



Committee of Adjustment Meeting Agenda

**June 25, 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 25, 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 June 4, 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-2025-43 | 169 Pontiac Avenue | Ward 2 |
| Ashley Reader on behalf of Carole and Larry Steffen | | |
| To permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling with increased height and lot coverage | | |
| A-2025-44 | 993 Lockie Drive | Ward 1 |
| Abhishek Rajgor on behalf of Dynu Kunjandy Kurian and Kezia Asha Rajan | | |
| 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-2025-45 | 195 Marquette Avenue | Ward 5 |
| Andrew Davis on behalf of Michelle Bodley | | |
| To permit an accessory building ancillary to a single detached dwelling with increased height and lot coverage | | |
| A-2025-46 | 456 Miller Avenue | Ward 4 |
| Thilagavathi Veerasamy | | |
| To permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling which may include an accessory apartment with reduced landscaped open space and parking space width | | |
| A-2025-47 | 154 William Street East | Ward 4 |
| 1001124470 Ontario Ltd and Abdul Rehman | | |
| To permit a fourplex with reduced lot coverage and to permit an apartment building with increased density and lot coverage, and reduced lot frontage, length of front lot line, interior side yard depth and landscaped open space | | |
| A-2025-48 | 292 Bluejay Crescent | Ward 3 |
| Loretta Levesque | | |
| To permit a single detached dwelling with reduced landscaped open space in the front yard | | |
| A-2025-49 | 256 Pimlico Drive | Ward 2 |
| Abhishek Sharma | | |
| To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard | | |
| A-2025-50 | South side of Nancy Diamond Boulevard between Harmony Road North and Nancy Diamond Boulevard | Ward 1 |
| GHD Limited c/o Scott Waterhouse on behalf of Minto (Harmony Road) Limited Partnership | | |
| To permit apartment buildings (stacked townhouses) with reduced parking and rear yard depth | | |

**A-2025-51 Southeast corner of Nancy Diamond Boulevard and Harmony Road North
Ward 1**

Minto (Harmony Road) LP

To permit a temporary sales office for the sale of residential lots or dwelling units in plans of subdivision outside of the draft plan within which the sales office is located

A-2025-52 2300 Harmony Road North Ward 1

Minto (Harmony Road) LP

To permit a temporary sales office for the sale of residential lots or dwelling units in plans of subdivision outside of the draft plan within which the sales office is located

Consent Staff Reports

B-2024-28 42 Beatrice Street West Ward 2

Gregory Foxwell and Katherine Foxwell

Consent to add a residential parcel of land to the west, retaining a lot with existing residential uses

B-2024-07 1500 Simcoe Street North Ward 2

David Sunday on Behalf of Equitable Bank

To grant a certificate of validation for 1500 Simcoe Street North pursuant to Section 57 of the Planning Act

Combined Minor Variance and Consent Staff Reports

A-2025-42 355 Gibbons Street Ward 4

Kruti Shah on behalf of Teresa Ricciuto

To permit a single detached dwelling on each proposed lot with reduced lot frontage and lot area

B-2025-05 355 Gibbons Street Ward 4

Kruti Shah on behalf of Teresa Ricciuto

Consent to sever a 332.6 sq. m. parcel of land for residential use, retaining a 333.8 sq. m. parcel of land, with an existing single detached dwelling to be demolished

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 25, 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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 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 23, 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 June 13, 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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-43**) submitted by **Ashley Reader on behalf of Carole and Larry Steffen** for **169 Pontiac Avenue** (PL 527 LT 30), Oshawa for minor variances from the City's Zoning By-law 60-94.

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

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	6.8m	The lesser of 4.5m or the actual height of the main building on a lot
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	64%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	9.3%	8%
Maximum Ground Floor Area of all Accessory Buildings	88m ²	60m ²

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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 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 23, 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 June 13, 2025.



**14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
CLINTON@HOMES.PCA**

QUALIFICATION INFORMATION:

DRAWINGS ARE TO READ, NOT SCALED, DO NOT BEAN CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED UPON COMPLETION OF ANY "AS-BUILT" CORRECTIONS. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO INSURE PROPER INSPECTION AND DESIGN AND CONSTRUCTION DOCUMENTATION AND ALL UNITS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED THE DRAWINGS AND DOCUMENTS PROVIDED ARE NOT THE EXCLUSIVE PROPERTY OF NOR DRAWING AND DESIGN, REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS, SAYING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

CLINTON DOOHAN	107264
NAME	B.C.I.N
-CM DRAFTING AND DESIGN	119637
DESIGN FIRM	B.C.I.N

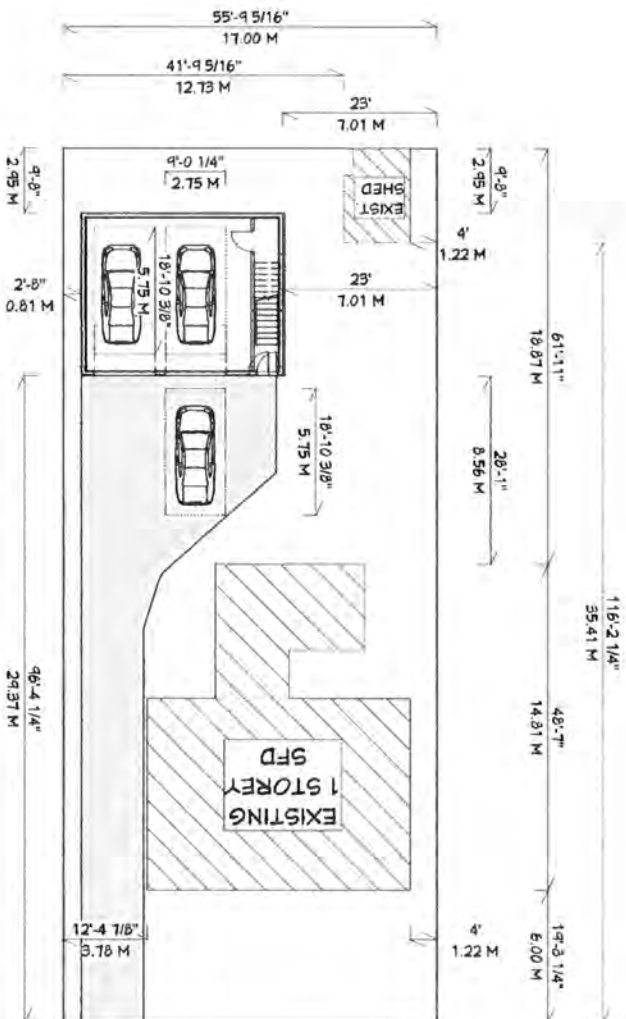
[illegible]

PROJECT NORTH:

TRUE NORTH:

DRAWN BY: MTA
PROJECT ADDRESS: 164 PO
PROJECT NUMBER: 2054-0
SCALE AS INDICATED
DRAWING TITLE: AS INDICATED
SHEET NO.

A-1002



LOT AREA:
LOT COVERAGE:

947.685 Q.M.
138.095 Q.M. (14.57%)

PRINCIPAL DWELLING AREA:	92.06 SQ. M. (9.71%)
PROPOSED ADU AREA:	46.03 SQ. M. (4.86%)
PROPOSED ADU HEIGHT:	6.72 M

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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-44**) submitted by **Abhishek Rajgor on behalf of Dynu Kunjandy Kurian and Kezia Asha Rajan** for **993 Lockie Drive** (PL 40M-2706 LT 94), 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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 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 23, 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 June 13, 2025.



LANDSCAPE OPEN AREA CALCULATION	
GROSS AREA FRONT YARD	67.35 S.Q.M
EXISTING DRIVEWAY AREA	22.80 S.Q.M
EXISTING FRONT YARD LANDSCAPED AREA	44.55 S.Q.M 66.14 %
PROPOSED DRIVEWAY AREA (TOTAL EX.+PR)	33.34 S.Q.M
PROPOSED FRONT YARD LANDSCAPED AREA	49 %

- Correction will occur only if detected in the wrong bit and report (error) back to the transmitting device.
- All packets are acknowledged but the receiver or controller does not respond to all the correction codes.
- Not intended to be used for data protection (data recovery for errors).
- Devices are not to be scaled.

MEM ENGINEERING INC
2366 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: mem.pharma@gmail.com

PROJECT TITLE
993 LOCKIE DRIVE,
OSHAWA, ON, L1L 0S1

CLIENT EMAIL

CLIENT CONTACT

1000

2025-07-27

PREPARED BY:

A00

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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-45**) submitted by **Andrew Davis on behalf of Michelle Bodley** for **195 Marquette Avenue** (PL 449 LT 40), Oshawa for minor variances from the City's Zoning By-law 60-94.

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

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	4.8m	The lesser of 4.5m or the actual height of the main building on a lot
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	75%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	11%	8%

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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 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 23, 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 June 13, 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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-46**) submitted by **Thilagavathi Veerasamy** for **456 Miller Avenue** (PL 286 LT 89), Oshawa for minor variances from the City's Zoning By-law 60-94.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Width	2.5m	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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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.

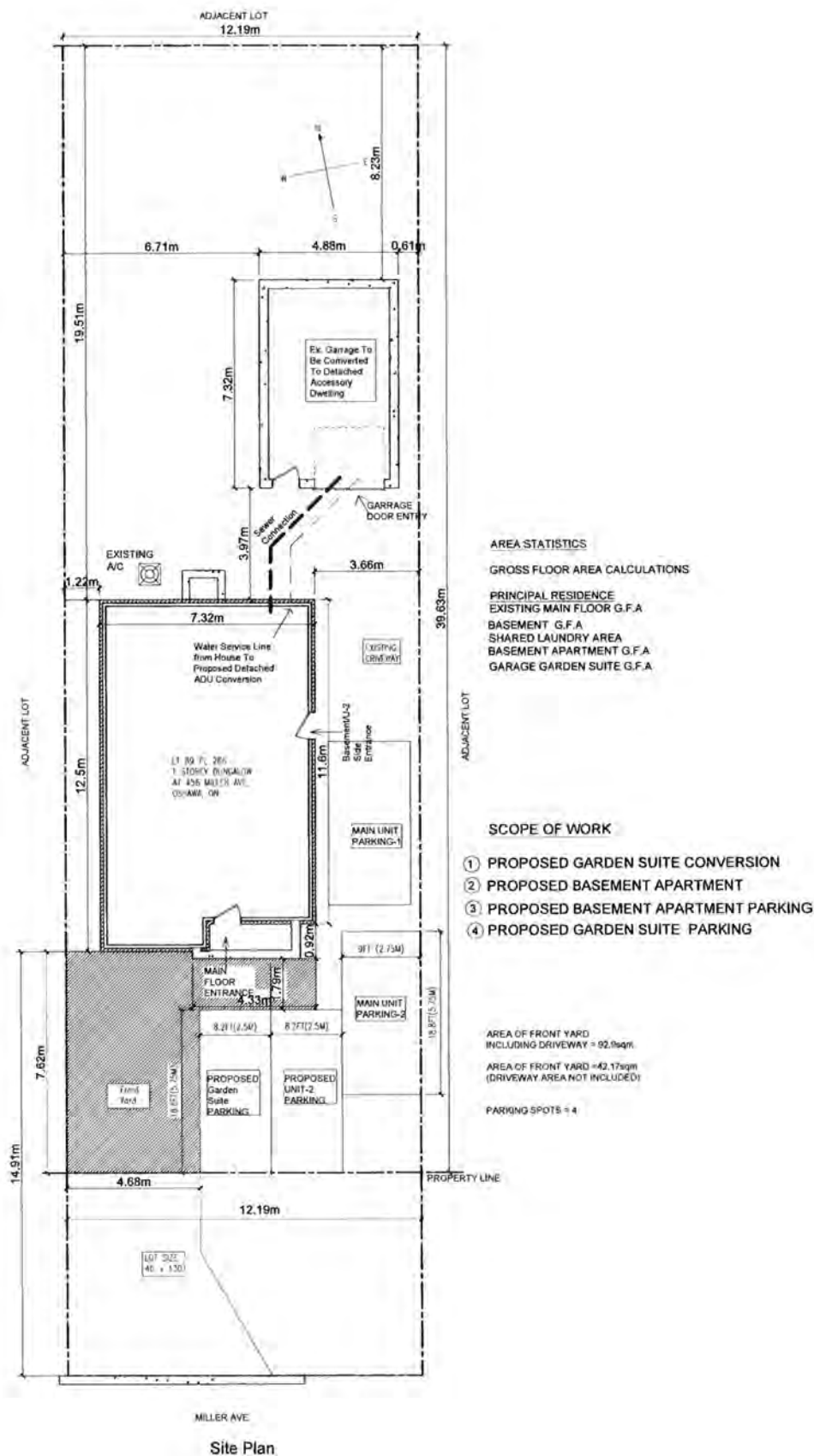
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on June 20, 2025 or any day thereafter.

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 23, 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 June 13, 2025.

Address: 456 Miller Avenue



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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-47**) submitted by **1001124470 Ontario Ltd and Abdul Rehman** for **154 William Street East** (PL 18 PT LT 21 RIGHT OF WAY), 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 fourplex with a minimum lot frontage of 9.8m on a proposed lot, whereas Zoning By-law 60-94 requires a minimum lot frontage of 15m for a fourplex in a R3-A.T18/R5-B.T18/R6-B.T18/R7-A.T18 (Residential) Zone.

An additional purpose and effect of the application is to permit an apartment building on a proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a R3-A.T18/R5-B.T18/R6-B.T18/R7-A.T18 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density – Dwelling Units per Hectare	190 u/ha	85 u/ha
Minimum Lot Frontage	9.8m	25m
Minimum Length of the Front Lot Line	9.8m	12.5m
Minimum Interior Side Yard Depth	1.6m	3m
Maximum Lot Coverage	31%	22%
Minimum Landscaped Open Space	0%	30%

The subject site is also subject to applications for Consent (Files B-2025-03 and B-2025-04).

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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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.

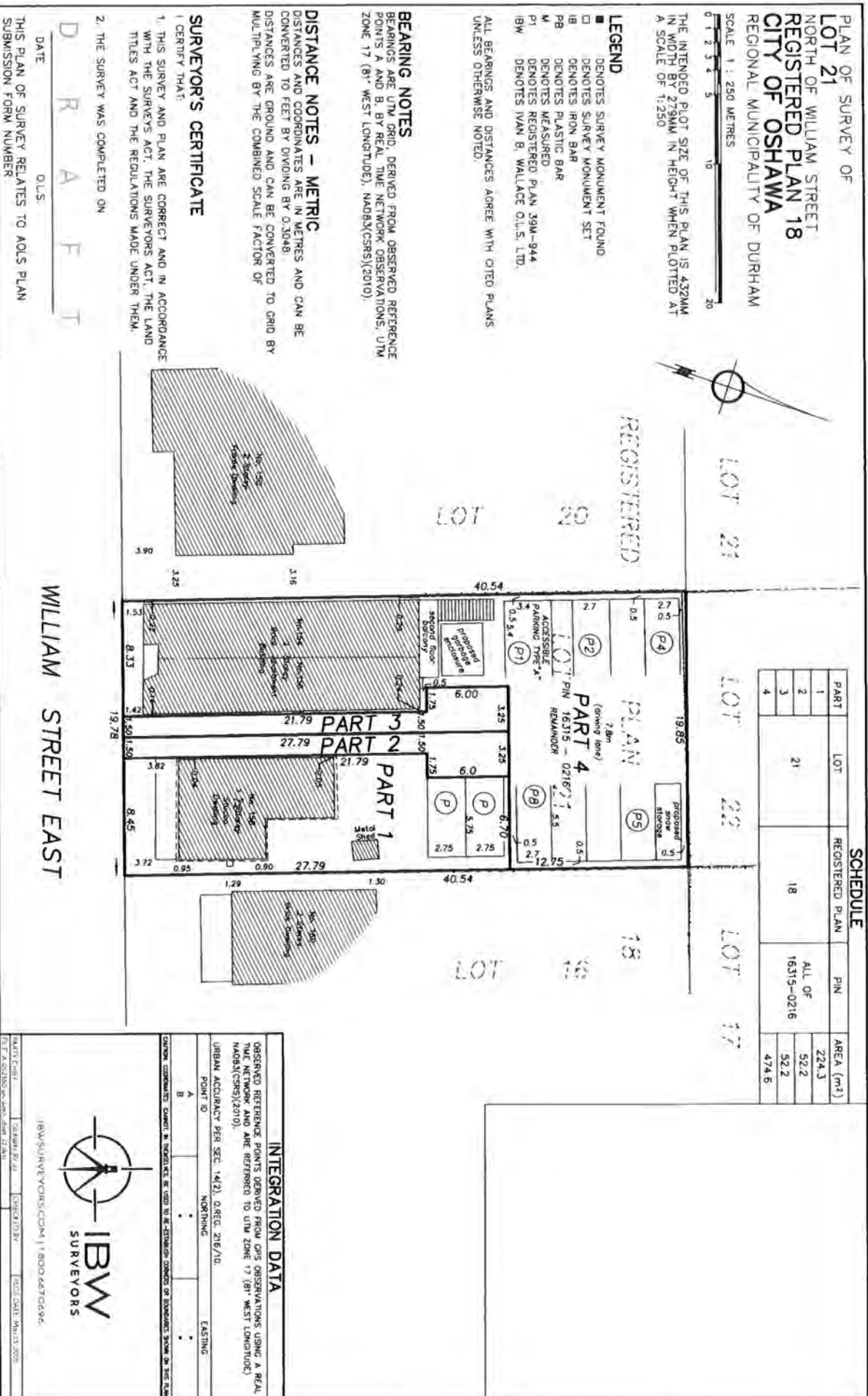
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on June 20, 2025 or any day thereafter.

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 23, 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 June 13, 2025.

Address: 154 and 158 William Street East





Committee of Adjustment

File: **A-2025-48**

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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-48**) submitted by **Loretta Levesque** for **292 Bluejay Crescent** (PL M999 LT 102), 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 with a minimum landscaped open space in the front yard of 45%, whereas Zoning By-law 60-94 requires a minimum landscaped open space in the front yard of 50% 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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 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 23, 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 June 13, 2025.

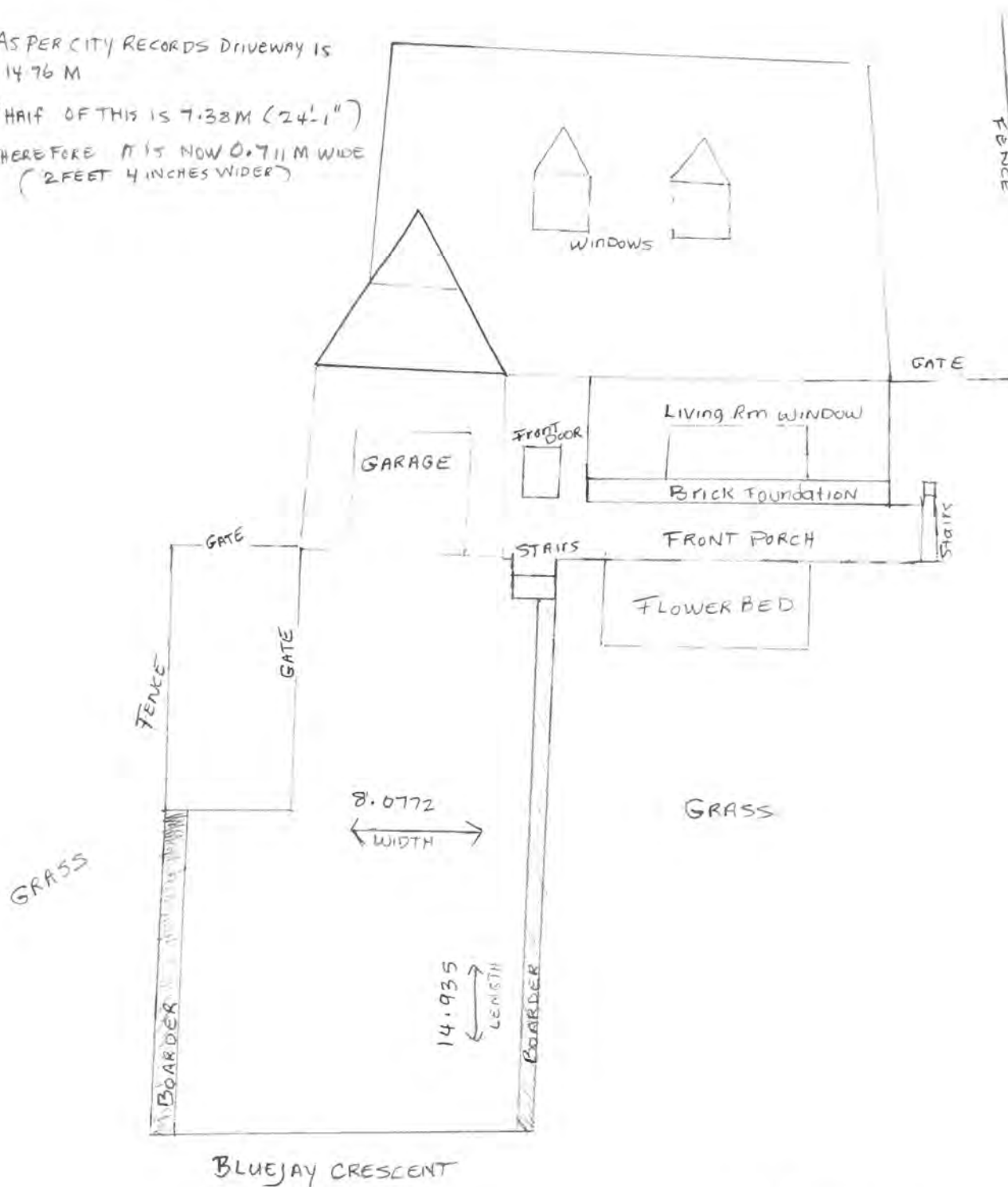
Address: 292 Bluejay Crescent

City of Oshawa
Economic and Development Services

AS PER CITY RECORDS DRIVEWAY IS
14.76 M

HAIF OF THIS IS 7.38 M (24'-1")

HEREFORE IT IS NOW 0.711 M WIDE
(2 FEET 4 INCHES WIDER)



LOT SIZE 48 X 101 FEET

LORETTA LEVESQUE
MAY 29 2025

292 BLUEJAY CRES
OSHAWA, ONT
L1G4X4



Committee of Adjustment

File: **A-2025-49**

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 June 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-49**) submitted by **Abhishek Sharma** for **256 Pimlico Drive** (PL 40M-2566 LT 64), 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 of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E(20) (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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 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 23, 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 June 13, 2025.

Address: 256 Pimlico Drive

SCOPE OF WORK
1-ADDING AS-BUILT ACCESSORY APARTMENT
IN THE BASEMENT

AREA STATISTICS:
GROSS FLOOR AREA CALCULATIONS

PRINCIPAL RESIDENCE
EXISTING GROUND FLOOR GFA
EXISTING 2ND FLOOR GFA
PROPOSED BASEMENT APARTMENT GFA
TOTAL

= 979.28m² / 91m²
= 132.45m² / 23.35m²
= 844.07m² / 78.43m²
= 3150.81m² / 292.78m²

PROPERTY LINE DEPTH 124'-3" [37.86 M]

48'-1" [14.65 M]

56'-7" [17.25 M]

23'-3" [7.07 M]

3'-2" [0.97 M]

29'-7" [9.02 M]

29'-1" [8.87 M]

BACKYARD
95'x48'3"

PROPERTY LINE
PL&SET 93'-10" [28.59 M]

PROPERTY LINE DEPTH 166'-9" [50.81 M]

TYPICAL FLOOR AREA CALCULATIONS				
DESCRIPTION	AREA (sqm)	AREA (sqft)	AREA (sqm)	AREA (sqft)
EXISTING AREA	23	248	23	248
PROPOSED AREA	13.35	144.8	13.35	144.8
TOTAL AREA	36.35	392.8	36.35	392.8

SUMMARY

NO. OF STORES	2 STOREY	FRONT YARD	24'10"X41'11"	EXTERIOR	3'-7"
LOT AREA	93'10" X 166'9"	REAR YARD	93'10"X48'3"	INTERIOR	29'-1"

GENERAL NOTES
1. ALL DIMENSIONS AND LOCATIONS ARE GIVEN TO THE CENTER OF THE LOT.
2. CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CITY OF OSHAWA'S ZONING BY-LAW.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA.



C. V. V. A.
32 SOUTH LINCOLN AVE. UNIT 2071
MARKHAM, ONTARIO L3R 8S9
TEL: 416-273-3802
FAX: 416-273-3803

256 PIMLICO DRIVE, OSHAWA, ON L1H 7Y4

AS-BUILT BASEMENT APARTMENT

SITE PLAN

DATE: MARCH 14, 2025
SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
A1

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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-50**) submitted by **GHD Limited c/o Scott Waterhouse on behalf of Minto (Harmony Road) Limited Partnership for the lands on the south side of Nancy Diamond Boulevard between Harmony Road North and Nancy Diamond Boulevard** (PL 40M-2750 BLK 67), 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 apartment buildings (stacked townhouses) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for apartment buildings (stacked townhouses) in a MU-C(3) "h-14" "h-30" (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking	1.25 spaces per dwelling unit plus 0.25 spaces per dwelling unit for visitors	1.45 spaces per dwelling unit plus 0.3 spaces per dwelling unit for visitors
Minimum Rear Yard Depth (Verne Bowen Street)	2.5m	6m

The subject site is also subject to an application for Site Plan Approval (File SPA-2025-02).

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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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.

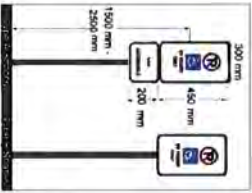
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 June 20, 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 23, 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 June 13, 2025.

[illegible]



Committee of Adjustment

File: **A-2025-51**

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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-51**) submitted by **Minto (Harmony Road) LP** for the lands at the southeast corner of **Nancy Diamond Boulevard and Harmony Road North** (EAST WHITBY CON 5 PT LT 4 RP 40R-31694 PT 2), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a temporary sales office for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located which has received draft plan approval (S-O-2017-07) as well as for lands located outside of the approved draft plan, whereas Zoning By-law 60-94 only permits the temporary sales office to be used for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located in a MU-C(3) "h-14" "h-30" (Mixed Use) 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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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.

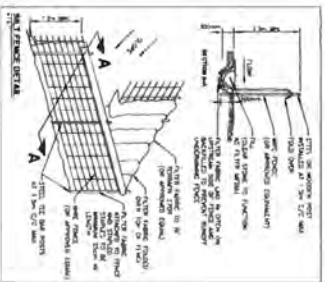
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 June 20, 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 23, 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 June 13, 2025.



Date		Page
1	2	3
4	5	6
7	8	9
10	11	12

REVISIONS			
REV	DATE	DESCRIPTION	APPROVED

CITY OF OSAWA
Development Services Department
MINTO (HARMONY ROAD) GP INC.
**SALES OFFICE GRADING
PLAN**

CANDEVCON EAST LIMITED

CONTACTING US
 (800) 251-0600, ext. 400 e-mail: advertising@ibm.com
 or (708) 235-3800 fax: (708) 794-0811

 1501 1250
 E150A1

CHLORINE D ₂	0.5	
CHLORINE D ₁	0.0	

GR1.1



Committee of Adjustment

File: **A-2025-52**

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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-52**) submitted by **Minto (Harmony Road) LP** for **2466 Harmony Road North** (PL 40M-2750 BLK 65), 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 temporary sales office for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located which has received draft plan approval (S-O-2017-07) as well as for lands located outside of the approved draft plan, whereas Zoning By-law 60-94 only permits the temporary sales office to be used for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located in a R4-A(25).DBR 60-85 "h-14" "h-30" (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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 2025 or any day thereafter.

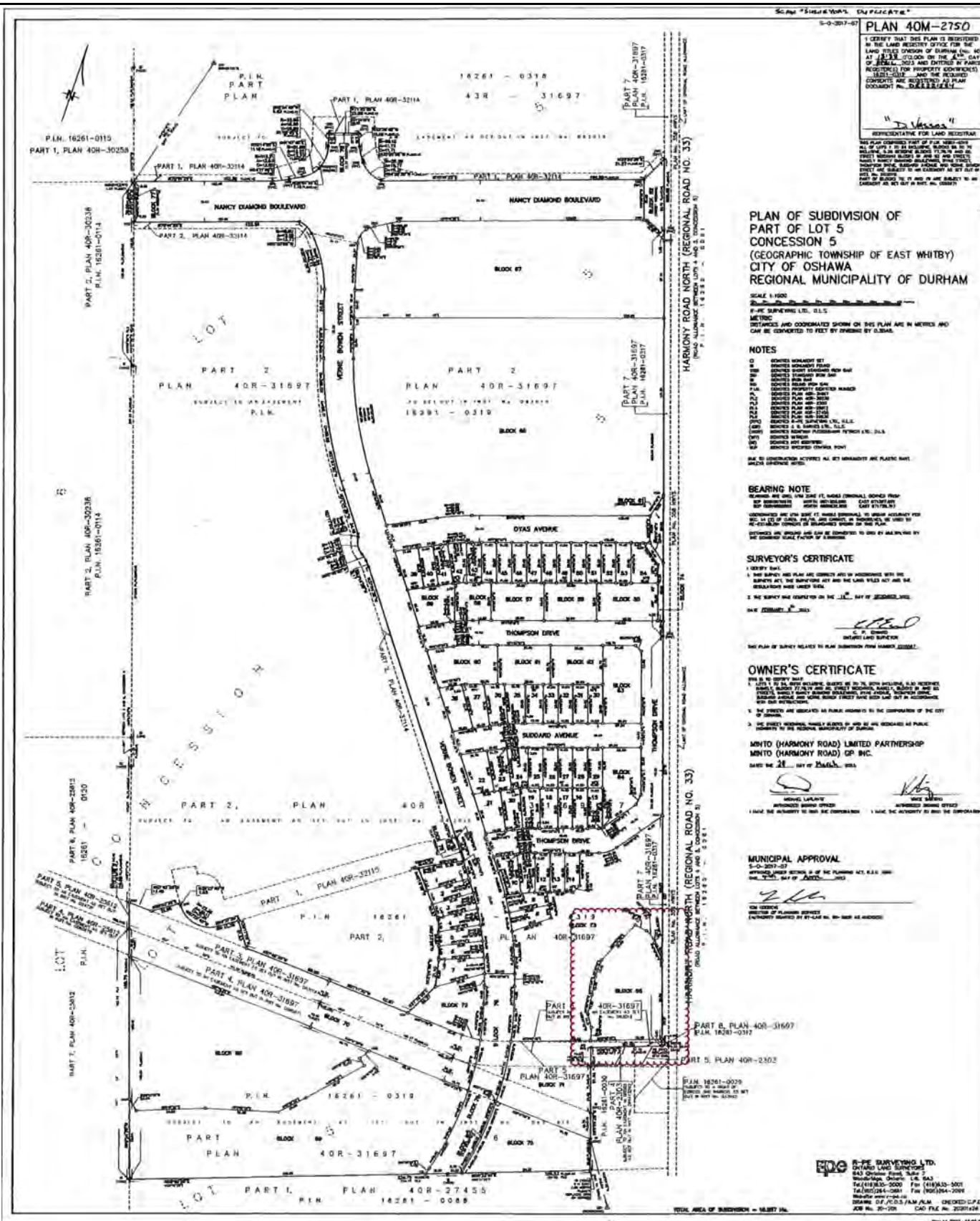
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than June 23, 2025. 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 June 13, 2025.

Address: 2466 Harmony Road North

City of Oshawa
Economic and Development Services





Committee of Adjustment

File: **B-2024-28**

Ward: **2**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on June 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-28**) submitted by **Gregory Foxwell and Katherine Foxwell** for **42 Beatrice Street West** (PL 957 LT 5), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 356 sq. m. vacant residential parcel of land and add it to the lands to the west (46 Beatrice Street West), retaining a 401 sq. m lot with existing residential uses.

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

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on June 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 2025 or any day thereafter.

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

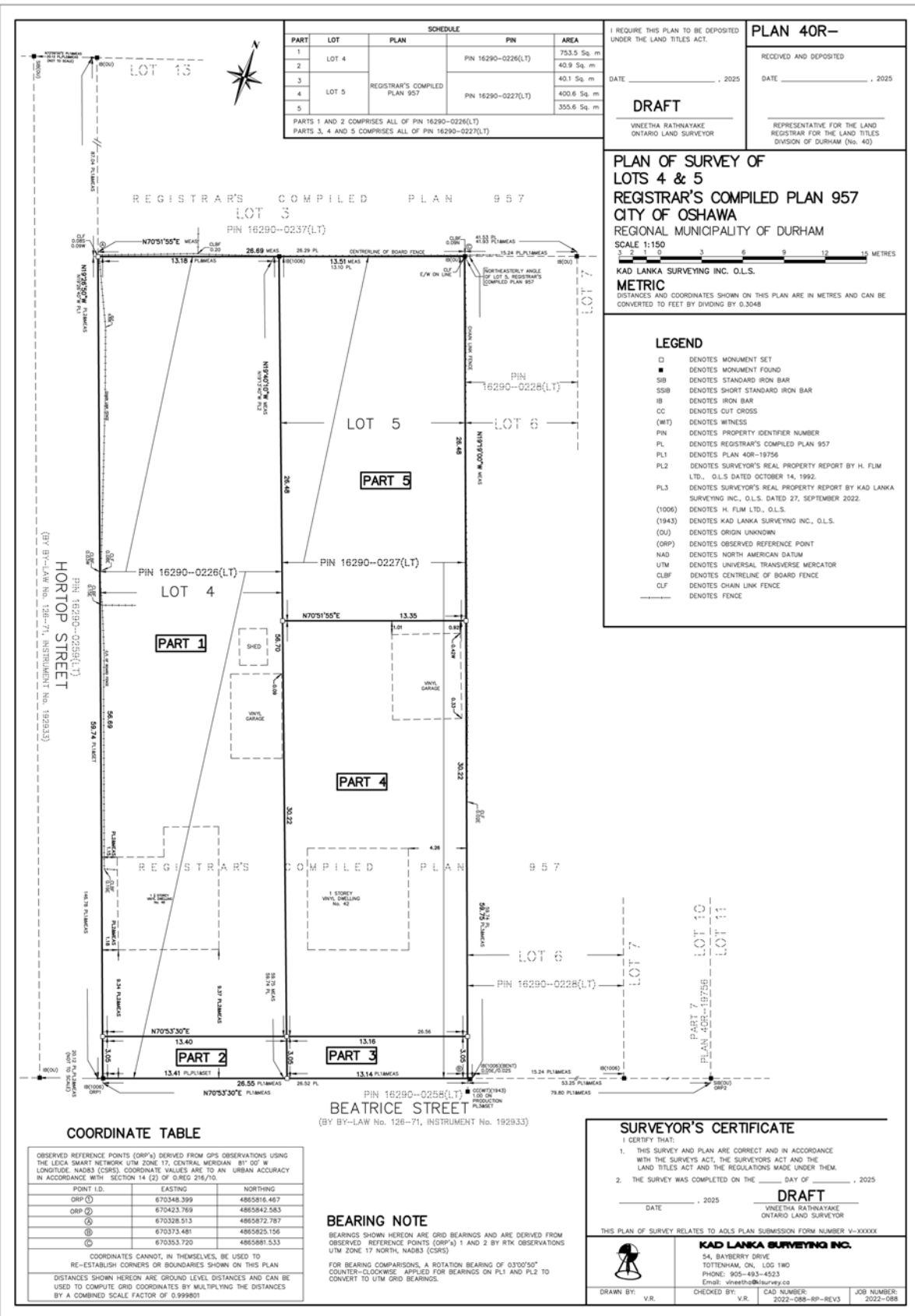
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than June 24, 2025. Advance requests are highly encouraged to enable us to meet your needs adequately.

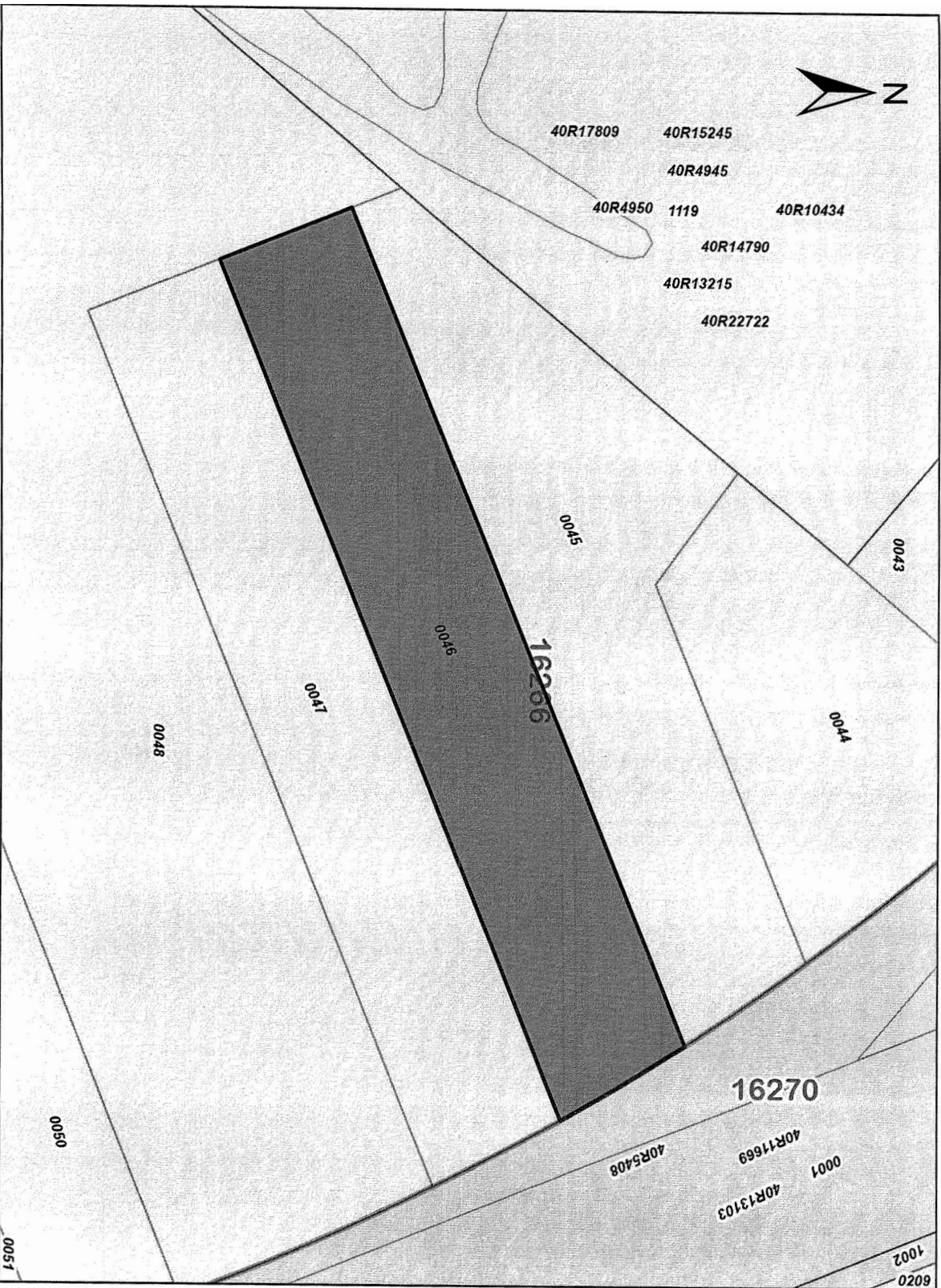
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued June 11, 2025.

Address: 42 Beatrice Street West



Address: 1500 Simcoe Street North



ServiceOntario

PRINTED ON 07 MAY, 2025 AT 16:59:20
FOR FAGUEC101



PROPERTY INDEX MAP
DURHAM(No. 40)

- LEGEND**
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
- 0449
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



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 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-42**) submitted by **Kruti Shah on behalf of Teresa Ricciuto** for **355 Gibbons Street** (PL 76 PT LT 2 PL 357 SHEET 13C PT LT B), 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 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 single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage (Part 1 – North Lot)	9.1m	13.5m
Minimum Lot Frontage (Part 2 – South Lot)	9.1m	13.5m
Minimum Lot Area (Part 1 – North Lot)	333 sq. m.	405 sq. m.
Minimum Lot Area (Part 2 – South Lot)	332 sq. m.	405 sq. m.

The subject site is also subject to an application for Consent (File B-2025-05).

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 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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.

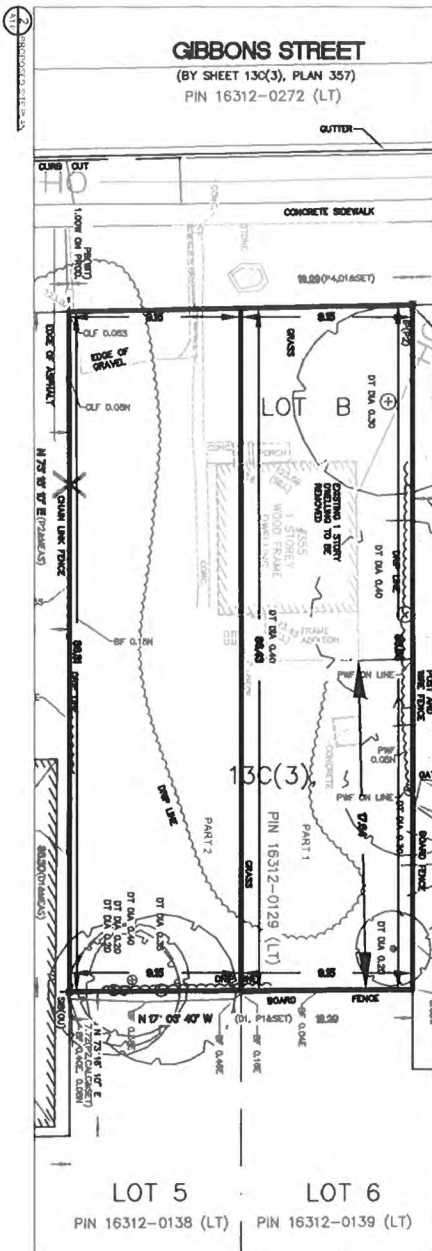
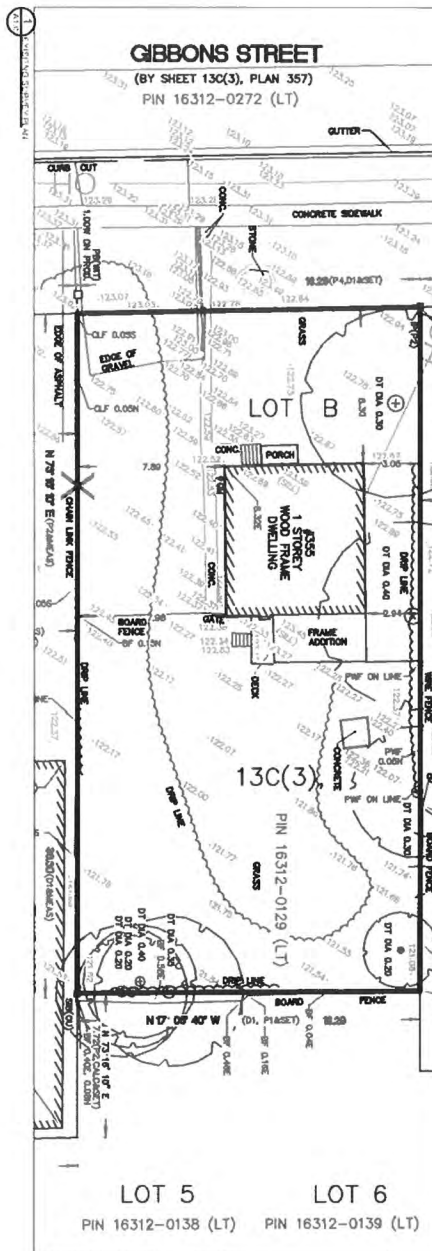
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on June 20, 2025 or any day thereafter.

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 23, 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 June 13, 2025.

Address: 355 Gibbons Street



SITE DATA
ZONING
LOT NO.
LOT AREA

SITE DATA
ZONING
LOT NO.
LOT AREA

CONSULTANT:
R1 CAD SOLUTIONS INC.
Kurt Shah, P.Eng.
Cell: 647-532-3593
Office: 905-913-5200
4 Abscon Road, Unit #1
Brampton, ON L6T 5J6
www.r1cadsolutions.com

DRAWING NOTES:
1. GENERAL CONTRACTOR SHALL CHECK ALL
2. VERIFY DIMENSIONS ON SITE AND REPORT
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS
4. FOR CONSIDERATION WITH THE INTENT OF
5. DRAWINGS AND SPECIFICATIONS
6. TO DIMENSIONS ONLY (OVER SCALE), WORK
7. THE DRAWINGS IS THE PROPERTY OF THE
8. DESIGNER AND MAY NOT BE REPRODUCED
9. IN ANY MANNER WITHOUT THE WRITTEN
10. PERMISSION OF THE DESIGNER

OWNER:
PROJECT TITLE:
355 GIBBONS ST
OSHAWA ON

DRAWING TITLE:
DATE: 03/10/2025
DRAWN BY: KD
CHECKED BY: KS
SCALE: 1:10
PROJECT NO: 0320

DRAWING
A1



Committee of Adjustment

File: **B-2025-05**

Ward: **4**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on June 25, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-05**) submitted by **Kruti Shah on behalf of Teresa Ricciuto for 355 Gibbons Street** (PL 76 PT LT 2 PL 357 SHEET 13C PT LT B), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 332.6 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 333.8 sq. m. parcel of land with existing residential uses to be demolished.

The subject site is also subject to an application for Minor Variance (File A-2025-42).

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

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on June 23, 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 25, 2025 in order for your correspondence to be provided to Committee members for the June 25, 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 June 25, 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 June 20, 2025 or any day thereafter.

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

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

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than June 24, 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 June 11, 2025.



SITE DATA	
ZONING	R1-C
LOT NO.	(PART-1)
LOT AREA	333.80sq.m



SITE DATA	
ZONING	R1-C
LOT NO.	B(PART-2)
LOT AREA	332.58sq.m

0	0320
---	------