



Committee of Adjustment Meeting Agenda

**July 16, 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 July 16, 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 25, 2025 be adopted.

Minor Variance Staff Reports

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-2025-53	5087 Oakridge Trail	Ward 1
	Darryl and Lisa Dallas	
	To permit an accessory building (garage) in the front yard and increased height of an accessory building	
A-2025-54	95 Norland Circle	Ward 1
	Lucy Igboanugo Kenechukwu	
	To temporarily permit a non-resident employee in a home occupation	

A-2025-55 399 Thornton Road North Ward 4

1000950386 Ontario Inc.

To permit a single detached dwelling which may include an accessory apartment with reduced front yard depth

A-2025-56 403 Thornton Road North Ward 4

1000950386 Ontario Inc.

To permit a single detached dwelling which may include an accessory apartment with reduced front yard depth

Consent Staff Reports

B-2025-06 555 Rossland Road West Ward 4

Mallory Nievas c/o The Biglieri Group Ltd. on behalf of Rossland Residences Corp.

Consent to create a servicing easement in favour of the lands to the south

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-2025-53**

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 July 16, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-53**) submitted by **Darryl and Lisa Dallas** for **5087 Oakridge Trail** (PL 40M-1775 LT 5), 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 an accessory building in the front yard, whereas Zoning By-law 60-94 does not permit an accessory building in the front yard for a single detached dwelling in an R1-G.F24 (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 July 14, 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 July 16, 2025 in order for your correspondence to be provided to Committee members for the July 16, 2025 public meeting.

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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 July 16, 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.

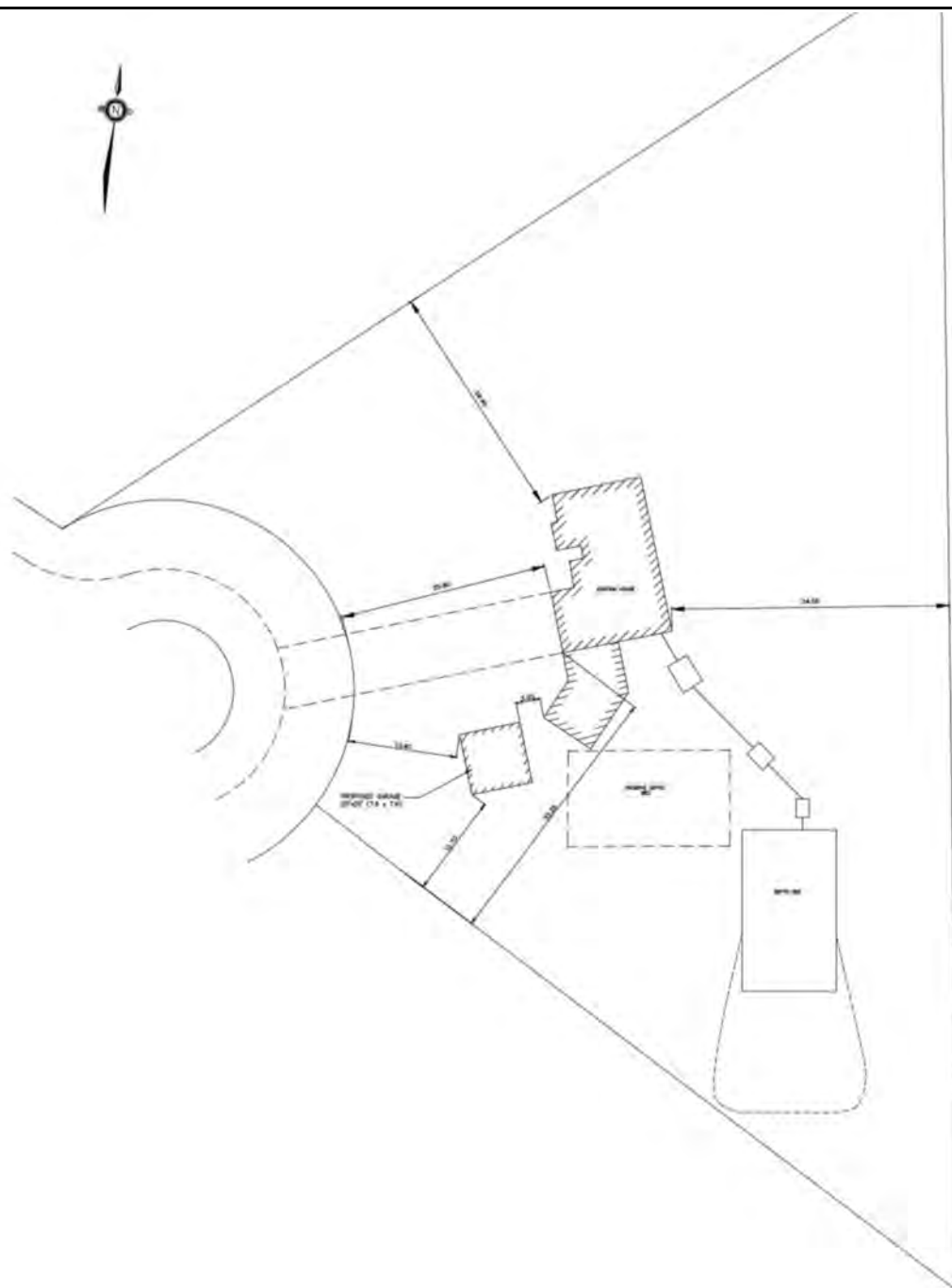
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 11, 2025 or any day thereafter.

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 July 14, 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 July 4, 2025.

Address: 5087 Oakridge Trail

[illegible]

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 July 16, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-54**) submitted by **Lucy Igboanugo Kenechukwu** for **95 Norland Circle** (PL 40M-2258 LT 82), 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 temporarily permit a non-resident employee in a home occupation, whereas Zoning By-law 60-94 requires the dwelling unit in which the home occupation is located to be the principal residence of the person or person(s) engaged in the home occupation use in a single detached dwelling in R1-E(4) (Residential) Zone.

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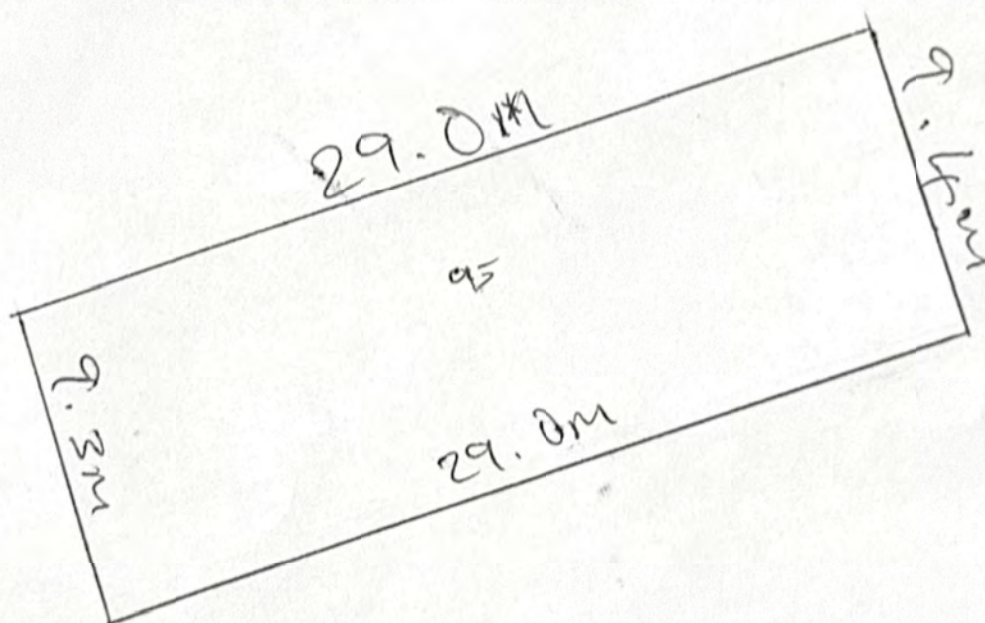
This Notice issued July 4, 2025.

Address: 95 Norland Circle



City of Oshawa
Economic and Development Services 

SITE PLAN.
95, NORLAND CIRCLE OSHAWA ON.
L1C 0A7.



Address: 95 Norland Circle



Address: 95 Norland Circle



Subject Property -
95 Norland Circle

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 16, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-55**) submitted by **1000950386 Ontario Inc.** for **399 Thornton Road North** (EAST WHITBY CON 2 PT LT 16 PL M1143 BLK A AND RP 40R-31452 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 single detached dwelling which may contain an accessory apartment with a minimum front yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

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This Notice issued July 4, 2025.

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 16, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-56**) submitted by **Cromwell Holdings Corp.** for **403 Thornton Road North** (EAST WHITBY CON 2 PT LT 16 RP 40R-32394 PT 1), 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 front yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

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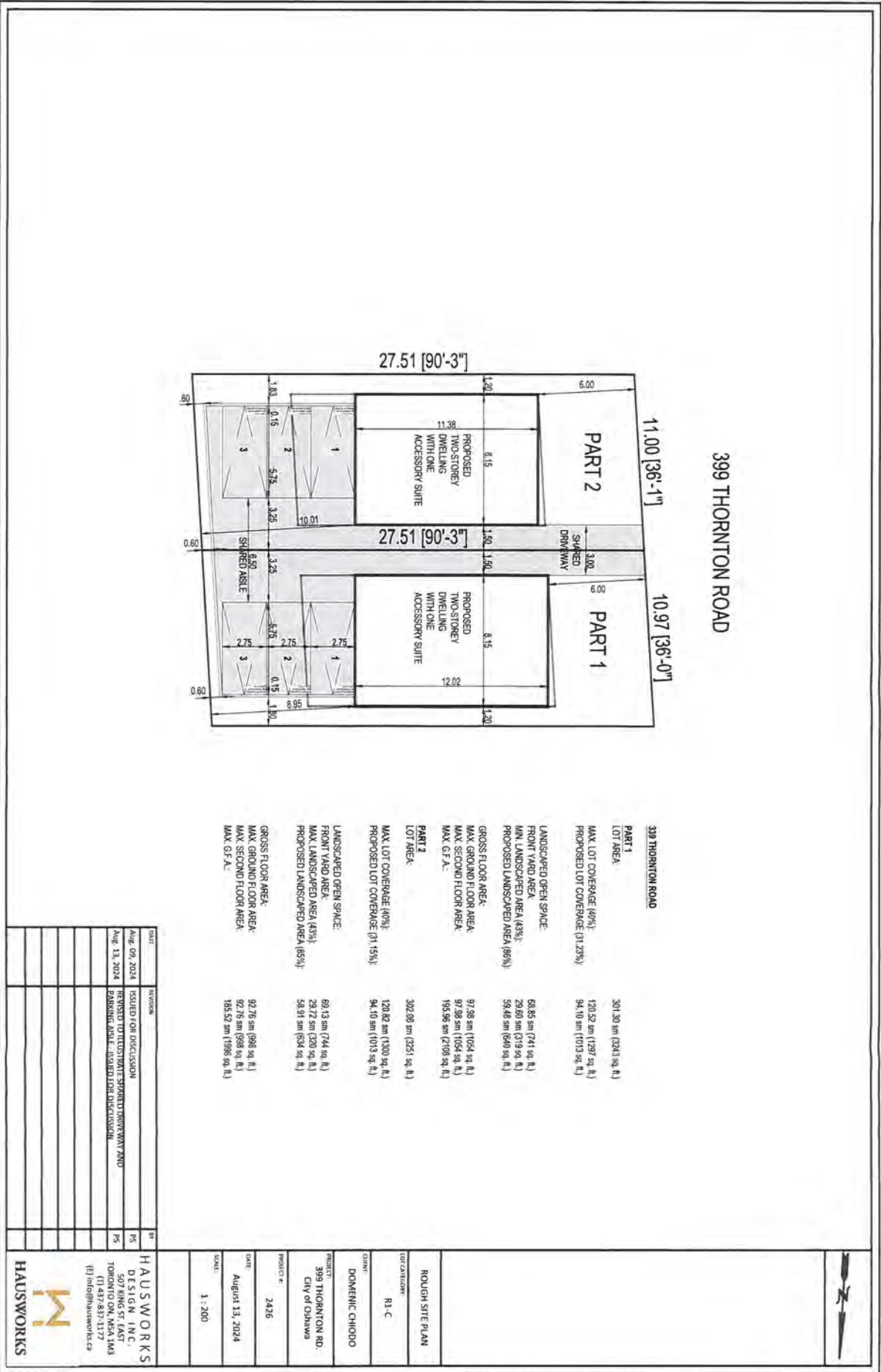
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This Notice issued July 4, 2025.

Address: 399 & 403 Thornton Road North





Committee of Adjustment

File: **B-2025-06**

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 July 16, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-06**) submitted by **Mallory Nieves on behalf of Rossland Residences Corp.** for **555 Rossland Road West** (EAST WHITBY CON 2 PT LT 15 RP 40R-31497 PTS 2 TO 4), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a 520 sq. m easement for servicing in favour of the lands to the south.

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-11).

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.

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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.

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This Notice issued July 2, 2025.

