



Committee of Adjustment Meeting Agenda

**August 6, 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 August 6, 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 July 16, 2025 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2025-57 | 643 Fleetwood Drive | Ward 3 |
| | Noble Prime Solutions Ltd c/o Tanvir Rai on behalf of Vikas Thakur, Bharat Preet Sandhu, Kusum Lata and Shubhrata Gupta | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, land-scaped open space in the front yard and to permit tandem parking | |
| A-2025-58 | 1788 Shelburne Street | Ward 1 |
| | Newcastle Drafting & Design Inc. on behalf of Cheryl Nembhard | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, length and landscaped open space in the front yard | |
| A-2025-59 | 291 Simcoe Street South | Ward 4 |
| | Bart Szoke on behalf of 1554649 Ontario Inc. | |
| | To permit an apartment building with increased density | |

A-2025-60 751 Farewell Street Ward 5

Muhammad Afzal on behalf of Jalal Mousa

To permit an automobile repair garage with reduced parking spaces, parking space width, distance of a parking area to a street line and loading spaces

A-2025-61 565 Foxrun Court Ward 3

Muhammad Atif Altaf

To permit a semi-detached dwelling with reduced landscaped open space in front yard, parking space width and to permit all parking spaces in the front yard

A-2025-62 2048, 2052, 2056, 2060 & 2064 Lowry Drive Ward 1

Andrew Stobbe on behalf of Conlin (Oshawa) 130 Acres Inc.

To permit a single detached dwelling with reduced rear yard depth and increased lot coverage

A-2025-63 24, 26, 28 Lasalle Court Ward 4

D.G. Biddle and Associates Limited on behalf of 2428 LaSalle Inc. c/o Quentin D'Souza

To permit an apartment building with reduced parking and increased density

A-2025-64 185 Orchard View Boulevard Ward 2

Greg Mcculloch on behalf of Mary Elspeth Mcculloch

To permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling with increased height

Consent Staff Reports

B-2025-08 26 Whiting Avenue Ward 5

Christopher Jones on behalf of WCDJ Construction

Consent to sever a vacant parcel of land for the purpose of creating a new residential lot, retaining a parcel of land with existing residential uses

Combined Minor Variance and Consent Staff Reports

A-2025-65 188 Hillside Avenue Ward 4

Ronald Worboy on behalf of Jodi Smithson and Michael Smithson

To permit a single detached dwelling with reduced lot frontage

A-2025-66 194 Hillside Avenue Ward 4

Ronald Worboy on behalf of the Estate of June Hunter and Christopher Hunter

To permit a single detached dwelling with reduced interior side yard depth

B-2025-09 188 Hillside Avenue Ward 4

Ronald Worboy on behalf of Jodi Lee and Michael John Smithson

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

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to committeeofadjustment@oshawa.ca. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-57**) submitted by **Noble Prime Solutions Ltd c/o Tanvir Rai on behalf of Vikas Thakur, Bharat Preet Sandhu, Kusum Lata and Shubhrata Gupta** for **643 Fleetwood Drive** (PL 40M-2650 LT 11), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.7m	2.75m
Minimum Landscaped Open Space in the Front Yard	38%	50%
Tandem Parking	To Permit	Not Permitted

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 August 1, 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 August 6, 2025 in order for your correspondence to be provided to Committee members for the August 6, 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 August 6, 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 August 1, 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 August 5, 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 25, 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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-58**) submitted by **Newcastle Drafting & Design Inc. on behalf of Cheryl Nembhard** for **1788 Shelburne Street** (PL 40M-2483 LT 42), 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.C.45 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Accessory Apartment Space Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%

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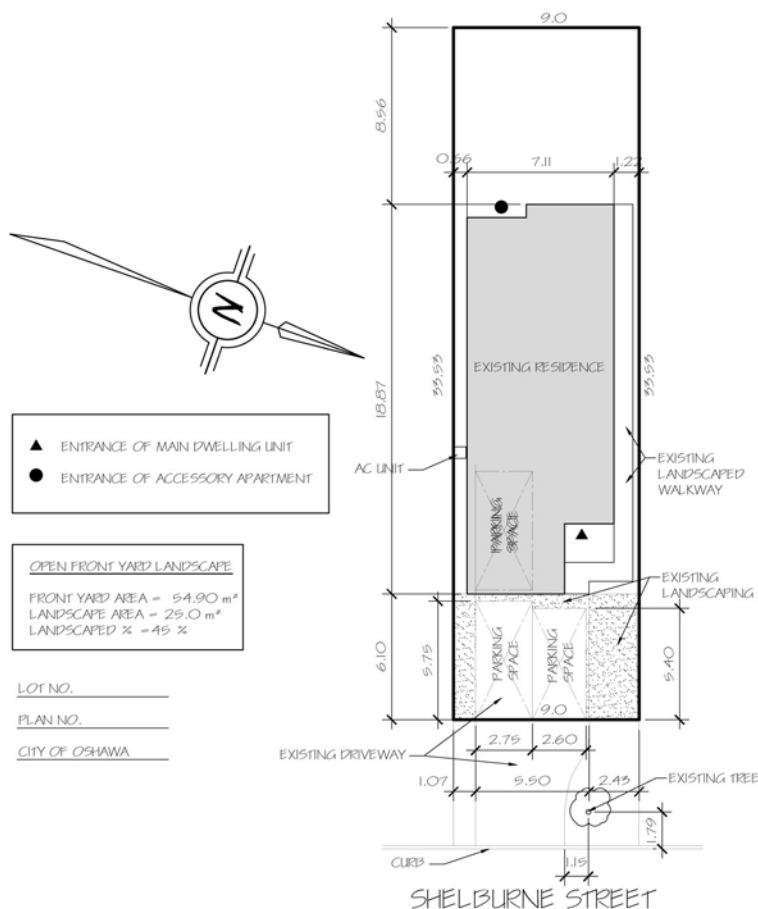
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued July 25, 2025.

Address: 1788 Shelburne Street



City of Oshawa
Economic and Development Services



PLOT PLAN

MINOR VARIANCE REQUIRED:

1. MINIMUM 50% FRONT YARD OPEN SPACE LANDSCAPING REQUIRED (ZONING BY-LAW 60-94)

- PROPOSED 45% FRONT YARD OPEN SPACE LANDSCAPING

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and expertise to be a designer. Trevor Jones NAME SIGNATURE new castle drafting & design inc. FIRM NAME		58508 BCN 29016 BCN		PLAN OF PROPOSED BASEMENT APARTMENT FOR 1788 SHELBURNE STREET OSHAWA ONTARIO	
new castle drafting & design inc. 76 Baldwin St. Newcastle, Ontario L1B 1H1 PH. 905-987-5263 FAX. 905-987-1180 web site: www.newcatedrafting.ca email: ncdrafting@on.aibn.com		SCALE 1:200	DATE JUNE, 19:2025	DRAWN TRJ	DRAWING NUMBER 25-03-03
		SHT <u>1</u> OF <u>1</u>			



Committee of Adjustment

File: **A-2025-59**

Ward: **4**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-59**) submitted by **Bart Szoke on behalf of 1554649 Ontario Inc.** for **291 Simcoe Street South** (PL H-50005 LT 32), 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 an apartment building with a maximum density of 185 units per hectare, whereas Zoning By-law 60-94 requires a maximum density of 85 units per hectare for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 6, 2025. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-60**) submitted by **Muhammad Afzal on behalf of Jalal Mousa** for **751 Farewell Street** (PL CON BF PT LT 5), 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 automobile repair garage 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 automobile repair shop in a SI-A (Select Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces	18	22
Minimum Width for a Parking Space located adjacent to a Solid Wall, Fence or like Structure	2.7m	3.0m
Minimum Distance of a Parking Area to the Street Line	0m	3.0m
Minimum Number of Loading Spaces	0	1 small

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This Notice issued July 25, 2025.

Address: 751 Farewell Street



GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND TO REPORT ANY WORK DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION TO BE ACCORDING TO GOOD CONSTRUCTION PRACTICE AND ALL CODES AND REGULATIONS. HAVING JURISDICTION

NO.	ISSUED FOR PERMIT	DATE
1	ISSUED FOR PERMIT	DATE

CONSULTANT:

2188 BIRCHMOUNT ROAD WEST
SCARBOROUGH, ONTARIO M1V 4X6
TEL: 416-490-7800
FAX: 416-490-7801
EMAIL: INFO@MADAFR.COM

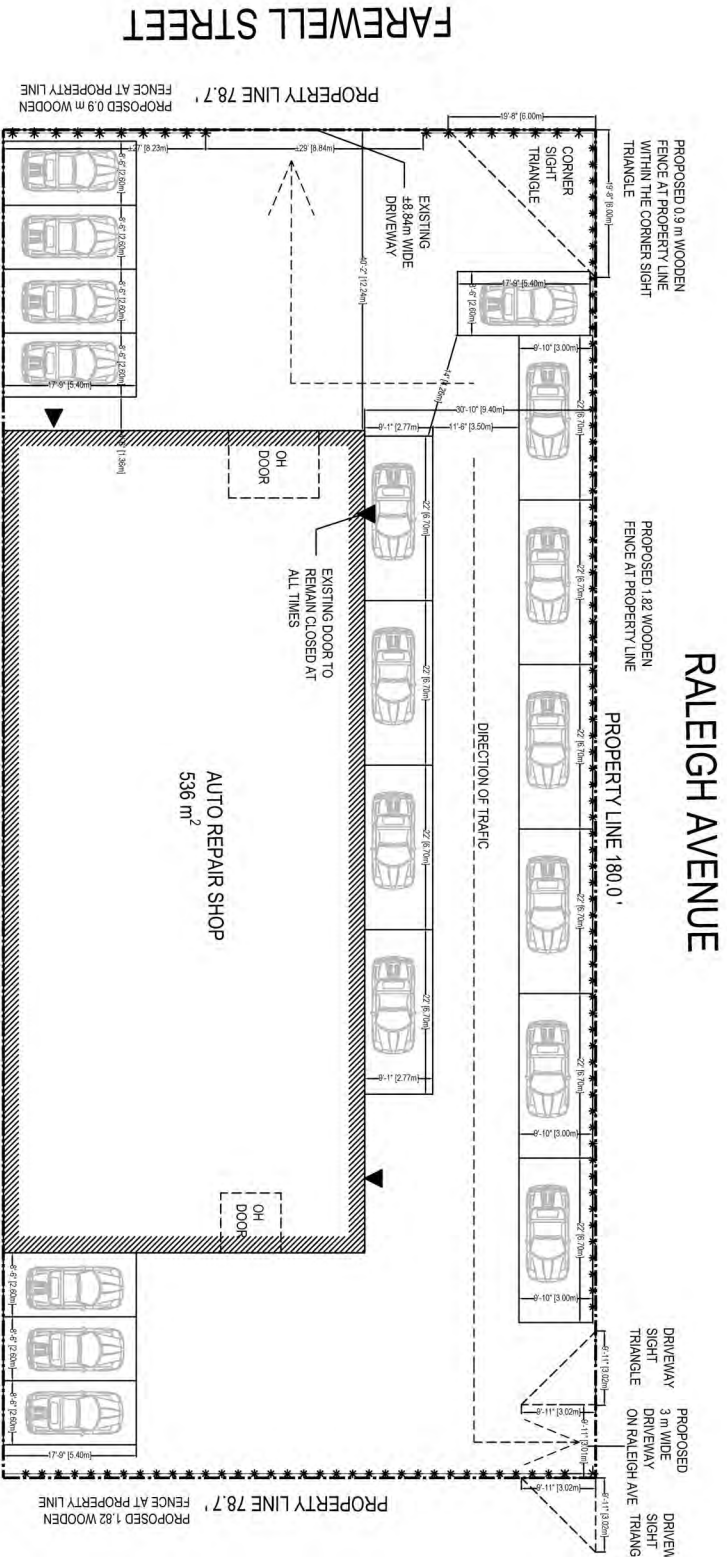


PROJECT TITLE
AUTO REPAIR SHOP

PROJECT ADDRESS
751 FAREWELL ST., OSHAWA

DRAWING
SITE PLAN

DRAWN	PROJECT NO.
DATE	DATE
SCALE	DRAWING NO.
1/16" = 1'	A1
CHECKED	



SITE STATISTICS:

PROPOSED AUTO REPAIR SHOP: 536 m²

PARKING REQUIRED FOR AUTO REPAIR SHOP: 22

PROPOSED FULL WIDTH PARKING: 14

PROPOSED 2.77m WIDE PARKING: 4

TOTAL PARKING: 18

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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-61**) submitted by **Muhammad Atif Altaf** for **565 Foxrun Court** (PL M1151 PT LT 13 NOW RP 40R-5144 PT 1), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a semi-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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	43%	50%
Minimum Parking Space Width	2.6m	2.75m
Parking Location	All in the Front Yard	Minimum One Space in a Side Yard, Rear Yard or in a Garage

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This Notice issued July 25, 2025.

Address: 565 Foxrun Court



CURVE DATA			TABLE			SCHEDULE		
PART	RADIUS	Δ	ARC	CHORD	PART	LOCATION	INST. N°	AREA
1	60.00'	22°52'51"	23.96'	23.80'	1	Box 13, Plan M-1151	LT 84564	4407 sq. ft.
2	60.00'	15° 59' 01"	16.74'	16.68'	2		LT 84564	4502 sq. ft.

PLAN 40R - 5144

RECEIVED AND DEPOSITED

DATE JUNE 4, 1979

John G. Brown, M.D.
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF DURHAM, (Number 40)

PLAN 40R

APPROVED MAY 31, 1979.

John G. Brown, M.D.
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF DURHAM, (Number 40)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER
THE LAND TITLES ACT.

DATE MAY 17, 1979.

John G. Brown, M.D.
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF DURHAM, (Number 40)

PARTS LAND 2, PART OF PARCEL, PLAN - 2
SECTION M-1151 - OSHAWA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. The survey and plan are correct and in accordance with the Survey Act and the Land Title Act and the regulations made thereunder.
2. The survey was completed on the 15th day of May, 1979.

BEARING REFERENCE

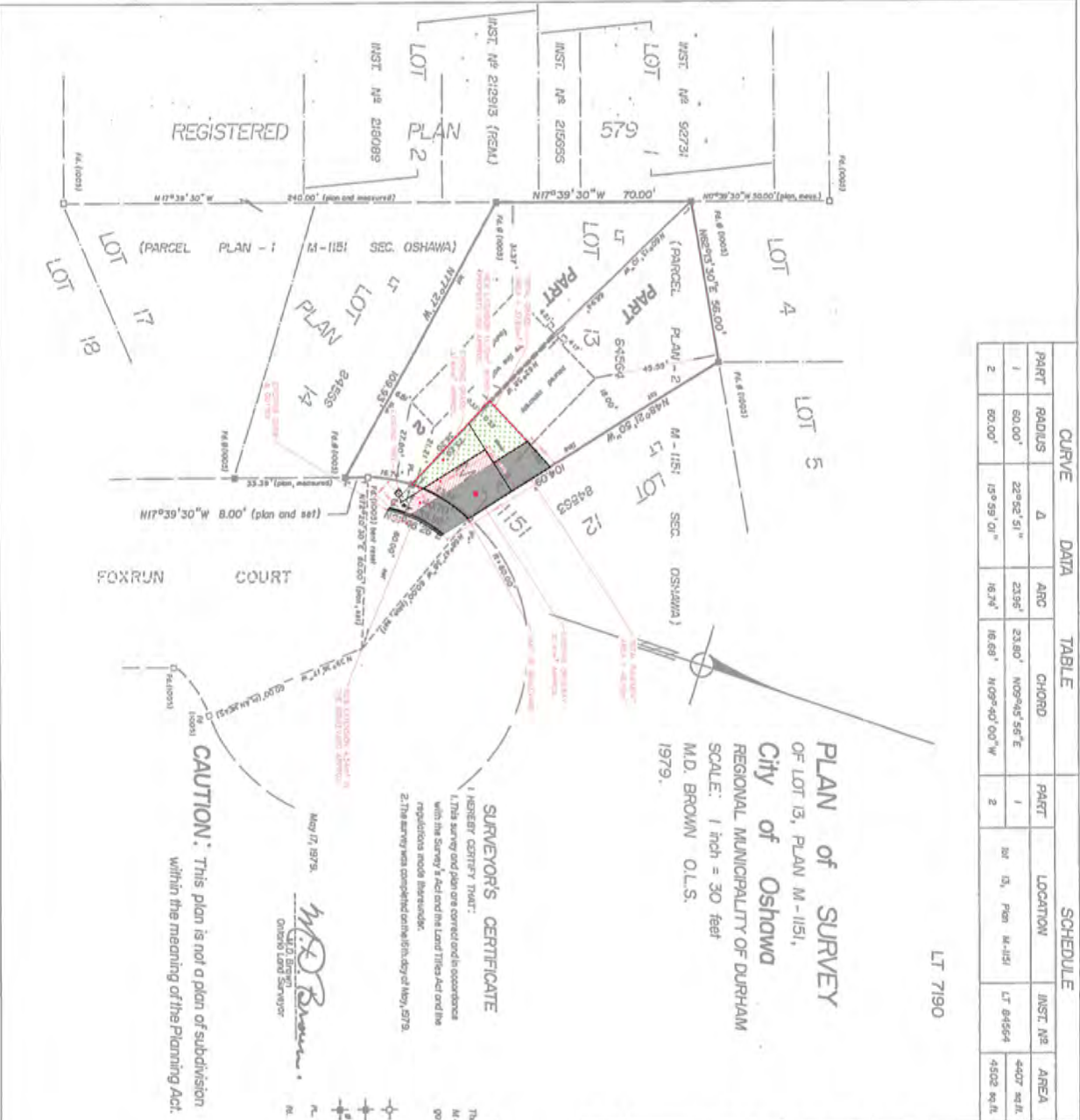
The electronic bearing of the west line of Plan M-1151 shown as N17°39'30" W is the true bearing of bearing shown on this plan.

- Deviates Standard from Box 1 "1" x .48" long
- Deviates from Box 5/8" x 3/8" x .64" long
- Deviates 3/4" round from Box 24" long
- Deviates Pinned
- Deviates Pinned
- Deviates Pinned

CAUTION: This plan is not a plan of subdivision within the meaning of the Planning Act.

John G. Brown, M.D.
LAND REGISTRAR FOR THE LAND TITLES
DIVISION OF DURHAM, (Number 40)

MERRILL D. BROWN LIMITED		
Land Surveying and Engineering		
121 Queen Street		
Brimleyville, Ontario, L1C 1M7		
Date:	May 17, 1979.	Revised:
Scale:	1 inch = 30 feet	Thickness:
Drawn by:	D.A.C.	Filing:
		79081-13



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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(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	6.15m	7.0m
Maximum Lot Coverage	48%	45%

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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.

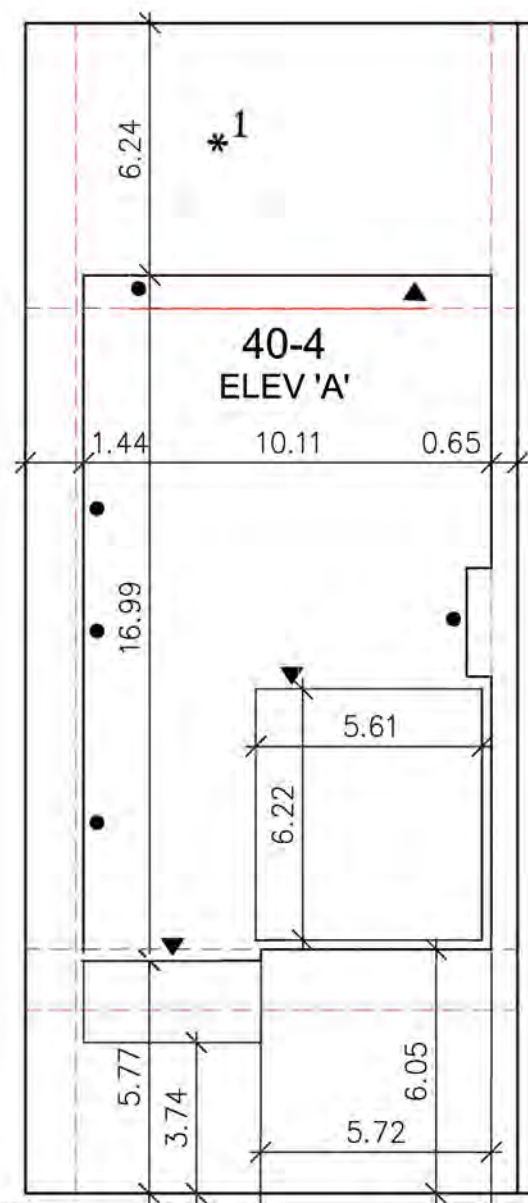
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on August 1, 2025 or any day thereafter.

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 August 5, 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 25, 2025.

Address: 2048, 2052, 2056, 2060 & 2064 Lowry Drive

City of Oshawa
Economic and Development Services 

LOT COVERAGE
REQUIRED: 45% MAX.
PROPOSED: 48% MAX.

SETBACK- REAR YARD
REQUIRED: 7.0m
PROPOSED: 6.15m

SAMPLE LOT AREA: 353.80m²
SAMPLE UNIT COVERAGE: 188.54m² (47.64%)

Sorbara Group of
Companies

KEDRON
CITY OF OSHAWA

Minor Variance
LOTS 1-5
ZONE R1-E (32)

June 12, 2025
scale=1:250

1 of 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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-62**) submitted by **D.G. Biddle and Associates Limited on behalf of 2428 LaSalle Inc. c/o Quentin D’Souza** for **24, 26 and 28 LaSalle Court** (PL 415 PT BLK A NOW RP 40R-8138 PT 4 TO 8 ,11), 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 apartment building 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 R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Visitor Parking Spaces	0.14 space/unit	0.3 space/unit
Maximum Density	87 u/ha	85 u/ha

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 August 1, 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 August 6, 2025 in order for your correspondence to be provided to Committee members for the August 6, 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 August 6, 2025. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

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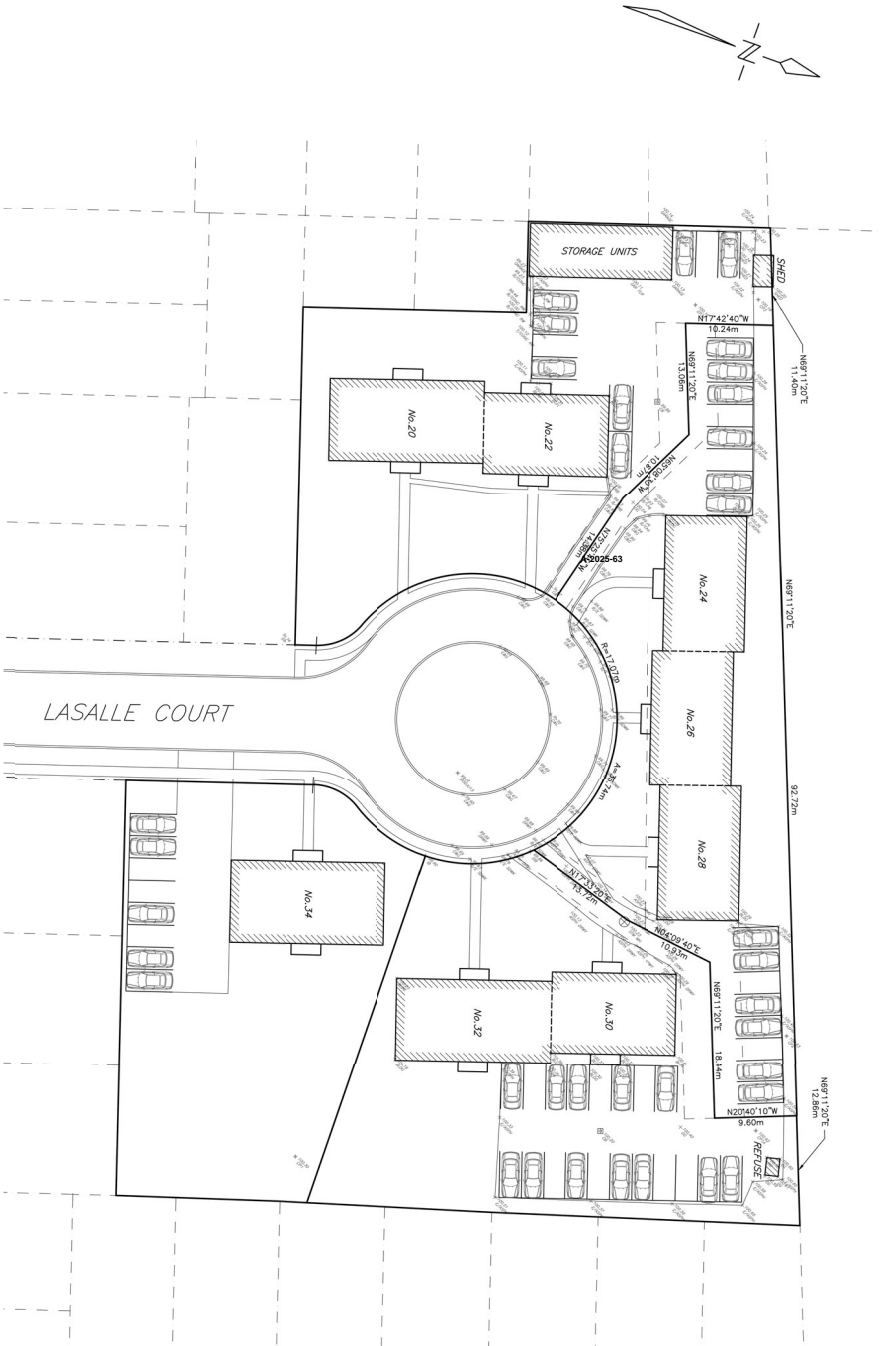
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued July 25, 2025.

Address: 24, 26 & 28 Lasalle Court



06/07/2025
X:\PROJECTS\2025\2025-24, 26, 28 LASALLE CT, OSHAWA - SITE PLAN AND WIND VELOCITY/USDA/USDA-33-SITE PLAN



SITE STATISTICS	
PROPOSED SITE AREA	1612.2m ²
CURRENT RENTAL UNITS	12
PROPOSED RENTAL UNITS	14
RESIDENTIAL PARKING	14
VISION PARKING	2

NOT FOR CONSTRUCTION

NO.	STATIONING	LENGTH (M)
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24, 26, 28 LASALLE COURT, OSHAWA
SITE PLAN
SHOWING EXISTING PARKING



D.G. BIDDLE & ASSOCIATES
4811 Sandown Rd. W., Oshawa, ON
L1H 8G9
Phone: 905-239-8800
Fax: 905-239-8801
www.dgassoc.com

SCALE	1:250
DESIGNED BY	L.K.
CHECKED BY	M.J.F.
PROJECT NO.	125534
DRAWING NO.	SP-1



Committee of Adjustment

File: **A-2025-64**

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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-64**) submitted by **Greg McCulloch on behalf of Mary Elspeth McCulloch** for **185 Orchard View Boulevard** (PL 318 LT 156 PT LT 155 NOW RP 40R-6752 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 an accessory building which may include an accessory apartment ancillary to a single detached dwelling with a maximum height of 6.5m, whereas Zoning By-law 60-94 permits a maximum height of the lesser of 4.5m or the actual height of the main building on a lot for an accessory building ancillary to a single detached dwelling in a R1-A (Residential) Zone.

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 August 1, 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 August 6, 2025 in order for your correspondence to be provided to Committee members for the August 6, 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 August 6, 2025. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

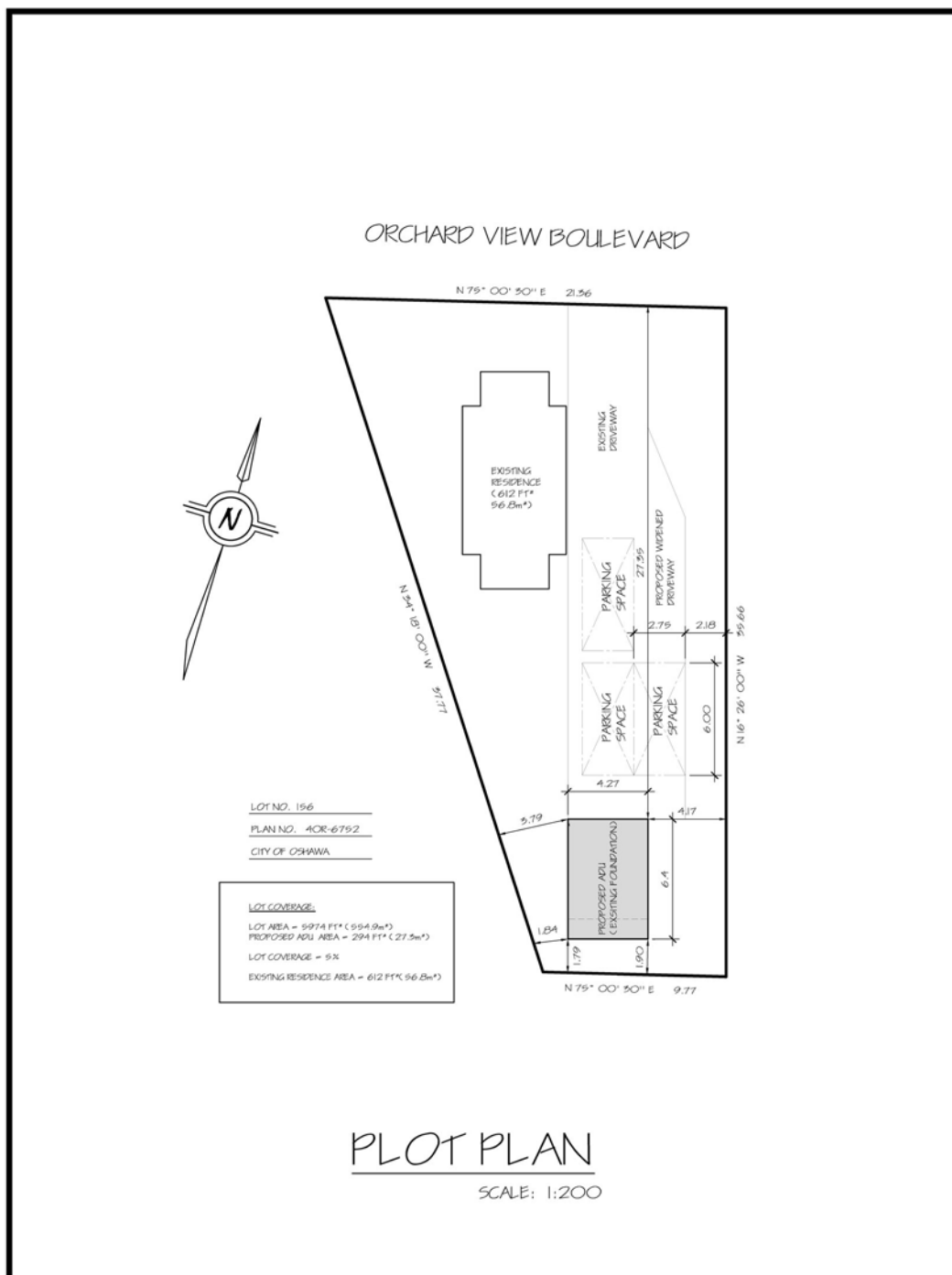
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued July 25, 2025.

Address: 185 Orchard View Boulevard

City of Oshawa
Economic and Development ServicesMINOR VARIANCE REQUIRED

- MIN. REQUIRED HEIGHT IS 4.5m
- PROPOSED HEIGHT = 6.5m

PLAN OF PROPOSED ADU
FOR
185 ORCHARD VIEW BLVD.

OSHAWA

ONTARIO

new castle
drafting & design inc.

76 Baldwin St. Newcastle, Ontario L1B 1H1
PH. 905-987-5263 FX. 905-987-1180
web site: www.newcastledrafting.ca email: ncdrafting@on.aibn.com

SCALE

1:200

DATE

JULY 9 : 2025

DRAWN

TBJ

DRAWING NUMBER

25-07-05

SHT 1 OF 5



Committee of Adjustment

File: **B-2025-08**

Ward: **5**

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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-08**) submitted by **WCDJ Construction on behalf of Kenneth Toppin** for **26 Whiting Avenue** (PL 335 SHEET 29 PT LT C57), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 1,582.1 sq. m. vacant parcel of land for the purpose of creating a new residential lot, retaining a 330.8 sq. m. parcel of land 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 August 1, 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 August 6, 2025 in order for your correspondence to be provided to Committee members for the August 6, 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 August 6, 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 August 1, 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 August 5, 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 23, 2025.

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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-65**) submitted by **Ronald Worboy on behalf of Jodi Smithson and Michael Smithson** for **188 Hillsdale Avenue** (PL 755 LT 15), 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 lot frontage of 17.0m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 18.0m for a single detached dwelling in a R1-A (Residential) Zone.

The subject site is also subject to an application for Consent (File B-2025-09).

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 August 1, 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 August 6, 2025 in order for your correspondence to be provided to Committee members for the August 6, 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 August 6, 2025. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

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This Notice issued July 25, 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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-66**) submitted by **Ronald Worboy on behalf of the Estate of June Hunter and Christopher Hunter** for **194 Hillsdale Avenue** (PL 755 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-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	0m	1.2m
Yard in which Encroachment is Permitted for Unenclosed Deck	Interior Side Yard	Front, Rear and Exterior Side Yards

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 August 1, 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 August 6, 2025 in order for your correspondence to be provided to Committee members for the August 6, 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.

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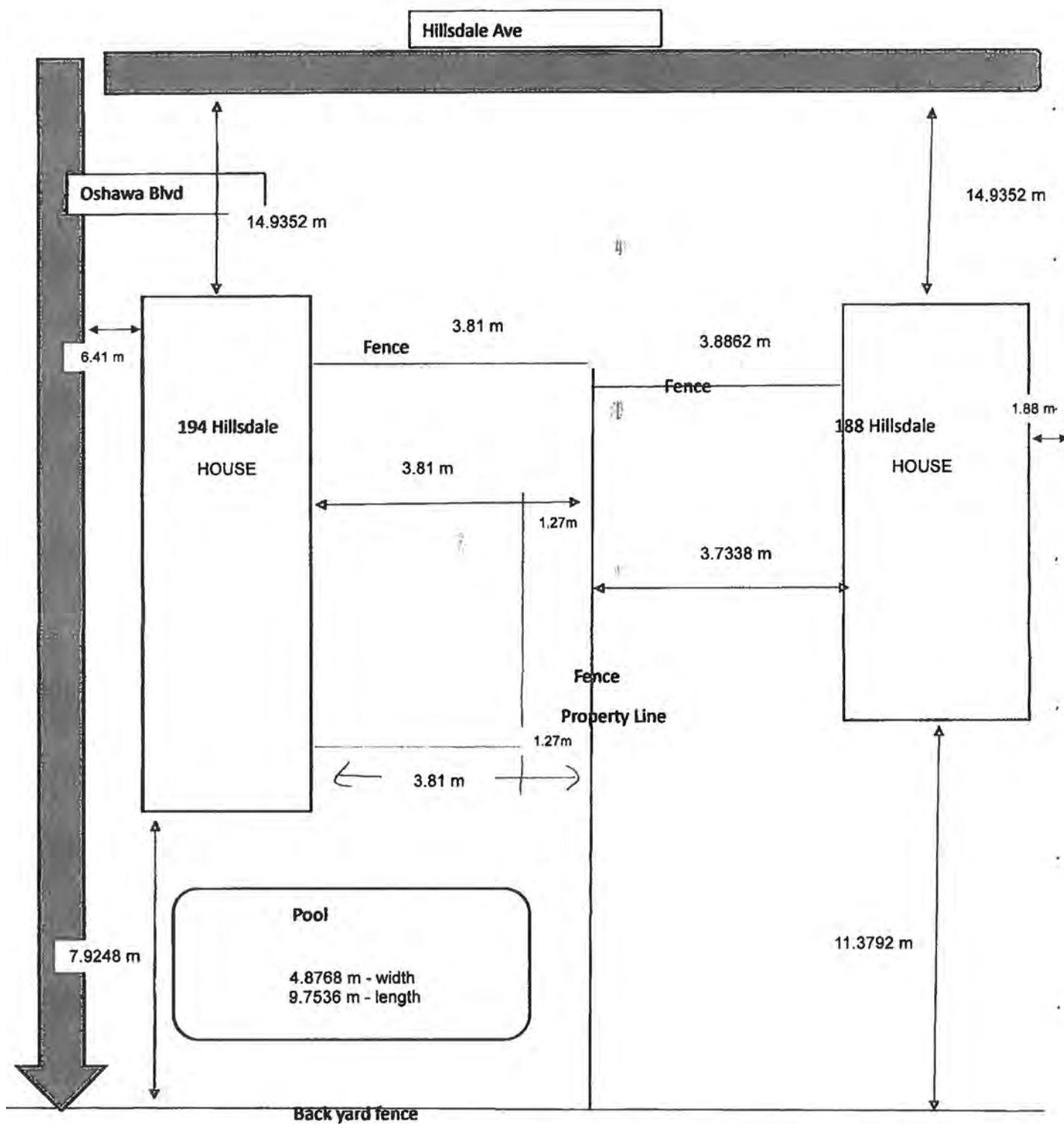
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This Notice issued July 25, 2025.

Address: 194 Hillsdale Avenue

City of Oshawa
Economic and Development Services

Property Setback Dimensions





Committee of Adjustment

File: **B-2025-09**

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 August 6, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-09**) submitted by **Ronald Worboy on behalf of Jodi Lee and Michael John Smithson** for **188 Hillsdale Avenue** (PL 755 LT 15), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 47.9 sq. m. residential parcel of land and add it to the lands to the east (194 Hillsdale Avenue), retaining a 570.8 sq. m. parcel of land 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 August 1, 2025.

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

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This Notice issued July 23, 2025.

