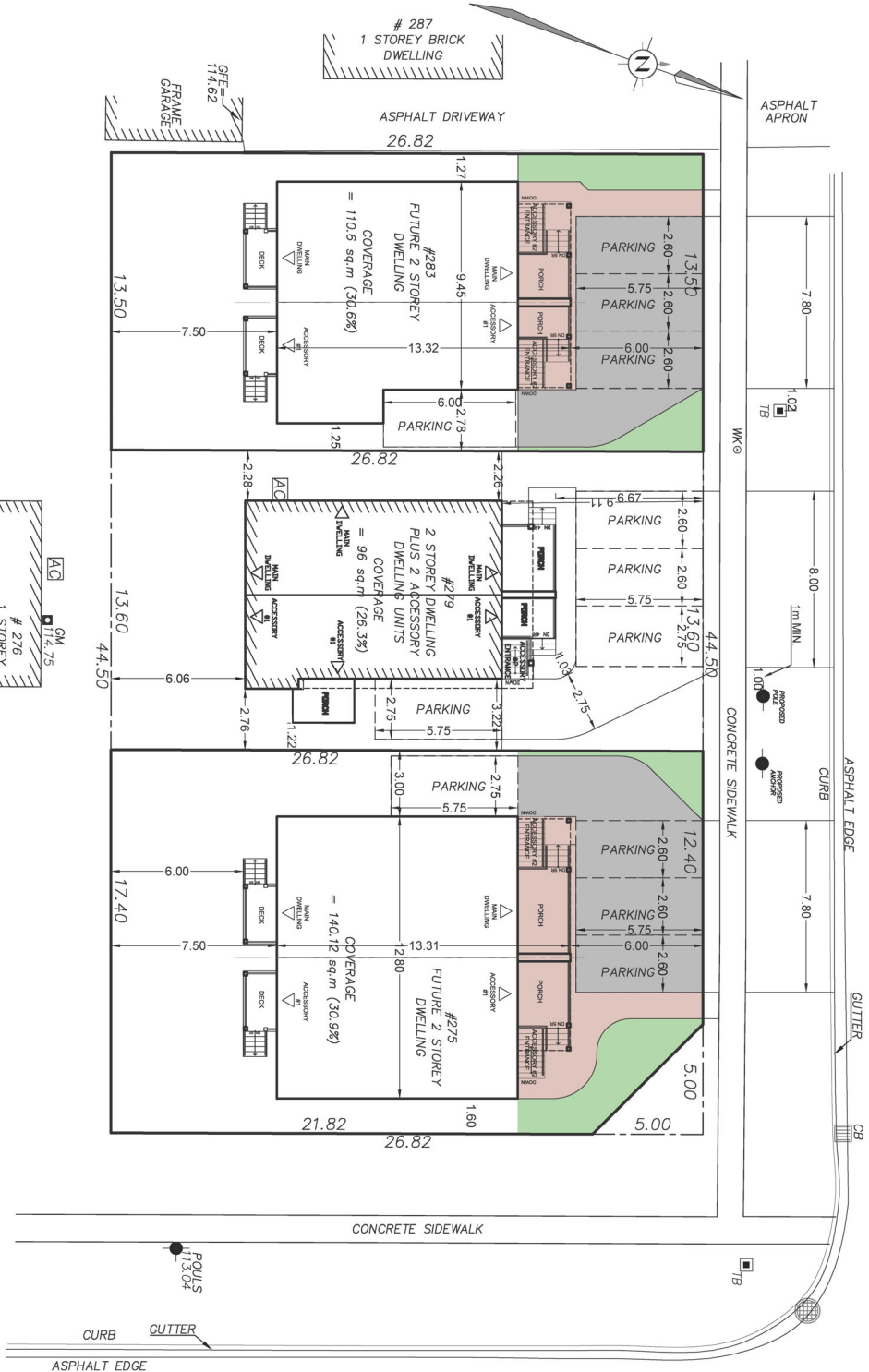
Address: 283 Humber Avenue



HUMBER AVENUE

LANDSCAPE OPEN SPACE - #283		
SOFT LANDSCAPE	20.30 m ²	17.9%
HARD LANDSCAPE	31.95 m ²	28.2%
DRIVEWAY SURFACE	60.94 m ²	53.8%
TOTAL FRONT YARD	113.19 m ²	

LANDSCAPE OPEN SPACE - #275		
SOFT LANDSCAPE	25.15 m ²	18.8%
HARD LANDSCAPE	43.75 m ²	32.8%
DRIVEWAY SURFACE	64.57 m ²	48.4%
TOTAL FRONT YARD	133.47 m ²	



Parlyn Design

Wade@parlyndesign.ca
tel: 905-898-8993
Signature:
Firm BCIN: 103188
Qualified Designer BCIN: 102972
DATE:

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7.		
8.		

Project		Project No.	
PART OF LOT 35, PLAN 646		24-01	
Sheet Title		Drawing No.	
#283, #275 HUMBER AVENUE FRONT YARD LANDSCAPE		LS	
THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PARLYN DESIGN. ANY UNAUTHORIZED USE OF THIS DRAWING WILL BE AT THE USER'S SOLE RISK.		Scale 1:200	

FOR REVIEW

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-22**) submitted by **RJ CAD Solutions on behalf of Sarmad Mohamed Ibrahim** for **1062 Pepperbush Court** (PL 40M-1666 PT LT 38 NOW RP 40R-15162 PT 2), Oshawa for minor variances from the City's Zoning By-law 60-94.

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

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Front Yard Space Only)	5.4m	5.75m

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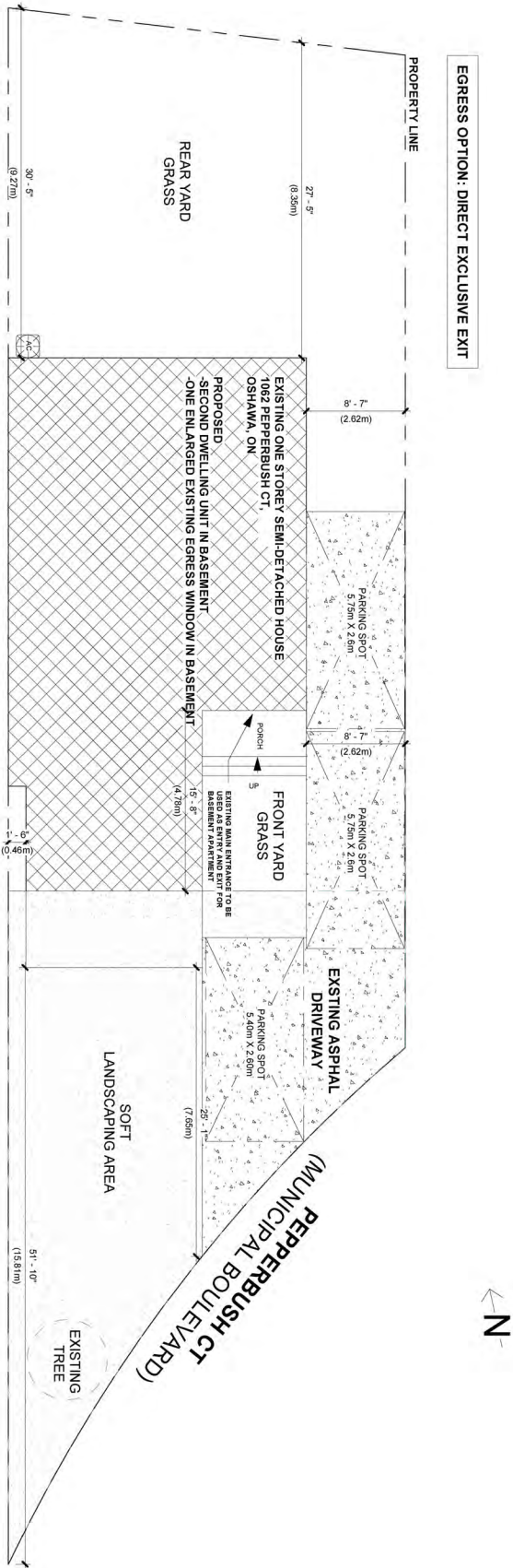
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This Notice issued May 2, 2025.

Address: 1062 Pepperbush Court



EGRESS OPTION: DIRECT EXCLUSIVE EXIT

FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	1156.18 SQF (107.41 SQM)
SECOND FLOOR AREA	00.00 SQF (0.00 SQM)
OWNER'S AREA IN BASEMENT	00.00 SQF (0.00 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	1156.18 SQF (107.41 SQM)
SECOND UNIT DWELLING AREA	992.15 SQF (92.17 SQM)

FLOOR AREA	TOTAL AREA	HARD LANDSCAPED AREA	SOFT LANDSCAPED AREA	DRIVEWAY AREA
FRONT SIDE	1131.12 SF (105.08 SQM)	00.00 SF (0.00 SQM)	776.98 SF (72.18 SQM) (100%)	354.14 SF (32.90 SQM)
LEGEND				

		1062 PEPPERBUSH CT, OSHAWA, ON	
		SITE PLAN	
1.		ISSUED FOR PERMIT	2025-04-17
2.			
No.		REVISION	DATE
RJ CAD SOLUTIONS		SHEET NUMBER A1	
Date		Scale	
2025-04-17		1 : 1/10	
Drawn By		Checked By	
HS		KS	
Project Number		0001	



Committee of Adjustment

File: **A-2025-27**

Ward: **4**

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-27**) submitted by **Jeffery Plazas (A R Jeffery Const Ltd)** for **800 King Street West** (PL 370 SHEET 17C PT LT 4, 5,6 NOW RP 40R-9535 PT 16 TO 19 29), 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 stationary refreshment vehicle with a minimum separation of 0.0m to a restaurant, whereas Zoning By-law 60-94 requires a minimum distance of 80.0m be provided between a stationary refreshment vehicle and a restaurant, in a PSC-A (Planned Strip Commercial) Zone.

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Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 23, 2025 at 6:00 p.m. to consider the revised Committee of Adjustment Application (File **A-2025-28**) submitted by **K. Cripps and A. Cripps** for **504 Colborne Street East** (PL 408 LT 1), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the revised application is to permit an accessory building ancillary to 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 an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	10%	8%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	89%	50%
Maximum Ground Floor Area of all Accessory Buildings	61m ²	60m ²

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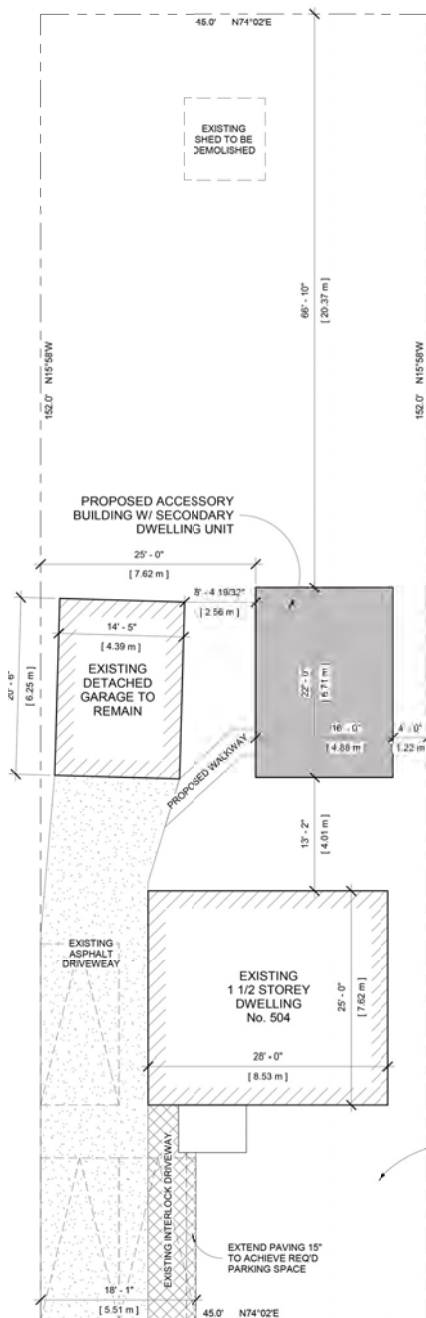
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This Notice issued May 2, 2025.

Address: 504 Colborne Street East



City of Oshawa
Economic and Development Services



ZONING SUMMARY

ZONED: R1-C

	REQUIRED	PROPOSED
LOT COVERAGE	Max. 45%	19.70%
FRONT YARD L/O/S	Min. 50%	56.98%
ACCESSORY BUILDINGS		
LOT COVERAGE	Max. 8%	9.47%
	Max. 50% of main bldg cov.	92.54%
	Max. 60m ²	60.16m ²
	ground floor area	
BUILDING HEIGHT	Max. 4.5m	3.98m
SIDE YARD SETBACK	Min. 0.6m	1.22m / 7.62m
REAR YARD SETBACK	Min. 0.6m	20.07m
SEPP FROM MAIN BLDG.	Min. 4m	4.01m
PARKING SPACES (2.75m x 3.75m)	Min. 2 + 1	2 + 1

NOTE:
EXISTING SITE PLAN INFORMATION BASED ON
SURVEY BY H. FLIM L.T.D., DATED JANUARY 10, 1984.

FRONT YARD AREA: 1125 SF
LANDSCAPED OPEN SPACE: 641 SF (56.98%)

- NOTE:
- All work and materials are to meet the provisions of the current Ontario Building Code as a minimum standard, whether specified on these drawings or not.
 - Contractor to check and verify all dimensions and conditions prior to construction and notify Durham Drafting & Design of any discrepancies, errors, or omissions that may interfere with or prevent the work as indicated. Durham Drafting & Design assumes no responsibility for details and information not contained in these drawings, nor for deviations from these drawings.
 - Contractor to verify all existing dimensions and structure prior to construction.
 - All manufactured items to be installed according to specifications supplied by manufacturer.
 - Specifications provided by an engineer supersede those noted on these drawings.
 - These drawings are for the use of the client noted, in the location noted only. All dimensions, including steel beams, are noted in imperial units.
 - Do not scale drawings.
 - All drawings © Durham Drafting & Design.

REVISIONS		
#	Description	Date

PRELIMINARY
NOT FOR CONSTRUCTION

Durham Drafting & Design
2184 100th Street
Bowmanville, ON
(905) 910-6986
mike@durhamdrafting.ca



Karen & Alex Cripps
PROPOSED GARDEN SUITE
Model: Birch - Elevation 'A'
504 Colborne St E, Oshawa, ON

SITE PLAN

April 29, 2025

Scale: 1 : 100

SP1

COLBORNE STREET EAST



Committee of Adjustment

File: **A-2025-29**

Ward: **3**

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-29**) submitted by **Lev Living on behalf of Benson Street GP Limited for 1315, 1335 and 1345 Benson Street** (EAST WHITBY CON 3 PT LTS 1 2 PL 40M-2260 BLKS 83 87 RP 40R-29532 PTS 1 2 5 8 9), 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 accessory structures ancillary to a retirement home resulting in a maximum lot coverage of 38%, whereas Zoning By-law 60-94 permits a maximum lot coverage of 35% for a retirement home in a R6-C(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 May 12, 2025.

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 May 14, 2025 in order for your correspondence to be provided to Committee members for the May 14, 2025 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 May 14, 2025. 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 May 9, 2025 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 May 13, 2025. 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 May 2, 2025.

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-30**) submitted by **Mechways Inc. on behalf of Syed Gulzar Naqvi and Syeda Sadia Naqvi** for **393 Vancouver Crescent** (PL 877 S PT LT 47), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a semi-detached dwelling which may contain 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 Landscaped Open Space in the Front Yard	47%	50%
Minimum Parking Space Length (Parking Space Assigned to Accessory Apartment Only)	5.5m	5.75m

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This Notice issued May 2, 2025.



Mechways Inc.

PROJECT: 393 VANCOUVER
ERESCENT, OSHAWA

SHEET TITLE:
SITE PLAN

CHECKED: SS
DRAWN: MA
SCALE: 1:125
DATE: DEC 08 2024

A0.1

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-31**) submitted by **Michael Uphoff** for **11 Colborne Street West** (PL H-50002 PT LT 7 NOW RP 40R-6339 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 building containing two dwelling units 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 UGC-A (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Permitted Use	A building containing two dwelling units	A building containing only two dwelling units not permitted
Location of Dwelling Units	Dwelling unit located on the first floor without being located behind non-residential uses	Restricted to the 2nd storey, excluding basements, or higher. Notwithstanding the foregoing, it may be permitted on the first floor if located behind the non-residential uses located at the front of the building adjacent to the street line

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Meeting

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 14, 2025. 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.

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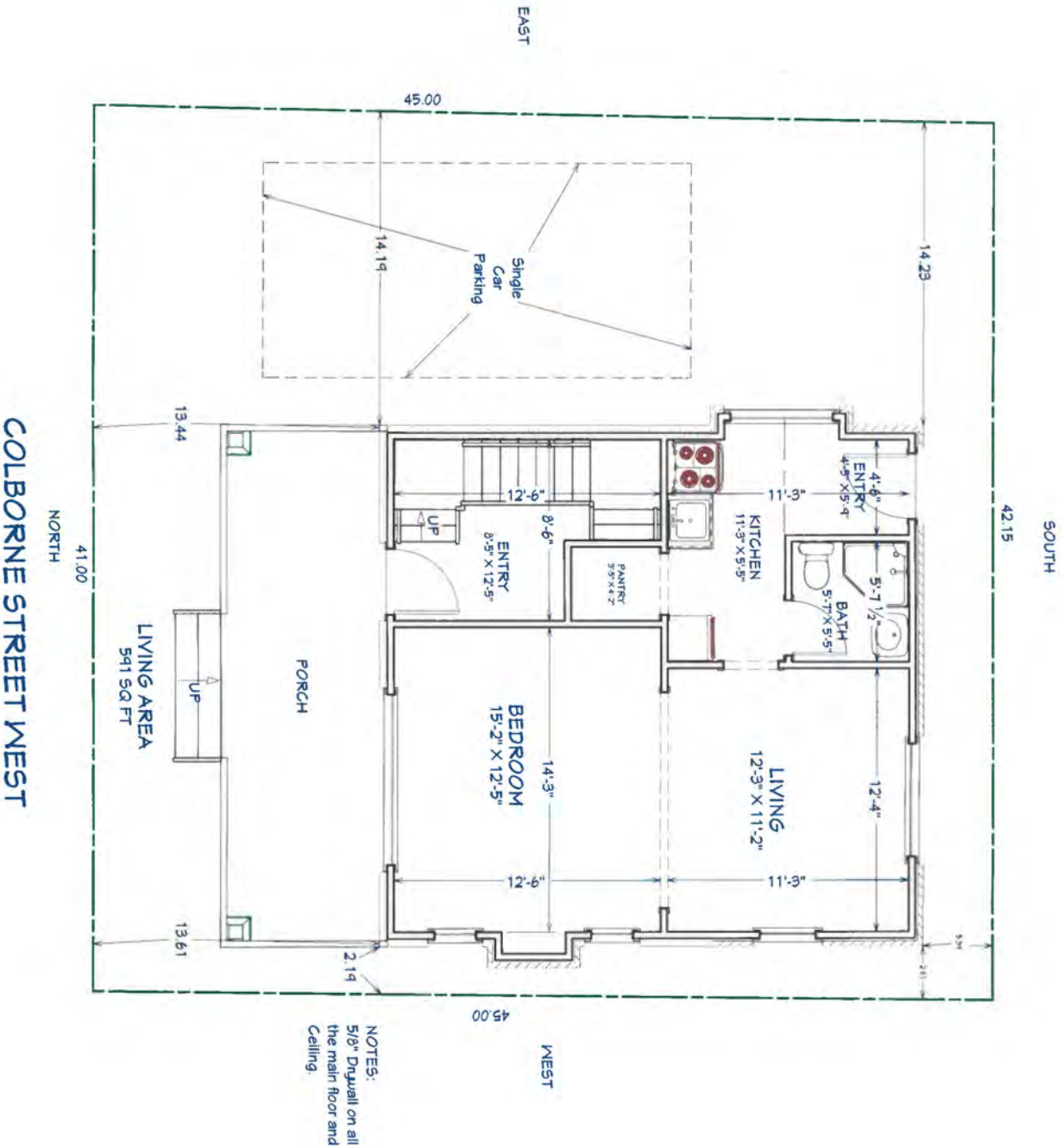
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This Notice issued May 2, 2025.

Address: 11 Colborne Street West





Committee of Adjustment

File: **A-2025-32**

Ward: **2**

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-32**) submitted by **Craig Edward and Mary Draper** for **684 Glencairn Street** (PL 613 LT 3 PT LT 4), 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 3 parking spaces in the front yard and zero (0) parking spaces in a side yard, rear yard or in a garage, whereas Zoning By-law 60-94 requires at least 1 parking space in a side yard, rear yard or in a garage for a single detached dwelling which may include an accessory apartment in a R1-A (Residential) Zone.

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Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on May 12, 2025.

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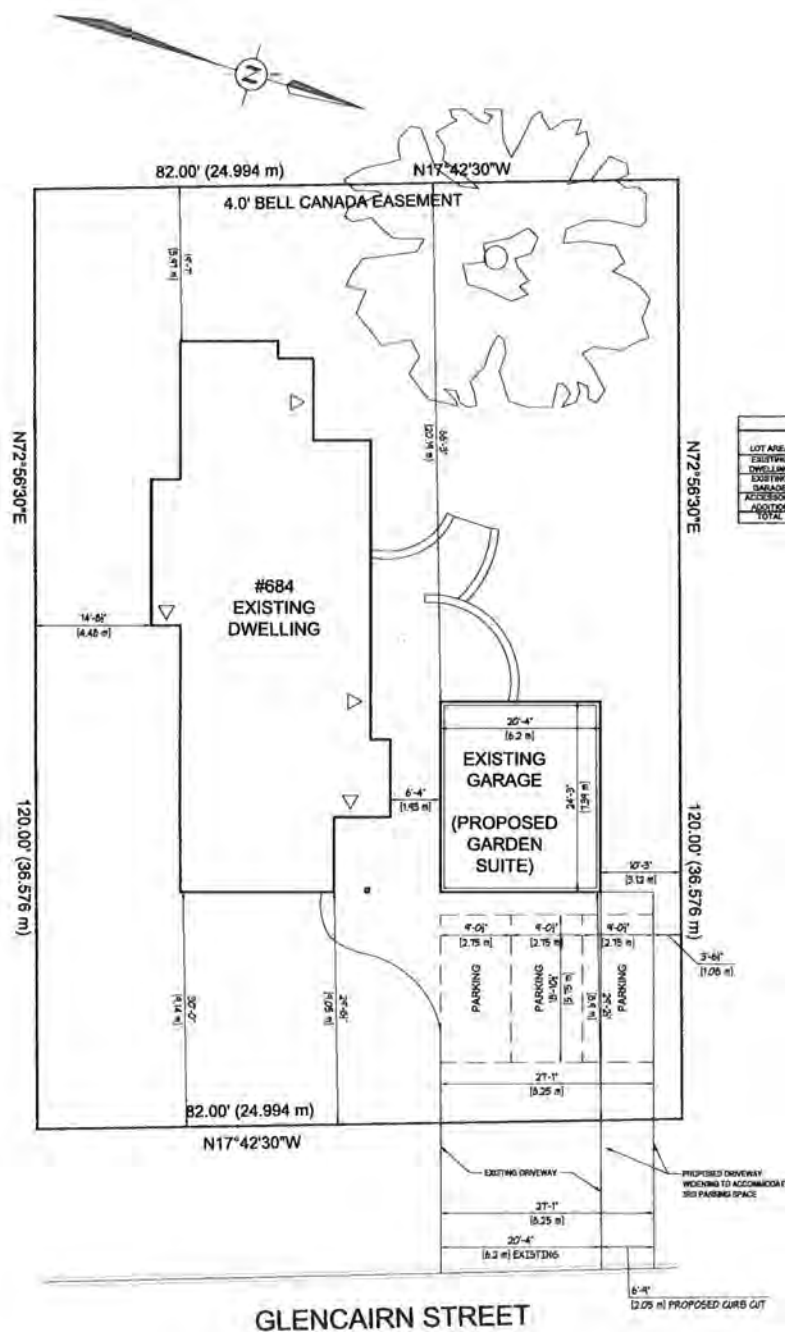
This Notice issued May 2, 2025.

Address: 684 Glencairn Street



City of Oshawa
Economic and Development Services

FOR REVIEW



Danlyn Design

danlyn.ca | 416-293-5111

1. I, the undersigned, being a duly licensed professional engineer or architect, hereby certify that I am the author of the design and/or drawing herein and that I am a duly licensed professional engineer or architect in the Province of Ontario.

Form BCOR 1001-0401 Qualified Designer BCOR 1001-0401 Date: _____

No.	Description	Date
1.	ISSUED FOR REVIEW	NOV 28, 2024
2.	ISSUED FOR REVIEW	MAY 13, 2024
3.	ISSUED FOR REVIEW	JAN 11, 2023
4.	ISSUED FOR REVIEW	JAN 11, 2023
5.	ISSUED FOR REVIEW	APR 22, 2021
6.	ISSUED FOR REVIEW	
7.	ISSUED FOR REVIEW	
8.	ISSUED FOR REVIEW	
9.	ISSUED FOR REVIEW	

Project: 684 GLENCAIRN ST, OSHAWA

Sheet Title:

SITE
PLAN

THIS DRAWING AND ANY IT'S BEING USED FOR ANY PURPOSES NOT BE PROVIDED BY CONTRACTOR OR OWNER TO DEVELOPMENT OR ANY OTHER, ANY INFORMATION MUST BE PROVIDED TO THE CITY OF OSHAWA.

Project No. 24-43

Drawing No.

SP

Scale: 1:150

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 May 14, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-33**) submitted by **Khalid Ibrahim on behalf of Tochukwu Richmond Ijeomah and Fortune Chinyere Ijeomah** for **842 Groveland Avenue** (PL 40M-2521 LT 86), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 47% in the front yard, whereas Zoning By-law 60-94 requires a minimum landscaped open space of 50% in the front yard for a single detached dwelling in a R1-E.Y4.5 (Residential) Zone.

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Meeting

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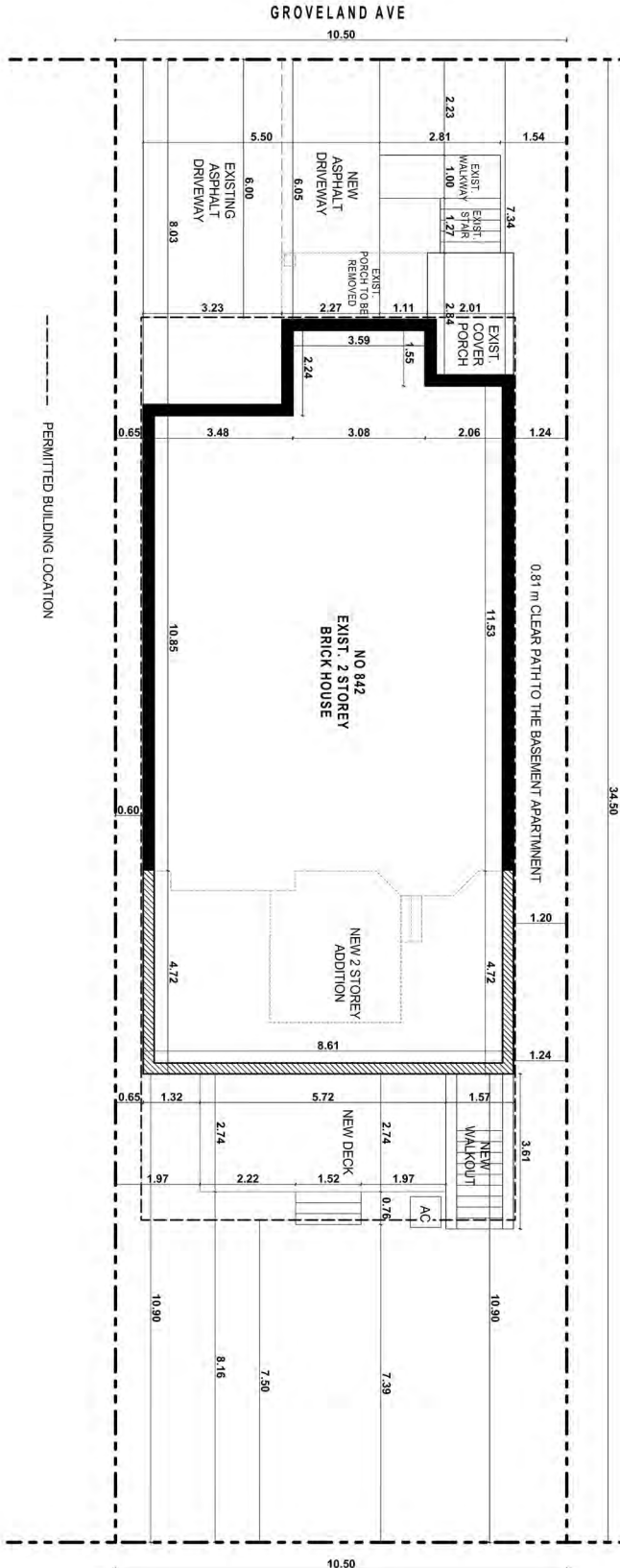
This Notice issued May 2, 2025.

Address: 842 Groveland Avenue



ZONE: R1-E V4.5	
LOT AREA: 362.25 m ²	
EXIST. BUILDING COVERAGE:	104.10 m ² (28.7%)
NEW BUILDING COVERAGE:	38.38 m ² (10.6%)
TOTAL LOT COVERAGE:	142.48 m ² (39.33%)
FLOOR AREA:	
EXIST. BASEMENT AREA:	87.63 m ²
NEW BASEMENT AREA:	39.65 m ²
EXIST. GROUND FLOOR AREA:	102.57 m ²
NEW GROUND FLOOR AREA:	39.65 m ²
EXIST. SECOND FLOOR AREA:	100.52 m ²
NEW SECOND FLOOR AREA:	39.65 m ²
GROSS FLOOR AREA:	282.39 m ²

LANDSCAPING OPENING:	
FRONT YARD AREA:	75.12 m ²
DRIVEWAY AREA:	39.67 m ²
LANDSCAPED OPEN SPACE:	35.45 m ² (47.19%)
FRONT YARD:	
REQUIRED	PROPOSED
6 m	6.05 m (EXIST.)
1.2 m	1.28 m
0.5 m	0.68 m
7.5 m	10.90 m
9 m	8.79 m
50%	39.33%



DATE:	
April 23, 2025	
ISSUED FOR:	
CITY SUBMISSION	

DRAWING TITLE:	
SITE PLAN	
PROJECT TITLE/ADDRESS:	
842 GROVELAND AVE, OSHAWA	

DRAWN BY:	
M.A.	
SCALE:	
1:100	
LAST MODIFIED ON:	
April 23, 2025	

ARCHITECTS	
IDIM ARCHITECTS INC.	
1540 Cornwall Rd. Unit 223,	
Oshawa, ON L1A 7W5	
T: 416-880-5313	



A.01