



Committee of Adjustment Meeting Agenda

**June 4, 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 June 4, 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 May 14, 2025 be adopted.

Minor Variance Staff Reports

- | | | |
|--|-------------------------------|---------------|
| A-2025-34 | 368 Charrington Avenue | Ward 3 |
| Nitshi Jain on behalf of Holly Stacey | | |
| To permit a single detached dwelling which may include an accessory apartment with all parking in the front yard | | |
| A-2025-35 | 553 Muirfield Street | Ward 5 |
| Katrina Metzner on behalf of Kimberley Savoie | | |
| To permit a semi-detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, parking space length and parking space width | | |
| A-2025-36 | 985 Lockie Drive | Ward 1 |
| Raj Balasubramanian on behalf of Dharmaraj Balasubramanian | | |
| To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and landscaped open space in the front yard | | |

- | | | |
|--|-----------------------------|---------------|
| A-2025-37 | 855 Olive Avenue | Ward 5 |
| <p>Mechways Inc. on behalf of Samir Sumant and Anagha Samir Sumarnt</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, parking space width and all parking in the front yard</p> | | |
| A-2025-38 | 279 Humber Avenue | Ward 4 |
| <p>Paulo Barros</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced front yard depth and landscaped open space in the front yard</p> | | |
| A-2025-39 | 374 Farewell Street | Ward 5 |
| <p>Batory Planning & Management on behalf of The Pentecostal Assemblies of Canada</p> <p>To permit a place of worship with reduced lot frontage and front lot line length</p> | | |
| A-2025-40 | 1130 Ashgrove Street | Ward 3 |
| <p>Manjinder Kaur on behalf of Macha Praveen Kumar</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, driveway width, and parking space length and width</p> | | |
| A-2025-41 | 604 Greenhill Avenue | Ward 1 |
| <p>Kruti Shah on behalf of Sandeep Reddy Kallu</p> <p>To permit a single detached dwelling which may include two accessory apartments with reduced landscaped open space in the front yard</p> | | |

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: _____



Committee of Adjustment

File: **A-2025-34**

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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-34**) submitted by **Nitshi Jain on behalf of Holly Stacey** for **368 Charrington Avenue** (PL M1031 LT 7), 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 all parking in the front yard, whereas Zoning By-law 60-94 requires a minimum of one parking space to be located in a side yard, rear yard or garage for a single detached dwelling in a R1-C (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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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 30, 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 June 2, 2025. Advance requests are highly encouraged to enable us to meet your needs adequately.

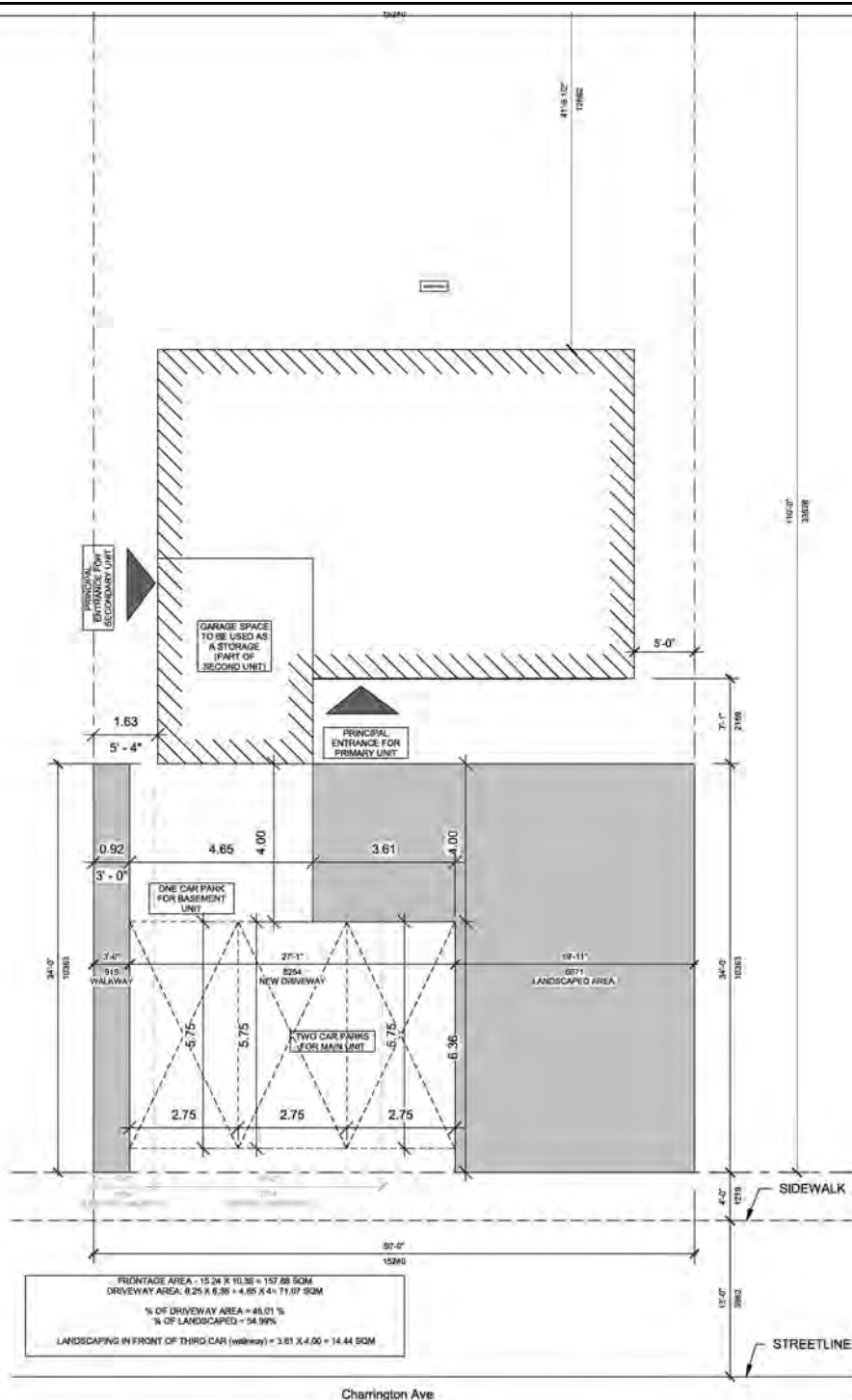
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued May 23, 2025.

Address: 368 Charrington Avenue



City of Oshawa
Economic and Development Services



REVISION SCHEDULE			
No.	Description	Date	By
1	ISSUED FOR PERMIT	24/04/2025	

NOTES:	
1. DO NOT SCALE THE DRAWINGS 2. USE ONLY DRAWINGS ISSUED FOR CONSTRUCTION 3. VERIFY CONFIGURATIONS AND DIMENSIONS BEFORE BEGINNING WORK ON SITE. 4. INFORM DESIGNER (HOME OWNER) IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES. EXISTING BUILDING INFORMATION SHOWN ON THE DRAWINGS IS TAKEN FROM THE SITE MEASUREMENTS.	

DRAWING TITLE		
SITE PLAN		
PROJECT NAME PERMIT DRAWINGS - PERSONAL USE BASEMENT		
PROJECT LOCATION 368 Charrington Ave, Oshawa, ON L1G 7B1		
SCALE: 1/8" = 1'-0"	DATE (DD MM YYYY) 08/10/2023	DRAWING NO. A-01

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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-35**) submitted by **Katrina Metzner on behalf of Kimberley Savoie** for **553 Muirfield Street** (PL M1177 PT LT 74 NOW RP 40R-7515 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 Landscaped Open Space in the Front Yard	43%	50%
Minimum Parking Space Length	3.5m	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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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 30, 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 June 2, 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 23, 2025.





**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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-36**) submitted by **Raj Balasubramanian on behalf of Dharmaraj Balasubramanian** for **985 Lockie Drive** (PL 40M-2706 LT 96), 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(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	4.6m	5.75m
Minimum Landscaped Open Space in the Front Yard	49%	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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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 30, 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 June 2, 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 23, 2025.

Address: 985 Lockie Drive



985 LOCKIE DRIVE OSHAWA

RELEASED FOR BUILDING PERMIT
CONSTRUCTION SHALL COMPLY WITH THE
REQUIREMENTS OF THE BUILDING ACT AND
THE REGULATIONS MADE THEREUNDER.
THESE PLANS AND SPECIFICATIONS ARE
THE PROPERTY OF CONSULTANTS AND WILL BE RETURNED
TO THEM UPON COMPLETION OF THE PROJECT.
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION
OF ANY OTHER PROJECT.



R+A ASSOCIATES
DESIGN CONSULTANTS

Drawing Title:	SITE PLAN
Date:	08/Dec/2024
Scale:	3/32" = 1'-0"

JAURO
DESIGN STUDIO
BCIN: 108652

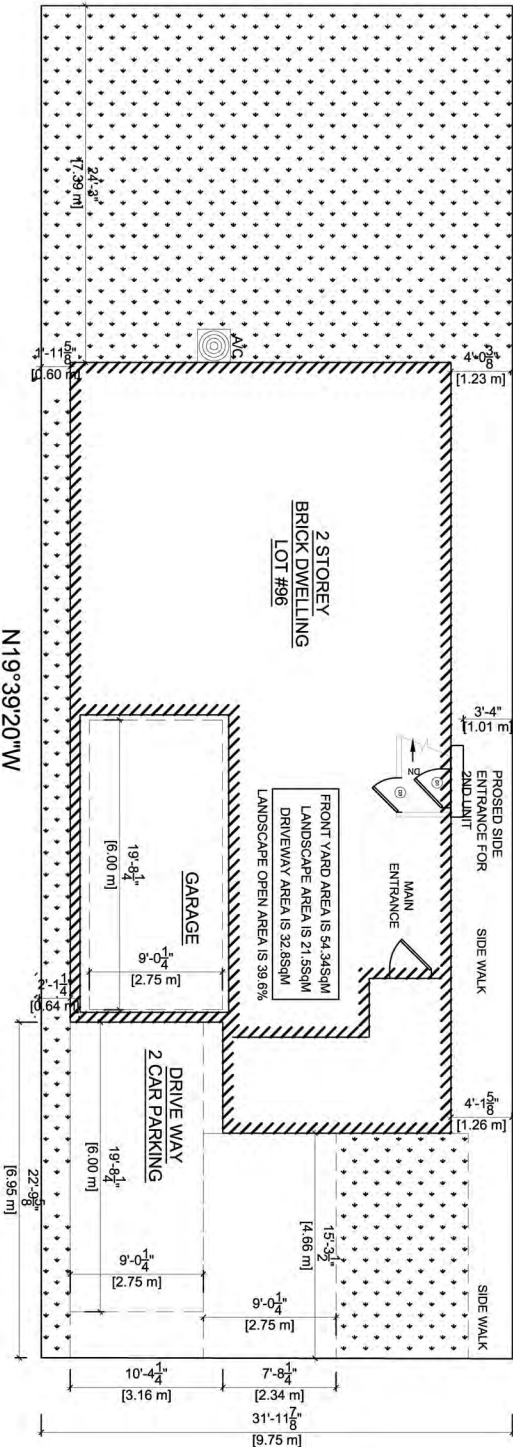
Drawing Number
A102

N70°20'40"E

N19°39'20"W

N19°39'20"W

LOCKIE DRIVE



THE UNDERSIGNED HAS REVIEWED AND
VERIFIED THE INFORMATION AND
RECOMMENDATIONS SET OUT IN THE DRAWING
AND SPECIFICATIONS AND IS NOT PROVIDING
ANY GUARANTEE OR WARRANTY.
I, THE UNDERSIGNED, AM NOT PROVIDING
ANY GUARANTEE OR WARRANTY.
I, THE UNDERSIGNED, AM NOT PROVIDING
ANY GUARANTEE OR WARRANTY.

BCIN: 101904

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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-37**) submitted by **Mechways Inc. on behalf of Samir Sumant and Anagha Samir Sumarnt** for **855 Olive Avenue** (PL M51 LT 12), 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 Landscaped Open Space in the Front Yard	48%	50%
Minimum Parking Space Width	2.6m	2.75m
Location of Parking Spaces	All Parking Spaces in the Front Yard	Minimum one parking space in a side yard, rear yard or garage

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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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 30, 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 June 2, 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 23, 2025.

Address: 855 Olive Avenue



GENERAL NOTES:

DRAWINGS ARE TO BE READ NOT
FOR THE SAME. THE DESIGNER SHALL
BE RESPONSIBLE FOR THE SAME.
DESIGNER'S RESPONSIBILITY IS LIMITED
TO THE DESIGN AND CONSTRUCTION
OF THE PROJECT. THE DESIGNER
SHALL NOT BE RESPONSIBLE FOR
THE CONSTRUCTION OF THE PROJECT.
ALL DESIGN AND CONSTRUCTION
SHALL BE REVIEWED BY THE DESIGNER
HEREIN. THE DESIGNER SHALL
BE NOTIFIED.

SEAL:



NO.	DESCRIPTION	DATE
1	ISSUED FOR MAY 01 2025	
2	REVISION TO SITE MAY 06 2025	

ENGINEER:

Mechanics Inc.

ADDRESS : 8 BRIDGE AT MISSISSAUGA,
TEL : 905-276-1100
FAX : 905-276-1101
WEBSITE : WWW.MECHANICSINC.COM

PROJECT:

855 OLIVE AVENUE,
OSHAWA, ON

SHEET TITLE:

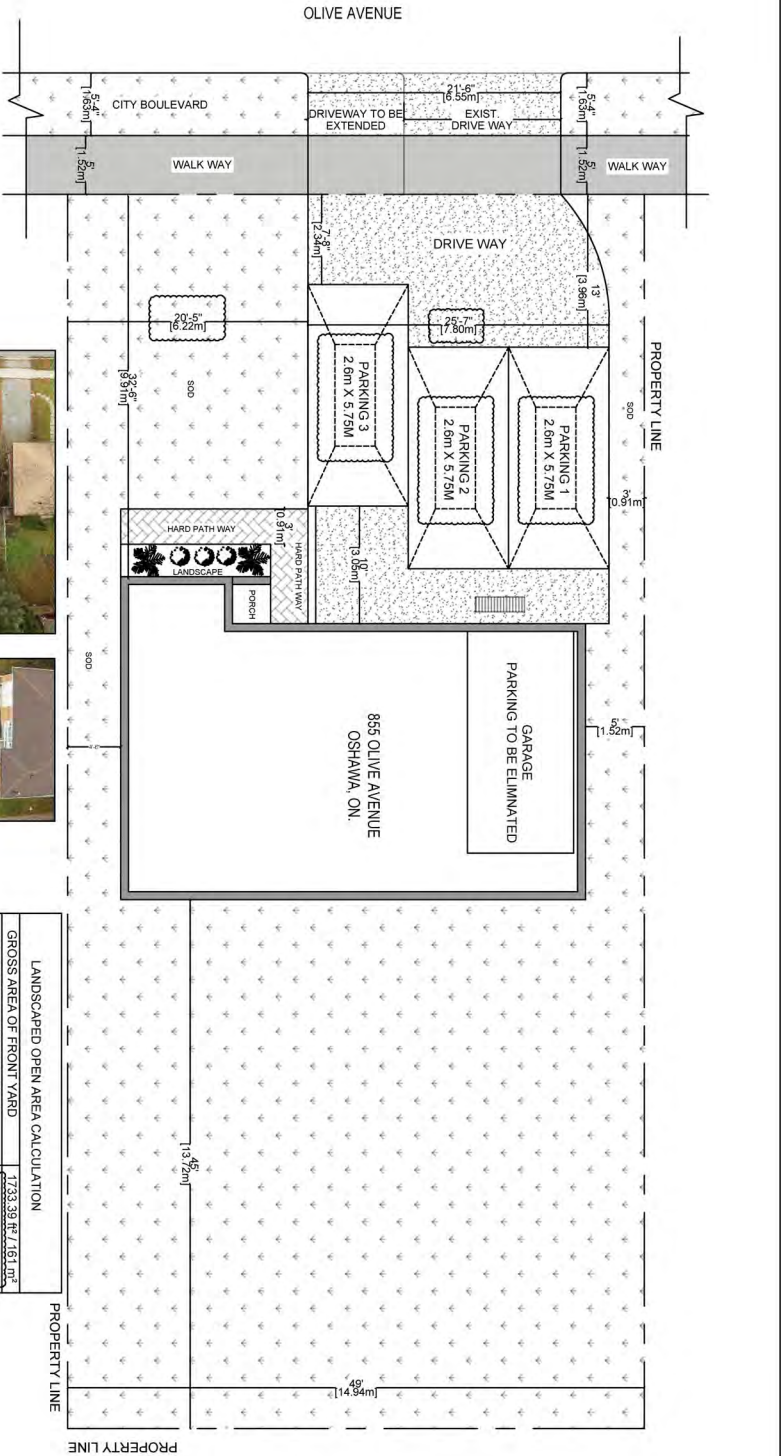
SITE PLAN

CHECKED: SS

DRAWN: MA
SCALE: 1"=25'
DATE: MAY 01 2025

DRAWING:

A0.2



SCOPE OF WORK

A- DRIVEWAY EXTENSION



LANDSCAPED OPEN AREA CALCULATION	
GROSS AREA OF FRONT YARD	1733.39 sq ft / 161 m²
FRONT YARD PARKING AREA	920.6 sq ft / 85.52 m²
PARKING AREA %	53.1%
FRONT YARD PORCH AREA	13 sq ft / 1.2 m²
FRONT YARD PORCH AREA	0.75%
FRONT YARD HARD LANDSCAPED AREA	76.16 sq ft / 7.0 m²
HARD LANDSCAPED AREA %	4.3%
FRONT YARD SOFT LANDSCAPED AREA	730.6 sq ft / 67.87 m²
SOFT LANDSCAPED AREA %	42.1%

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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-38**) submitted by **Paulo Barros** for **279 Humber Avenue** (PL 646 PT LT 35), 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 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 single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	6m	9m
Minimum Landscaped Open Space in the Front Yard	35%	50%

The subject site is also subject to an application for Removal of Part Lot Control (File: PLC-2023-06).

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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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 30, 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 June 2, 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 23, 2025.



ASPHALT EDGE

CURB

1.02

TB

8.00

1m MIN.

PROPOSED POLE

PROPOSED ANCHOR

1.00

WK

CONCRETE SIDEWALK

44.50

13.60

2.80

2.60

2.75

5.75

8.67

11.8

PARKING

PARKING

PARKING

2.75

1.03

PORCH

PORCH

ACCESSORY #1

ACCESSORY #2

ENTRANCE

2.26

2.78

6.00

PARKING

#279

2 STOREY DWELLING PLUS 2 ACCESSORY DWELLING UNITS

COVERAGE = 103.2 sq.m (28.3%)

MAIN DWELLING

ACCESSORY #1

3.22

2.75

5.75

2.75

3.00

PARKING

PARKING

26.82

26.82

1.25

#283 FUTURE 2 STOREY DWELLING

AC

2.28

2.76

6.06

13.60

44.50

26.82

12.00

PARKING

ACCESSORY ENTRANCE

#275 FUTURE 2 STOREY DWELLING

AC

GM

114.75

LANDSCAPE OPEN SPACE - #279		
SOFT LANDSCAPE	23.99 m²	26.4%
HARD LANDSCAPE	7.79 m²	8.6%
DRIVEWAY SURFACE	58.96 m²	65.0%
TOTAL FRONT YARD	90.74 m²	

kds@dayn.ca
 Tel: 361-832-3993
 Signature: _____
 I, **Kathleen KADAK** declare that I have reviewed and accept full responsibility for the content of this document and the information contained herein.
 (I am qualified and the firm is qualified in the appropriate class of services.)
 Firm BIC#: 103186
 Qualified Designer BIC#: 100972
 Date: _____
 C:\Users\kds\Documents\2025\March\23-279\Inmate and Remov\35m\march23_15m\march23_15m.dwg

No.	Description	Date
1.	FOR REVIEW	JUN 4, 2024
2.	FOR REVIEW	JUN 6, 2024
3.	FOR REVIEW	MAY 3, 2025
4.	FOR REVIEW	MAY 10, 2025
5.	REVISED PER COMMENTS	MAY 31, 2025
6.	REVISED PER COMMENTS	APR 23, 2025
7.	#27H REVISED LANDSCAPING AREAS	MAY 13, 2025
8.		

Project
PART OF LOT 35, PLAN 646

Sheet Title
#279 HUMBER AVENUE
FRONT YARD LANDSCAPE

Project No.
23-38

Drawing No.
LS2

Scale
1:200

FOR REVIEW

**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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-39**) submitted by **Batory Planning & Management on behalf of The Pentecostal Assemblies of Canada** for **374 Farewell Street** (EAST WHITBY CON 1 PT LT 6 RP 40R-30582 PT 2 AND PT PT 3), 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 place of worship 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 place of worship in a R2/CIN (Residential/Community Institutional) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Lot Line Length	5.8m	11m
Minimum Lot Frontage	5.8m	22m

The subject site is also subject to applications for Approval of a Draft Plan of Subdivision (File: S-O-2024-01), Zoning By-law Amendment (File: Z-2024-09) and Site Plan Approval (File: SPA-2024-01).

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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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 30, 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 June 2, 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.

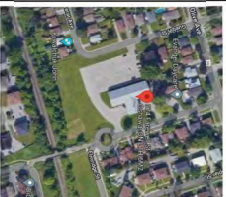
This Notice issued May 23, 2025.

Address: 374 Farewell Street

City of Oshawa
Economic and Development Services



374 FAREWELL STREET
L1H 6M2
Oshawa, ON



No.	Description	Date
001	PRELIMINARY LAYOUT	06/2023
002	PROPOSED SUBDIVISION MASTER PLAN	06/2025
003	PROPOSED SUBDIVISION MASTER PLAN	06/2025
004	PROPOSED SUBDIVISION MASTER PLAN	06/2025

Discussions must be reported immediately to the
Architect before proceeding. Any signed documents are
the property of the Architect. This drawing is provided by copyright.
ALL DIMENSIONS ARE SHOWN IN METRIC & METRIC

CONSULTANTS



PROPOSED SUBDIVISION
MASTER PLAN

DRAWN: CD
SCALE: 1/8" = 1'-0"
DATE: 10/1/24

PROJECT NO: 220185

STATE: BP
DRAWING NO: A1-01
LOCATION: OSHAWA
REVISION: 022



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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-40**) submitted by **Manjinder Kaur on behalf of Macha Praveen Kumar** for **1130 Ashgrove Crescent** (PL 40M-2079 LT 16), 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 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(7) (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	43%	50%
Minimum Driveway 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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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.

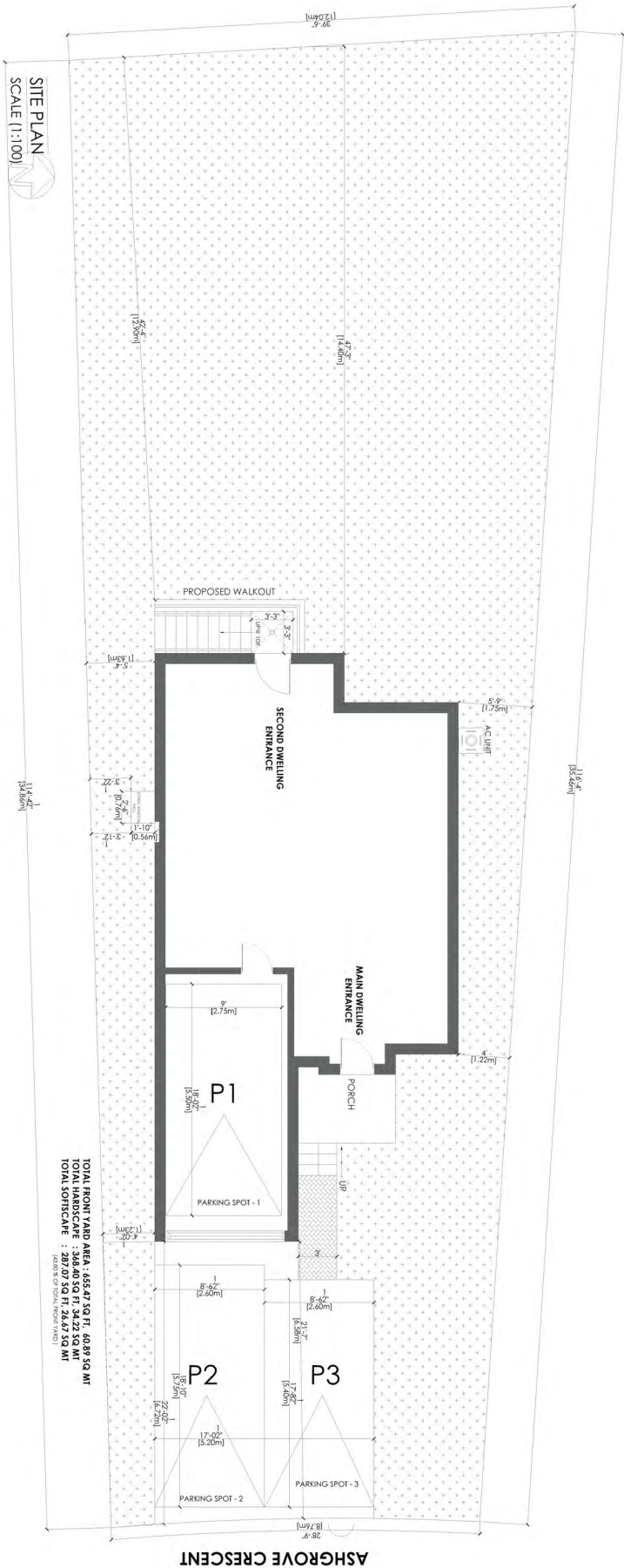
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on May 30, 2025 or any day thereafter.

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 June 2, 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 23, 2025.

Address: 1130 Ashgrove Street



TOTAL FRONT YARD AREA: 145.47 SQ FT, 40.89 SQ MT
TOTAL HARDSCAPE: 348.40 SQ FT, 34.42 SQ MT
TOTAL SOFTSCAPE: 287.07 SQ FT, 26.67 SQ MT
(40.89% OF TOTAL FRONT YARD)

K5 GROUP OF DESIGNERS INC.		PROPOSED SECOND DWELLING UNIT		NAME: MANJINDER KAUR	
499 Rebecca Street, Oakville 289-962-4003, 647-285-2397, 289-889-2687		1130 ASHGROVE CRESCENT, OSHAWA		SIGNATURE: Manjinder Kaur	
				BCIN: 125147	
				THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.	
				QUALIFICATION REQUIREMENT	
				REQUIREMENTS ARE EXEMPT UNDER 3.2.5.1 OF DIVISION 'C' OF O.B.C.	
				DRAWN BY: MK	
				CLIENT REVIEW:	
				REVISION:	
				ISSUED FOR PERMIT:	
				SITE PLAN	
				APR 2025	
				SCALE (1:100)	
				A1	



Committee of Adjustment

File: **A-2025-41**

Ward: **1**

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 June 4, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-41**) submitted by **Kruti Shah on behalf of Sandeep Reddy Kallu** for **604 Greenhill Avenue** (PL 40M-2238 LT 41), 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 two an accessory apartments with a minimum landscaped open space in the front yard of 45%, 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-D(6) (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 June 2, 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 June 4, 2025 in order for your correspondence to be provided to Committee members for the June 4, 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: 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 June 4, 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.

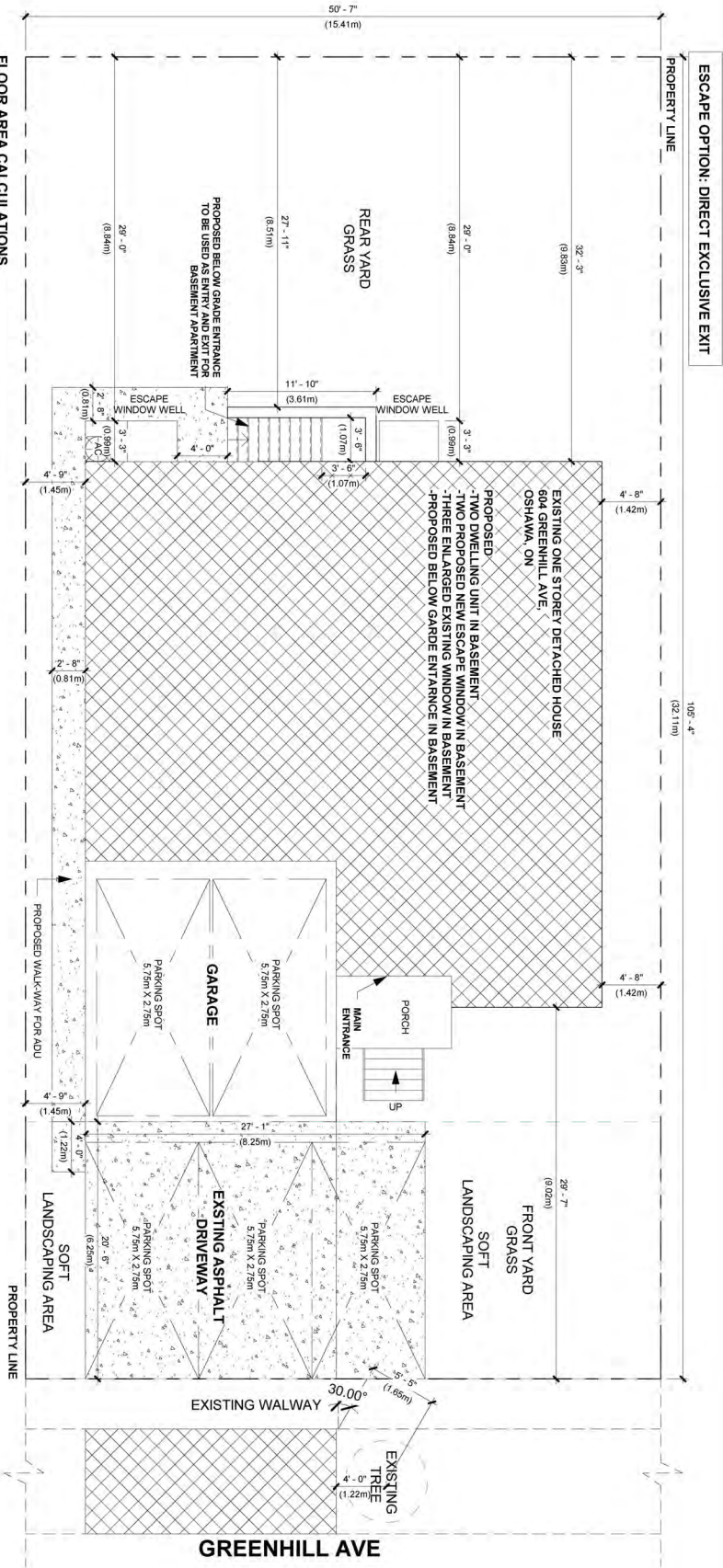
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on May 30, 2025 or any day thereafter.

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 June 2, 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 23, 2025.

Address: 604 Greenhill Avenue



FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	1534.04 SQF (142.52 SQM)
SECOND FLOOR AREA	00.00 SQF (00.00 SQM)
OWNERS AREA IN BASEMENT	312.38 SQF (29.02 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	1846.42 SQF (171.54 SQM)
SECOND DWELLING AREA (UNIT-1)	610.13 SQF (56.68 SQM)
SECOND DWELLING AREA (UNIT-2)	495.17 SQF (46.00 SQM)

LEGEND

	EXISTING TREE
--	---------------

FLOOR AREA	TOTAL AREA	HARD LANDSCAPED AREA	SOFT LANDSCAPED AREA	DRIVEWAY AREA
FRONT SIDE	1036.56 SF(96.34 SQM)	10.63 SF(0.98 SQM)	471.32 SF(43.8 SQM) (45.4%)	555.01 SF(51.56 SQM)
LEGEND				

No.	REVISION	DATE
1.	ISSUED FOR PERMIT	2025-05-16
2.		

604 GREENHILL AVE, OSHAWA, ON		Date 2025-05-16	Scale 1 : 100
SITE PLAN		Drawn By FJ	Checked By KS
RJ CAD SOLUTIONS		Project Number 0001	SHEET NUMBER A1