



Committee of Adjustment Meeting Agenda

**August 27, 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 27, 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 August 6, 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 and length and reduced landscaped open space in the front yard | |
| 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-2025-68 112 Annis Street Ward 5

Max Lysyk on behalf of Dr. George, Tony and George I. Lysyk

To permit a single detached dwelling which may include two new dwelling units with reduced rear yard depth and interior side yard depth abutting CN Rail

A-2025-70 347 King Street East Ward 4

Daniel Wasson on behalf of Colleen A. Glynn

To permit an accessory building ancillary to a single detached dwelling with increased height and lot coverage

A-2025-71 1519 Sarasota Crescent Ward 2

Nushrat Jahan on behalf of A R M Sharif Nawyaz

To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard and reduced parking space length

A-2025-72 1193 Venus Crescent Ward 5

Shivang Tarika on behalf of Rashna Finhas Jhaveri

To permit a semi-detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, parking space width and length, and one parking space located partially in the side yard

Consent Staff Reports

B-2025-11 2676 Harmony Road North Ward 1

GHD Ltd. on behalf of Broccolini Investment Inc. and Dorothy Hayle and Lloyd Hayle

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

B-2025-12 74 Stevenson Road North Ward 4

Maaz Khan on behalf of Peter Desouza and Laura Desouza

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

Combined Minor Variance and Consent Staff Reports

A-2025-67 2037 Simcoe Street North Ward 2

Raymond McCarthy on behalf of Gowtham Pidaparthi

To permit a medical office with tandem parking, reduced aisle width and landscape open space width adjacent to a residential zone, and to permit parking in the front yard

B-2025-10 2039 Simcoe Street North Ward 2

Raymond McCarthy on behalf of Gowtham Pidaparthi

Consent to permit an access 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: _____

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 27, 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 revised 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 (Accessory Apartment Space Only) | 2.7m | 2.75m |
| Minimum Parking Space Length (Accessory Apartment Space Only) | 4.2m | 5.75m |
| Minimum Landscaped Open Space in the Front Yard | 39% | 50% |

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

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 August 27, 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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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 22, 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 25, 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 August 15, 2025.

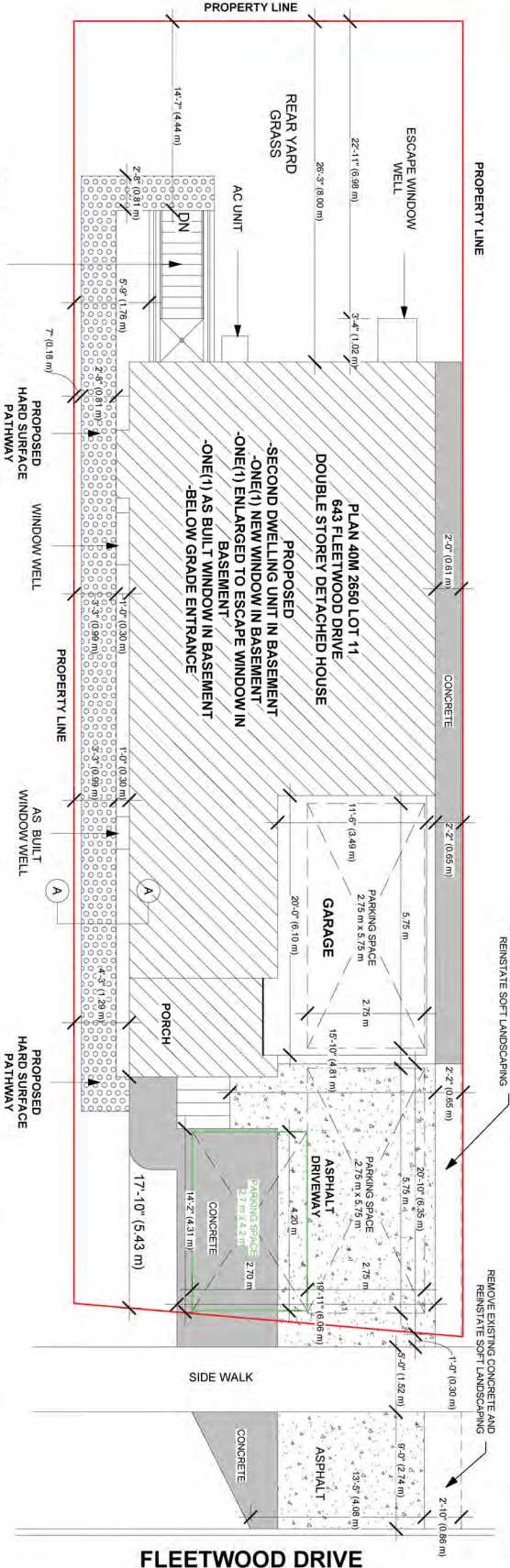
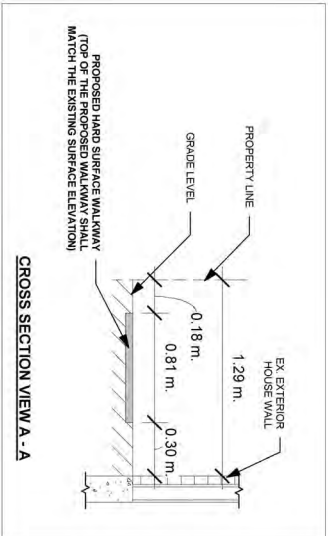
Address: 643 Fleetwood Drive

| TWO UNIT DWELLING EGRESS OPTIONS | |
|--|---|
| A. DIRECT EXCLUSIVE ACCESS TO EXTERIOR | ✓ |
| B. SHARED PROTECTED EXIT | X |
| C. EGRESS THROUGH ANOTHER DWELLING | X |

TOTAL FRONT YARD AREA: 574 SF
FRONT YARD SOFT LANDSCAPED AREA: 150 SF
(26.13% OF TOTAL FRONT YARD AREA)

MINOR VARIANCE

-TO PERMIT A REDUCED PARKING SIZE OF 2.7m X 4.2m, WHEREAS THE ZONING BY LAW REQUIRES A MINIMUM PARKING SIZE OF 2.75m X 5.75m;
-TO PERMIT 26.13% OF FRONT YARD TO BE A SOFT LANDSCAPED AREA, WHEREAS THE ZONING BY LAW REQUIRES A MINIMUM 50% OF FRONT YARD AREA TO BE SOFT LANDSCAPING.



SITE PLAN

HOUSE AREA:
GROUND FLOOR: 953.00 SF (88.56 SM)
SECOND FLOOR: 1,104.00 SF (102.60 SM)
TOTAL AREA: 2,057.00 SF (191.17 SM)

PROPOSED SECOND DWELLING UNIT IN BASEMENT AREA: 784.00 SF (72.86 SM)

| | | | | | |
|------------|--|---------------------------|--|-----------|--|
| DESIGNER | | FIRM | | DATE | |
| BCIN | | Noble Prime Solutions Ltd | | MAR 21/25 | |
| 103482 | | 118716 | | MAR 21/25 | |
| Tanvir Rai | | ISSUED FOR PERMIT | | MAR 21/25 | |
| BCIN | | TOTAL | | MAR 21/25 | |
| 103482 | | 1" = 8'-0" | | A-1 | |

QUALIFICATION INFORMATION
(Required by the City of Oshawa)

DESIGNER: BCIN
FIRM: Noble Prime Solutions Ltd
DATE: MAR 21/25

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

643 FLEETWOOD DR,
OSHAWA, ON

NOBLE PRIME SOLUTIONS LTD
2131 WILLIAMS PARKWAY
UNIT 19
BRAMPTON, ON.
info@noble.ca
(437) 888 1800

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 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-68**) submitted by **Max Lysyk on behalf of Dr. George, Tony and George I. Lysyk** for **112 Annis Street** (PL 335 SHEET 29 PT LT C15 RP 40R-32398 PTS 3 TO 4), 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, for a single detached dwelling in a R1-E(1) (Residential) Zone.

| Zoning Item | Column 1 | Column 2 |
|--|----------|----------|
| Minimum Rear Yard Depth | 1.7m | 4.0m |
| Minimum Northerly Interior Side Yard Depth Abutting CN Rail | 11.1m | 17.0m |

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This Notice issued August 15, 2025.

Address: 112 Annis Street



ISSUED FOR REVIEW

Danly Design

112 ANNIS STREET
OSHAWA, ONTARIO L1H 7K1
TEL: (905) 461-1111
WWW.DANLYDESIGN.COM

1. THE DEVELOPER HAS PROVIDED A TRUE AND CORRECT COPY OF THE RECORD PLAN FOR THE PROPERTY TO THE CITY OF OSHAWA.
2. THE DEVELOPER HAS PROVIDED A TRUE AND CORRECT COPY OF THE RECORD PLAN FOR THE PROPERTY TO THE CITY OF OSHAWA.
3. THE DEVELOPER HAS PROVIDED A TRUE AND CORRECT COPY OF THE RECORD PLAN FOR THE PROPERTY TO THE CITY OF OSHAWA.
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10. THE DEVELOPER HAS PROVIDED A TRUE AND CORRECT COPY OF THE RECORD PLAN FOR THE PROPERTY TO THE CITY OF OSHAWA.

| NO. | REMARKS | DATE |
|-----|---------------------|------------|
| 1 | RECEIVED FOR REVIEW | 2025-07-28 |
| 2 | RECEIVED FOR REVIEW | 2025-07-28 |
| 3 | RECEIVED FOR REVIEW | 2025-07-28 |
| 4 | RECEIVED FOR REVIEW | 2025-07-28 |
| 5 | RECEIVED FOR REVIEW | 2025-07-28 |
| 6 | RECEIVED FOR REVIEW | 2025-07-28 |
| 7 | RECEIVED FOR REVIEW | 2025-07-28 |
| 8 | RECEIVED FOR REVIEW | 2025-07-28 |
| 9 | RECEIVED FOR REVIEW | 2025-07-28 |
| 10 | RECEIVED FOR REVIEW | 2025-07-28 |



SITE STATISTICS

| LOT AREA | 5063 m ² |
|--------------------------|----------------------|
| BUILDING #112 | 130.0 m ² |
| BUILDING #112 (PROPOSED) | 251.9 m ² |
| TOTAL LOT | 181.9 m ² |
| COVERAGE | 22.6 % |

PROPOSED SITE PLAN

| DATE | 24-30 |
|-------------|---------------|
| SCALE | 1:200 |
| DATE | JULY 28, 2025 |
| PROJECT NO. | SP |

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 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-70**) submitted by **Daniel Wasson on behalf of Colleen A. Glynn** for **347 King Street East** (PL 335 SHEET 15 LT C4), 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, for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

| Zoning Item | Column 1 | Column 2 |
|---|----------|----------|
| Maximum Height for an Accessory Building | 5.75m | 4.5m |
| Maximum Lot Coverage for Accessory Buildings | 68 sq. m | 60 sq. m |
| Maximum Lot Coverage for Accessory Buildings as a Percentage of the Lot Area | 8.5% | 8% |
| Maximum Lot Coverage of Accessory Buildings as a Percent of the Main Building | 67% | 50% |

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City of Oshawa
Economic and Development Services



lot coverage of accessory buildings
total lot area 803m²
8% lot area 64.24m²
50% footprint house 51.1m²
proposed garage 62.4m²
existing relocated shed 5.5m²
total proposed lot coverage of
accessory buildings 67.9m² 8.45%

Coordinator by:
 **INTERNATIONAL
TECHNICAL
ASSOCIATION**

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 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-71**) submitted by **Nushrat Jahan on behalf of A R M Sharif Nawyaz** for **1519 Sarasota Crescent** (PL 335 SHEET 15 LT C4), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2(5) (Residential) Zone.

| Zoning Item | Column 1 | Column 2 |
|---|----------|----------|
| Minimum Landscaped Open Space in the Front Yard | 43% | 50% |
| Minimum Parking Space Length | 4.4m | 5.75m |

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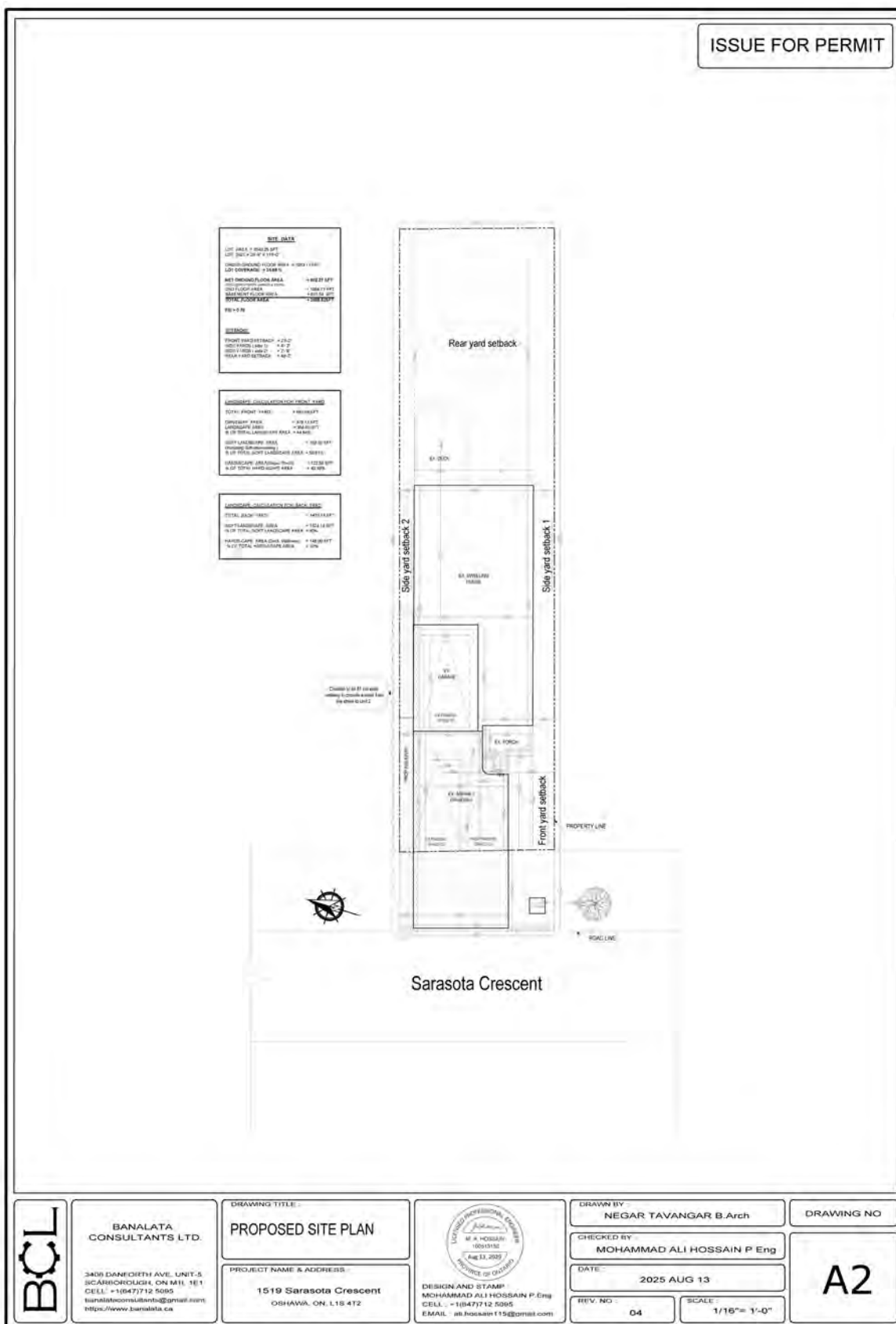
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Purpose and Effect: The purpose and effect of the application is to permit a semi-detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning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

| Zoning Item | Column 1 | Column 2 |
|---|--|--|
| Minimum Landscaped Open Space in the Front Yard | 43% | 50% |
| Minimum Parking Space Width | 2.6m | 2.75m |
| Minimum Parking Space Length | 5.4m | 5.75m |
| Parking Space Location | 1 parking space partially located in the side yard | Minimum 1 parking space in the side yard, rear yard or in a garage |

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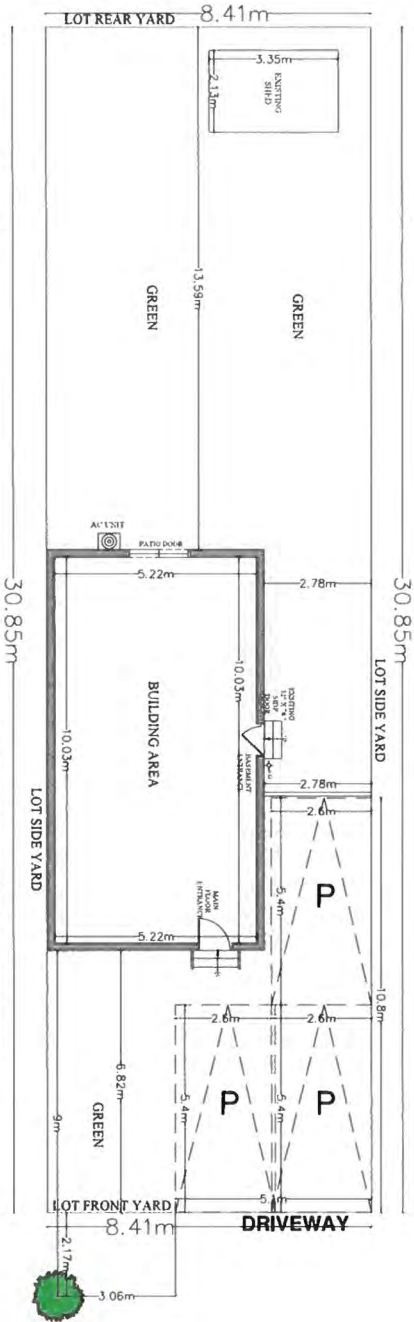
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Address: 1193 Venus Crescent



SITE PLAN
SCALE 1:125



FRONT YARD AREA = 611.00 SQFT / 56.78 SQM
TOTAL LANDSCAPE AREA = 262.92 SQFT / 24.43 SQM (43.03 %)
DRIVEWAY = 348.08 SQFT / 32.34 SQM (56.96%)

REQUIRED LANDSCAPE - 50%
PROPOSED LANDSCAPE - 43.03 %

VENUS CRESCENT

GENERAL NOTES

DO NOT SCALE DRAWINGS
PROPERTY RIGHTS RETAINED BY:
BC CONSTRUCTION DESIGN, U.S. OR IN PART
UNDER THE RULES AND BYLAWS OF THE
CORPORATION IS STRICTLY FORBIDDEN
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

THE UNDERSIGNED (US REVIEWED) AND
TAKES RESPONSIBILITY FOR THIS DESIGN,
AND HAS THE QUALIFICATIONS AND
MEETS THE REQUIREMENTS SET OUT
IN THE OSHAWA BUILDING CODE
TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT
UNDER DIV. C.13.1 OF THE BUILDING CODE
TO BE A DESIGNER

SHIVANG TADWA 10640
NAME SIGNATURE DCN

Shivang Tadwa

| NO | REVISION / ISSUE | DATE |
|----|------------------|------|
| | | |
| | | |

SITE PLAN

CITY : OSHAWA

1193 VENUS CRESCENT

EXISTING DWELLING

| PROJECT | SHEET |
|-------------|-------|
| MARCH 2025 | A1 |
| SCALE 1:125 | |

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 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-11**) submitted by **GHD Ltd. on behalf of Broccolini Investment Inc. and Dorothy Hayle and Lloyd Hayle** for **2676 Harmony Road North** (CON 5 PT LT 5), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 2.9ha vacant industrial parcel of land and add it to the lands to the west (951 Winchester Road East), retaining a 2.7ha parcel of land with existing 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 25, 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 27, 2025 in order for your correspondence to be provided to Committee members for the August 27, 2025 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 27, 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 22, 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 26, 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 August 13, 2025.



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--EXPROPRIATION PLAN DR130909
--EXPROPRIATION PLAN DR130869

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APPLICANT: BROCCOLINI INVESTMENT INC.

SCALE 1 : 2500

50 0 50 100 150 metres

SEVERANCE SKETCH OF
PART OF LOTS 5 AND 6
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF EAST WHITBY)
NOW IN THE

FILE: G:\24-25-344\02\Drawing\24-25-344-02-A.dwg

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 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-12**) submitted by **Maaz Khan on behalf of Peter Desouza and Laura Desouza for 74 Stevenson Road North** (CON 2 PT LT 15 NOW RP40R-12251 PT 5), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a 612.3 sq. m. residential parcel of land, retaining a 610.7 sq. m. residential parcel of land with existing residential uses. An additional purpose and effect of the application is to create an access easement over an 18 sq. m. portion of the severed parcel of land in favour of the retained parcel of land.

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

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-10**) submitted by **Raymond McCarthy on behalf of Gowtham Pidaparathi** for **2039 Simcoe Street North** (CON 4 PT LT 12 NOW RP 40R-2080 PT 2), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create an access easement over a 297 sq. m. portion of the site (Part 1, Plan 40R-2080) in favour of the abutting property to the south (2037 Simcoe Street North - Part 2, Plan 40R-2080).

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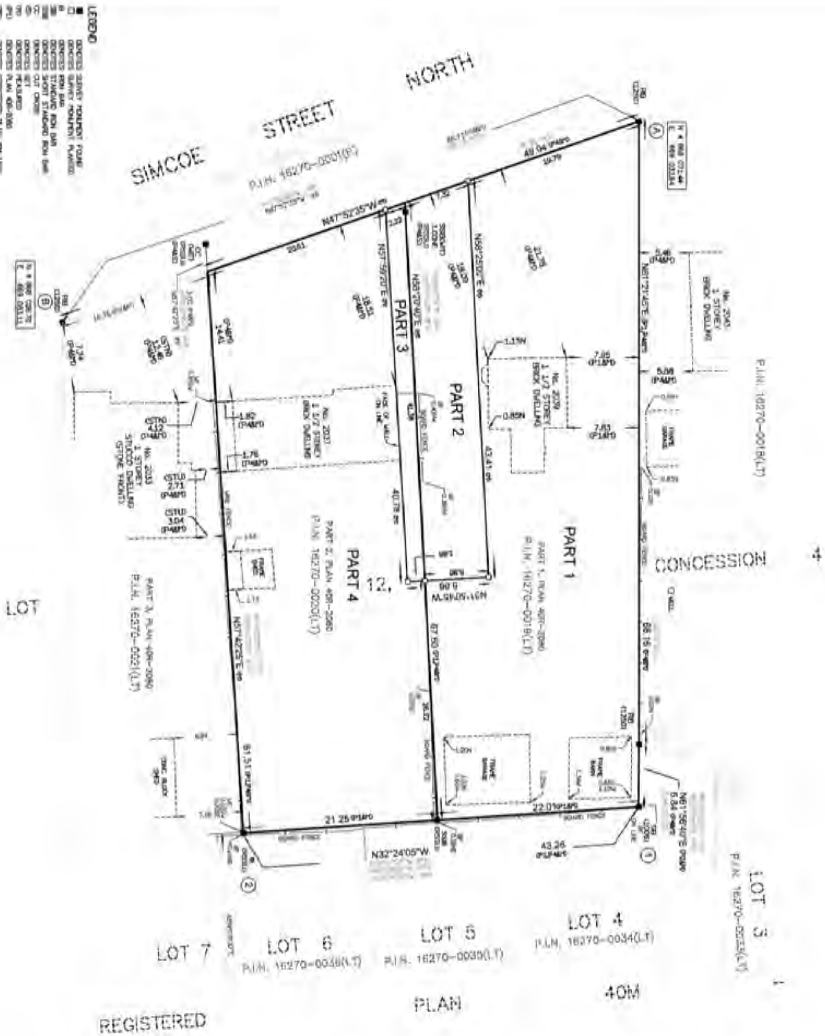
This Notice issued August 13, 2025.

Address: 2039 Simcoe Street North



SEVERANCE SKETCH (30-JUNE-2025)-DRAFT REFERENCE PLAN

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DRAFT

PLAN OF SURVEY OF
PART OF LOT 12
CONVESSION 4
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:500

NO SURVEYING LIMITED

THE PLAN IS DRAWN BY MEANS OF A COMPUTER AIDED DESIGN SYSTEM

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RS SURVEYING LIMITED
ONTARIO LAND SURVEYORS
127 BRIDGWOOD DRIVE, UNIT 9
STONEYDALE (ON), L4A 6C1
PH: 905-564-1021, FAX: 905-564-1026
www.rs-surveying.com, Email: info@rs-surveying.com
PROJECT: B-2025-10-01-01

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 27, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-67**) submitted by **Raymond McCarthy on behalf of Gowtham Pidaparthi** for **2037 Simcoe Street North** (CON 4 PT LT 12 NOW RP 40R-2080 PT 2), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a medical office 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 medical office in a MU-A(4) "h-12" (Mixed Use) Zone.

| Zoning Item | Column 1 | Column 2 |
|--|------------|-------------------------------|
| Tandem Parking Spaces | To Permit | Not Permitted |
| Minimum Landscaped Open Space Width adjacent to a Residential Zone | 5.3m | 5.5m |
| Parking Space Location | Front Yard | Not permitted in a front yard |
| Minimum Setback of Parking Area to a Street Line | 0m | 3m |
| Minimum Drive Aisle Width | 6.3m | 6.5m |

The subject site is also subject to an application for Consent for 2039 Simcoe Street North (File B-2025-10).

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Meeting

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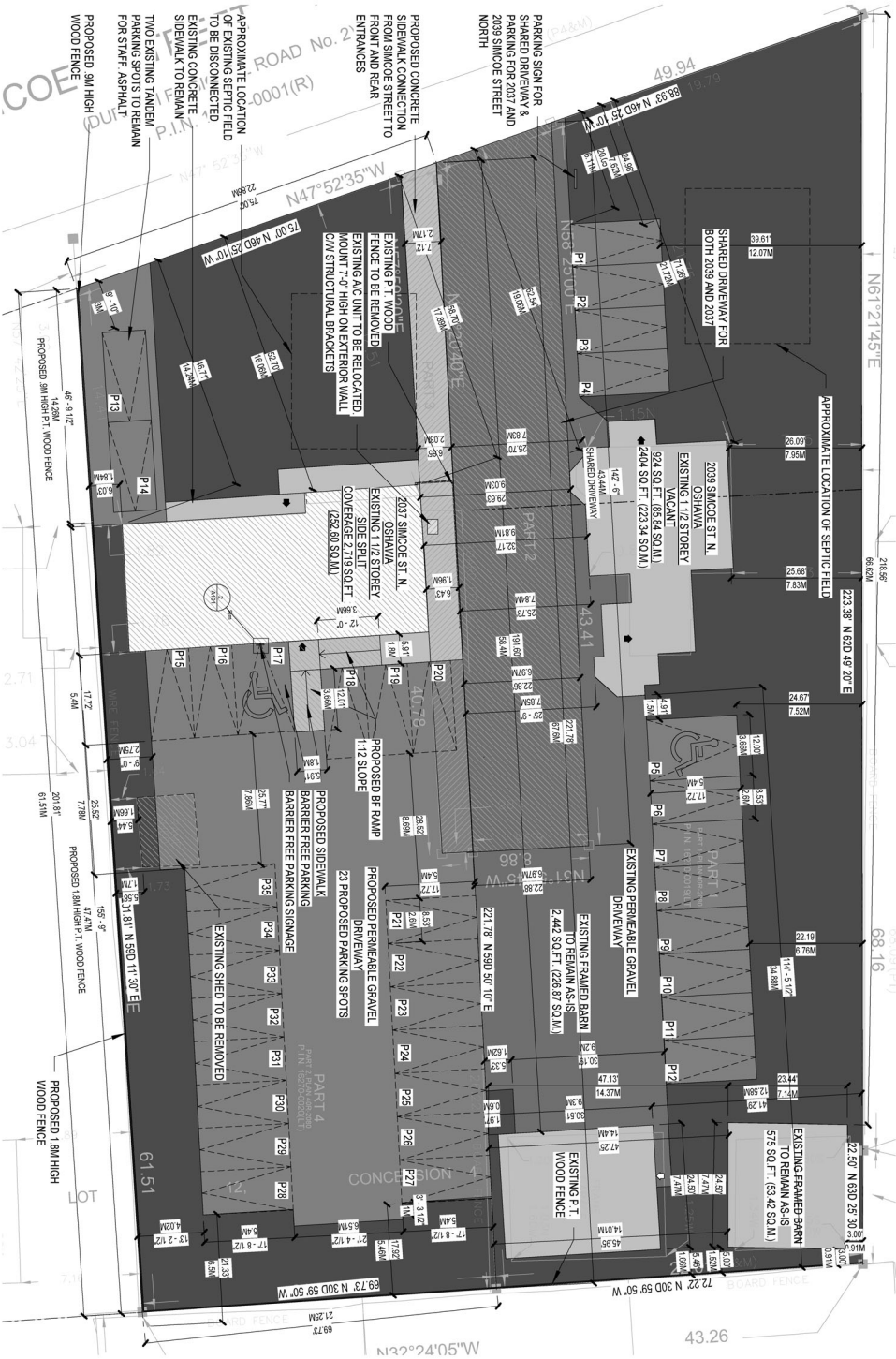
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This Notice issued August 15, 2025.

Address: 2037 Simcoe Street North

City of Oshawa
Economic and Development Services



1 SITE PLAN-PROPOSED
1 : 250



11 Bateman Court, Whitby, L1P 1E5

Project: CHANGE OF USE PERMIT
2037 SIMCOE STREET NORTH, OSHAWA, ON L1G 0C7

Drawing Name:

SITE PLAN

| 1 | 2025-08-19 | ISSUED TO CLIENT | RM |
|-------------|------------|------------------|----------------|
| Issue / Rev | Date | Issue / Revision | By |
| RM | | VMI-459 | Scale: 1 : 250 |

Drawing No.:

A100

