



Committee of Adjustment Meeting Agenda

**September 17, 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 September 17, 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 27, 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-2025-64	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	

- | | | |
|---|-------------------------------|---------------|
| A-2025-70 | 347 King Street East | Ward 4 |
| <p>Daniel Wasson on behalf of Colleen A. Glynn</p> <p>To permit an accessory building ancillary to a single detached dwelling with increased height and lot coverage</p> | | |
| A-2025-71 | 1519 Sarasota Crescent | Ward 2 |
| <p>Nushrat Jahan on behalf of A R M Sharif Nawyaz</p> <p>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</p> | | |
| A-2025-74 | 830 Ormond Drive | Ward 1 |
| <p>Mark Carlo Santana on behalf of Ann Sharma and Randolph Sharma</p> <p>To permit an addition to a single detached dwelling resulting in reduced rear yard depth and increased lot coverage</p> | | |
| A-2025-75 | 989 Lockie Drive | Ward 1 |
| <p>Valiuddin Mohammed of Mechways Inc. on behalf of Mayank Jain and Mendrela Biswas</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard</p> | | |
| A-2025-76 | 248 Cosgrove Drive | Ward 2 |
| <p>Valiuddin Mohammed of Mechways Inc. on behalf of 15114365 Canada Inc.</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard</p> | | |
| A-2025-77 | 505 Cavendish Court | Ward 3 |
| <p>Lawrence Kinuthia and Bernice Gatitu</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length</p> | | |

- | | | |
|---|--------------------------------|---------------|
| A-2025-78 | 184 Celina Street | Ward 4 |
| <p>Nushrat Jahan on behalf of Homayoon Popal</p> <p>To permit a single detached dwelling and an accessory building ancillary to a single detached dwelling with increased lot coverage and reduced front yard and interior side yard depth</p> | | |
| A-2025-79 | 1135 Plymouth Drive | Ward 1 |
| <p>Aravind Gopi on behalf of Gnana Prakasam Dhanushkodi</p> <p>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</p> | | |
| A-2025-80 | 317 Thornton Road North | Ward 4 |
| <p>Brent Bol</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, parking space width and all parking located in the front yard</p> | | |
| A-2025-81 | 1035 Grandlea Court | Ward 3 |
| <p>Manpreet Singh Bassor and Simran Kaur Sethi</p> <p>To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length, landscaped open space in the front yard and walkway width of an accessory apartment entrance</p> | | |
| A-2025-82 | 419 King Street West | Ward 4 |
| <p>The Biglieri Group Ltd c/o Laura Lebel-Pantazopoulos on behalf of Oshawa Centre Portfolio Inc. c/o Chris Keillor</p> <p>To permit a tattoo parlour within 120m of a lot occupied by the same use</p> | | |

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

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

**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 September 17, 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%

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 September 15, 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 September 17, 2025 in order for your correspondence to be provided to Committee members for the September 17, 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 September 17, 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 September 12, 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 September 15, 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 September 5, 2025.

City of Oshawa
Economic and Development Services



DOWNSPOUTS ARE NOT PERMITTED TO DISCHARGE ON DRIVEWAYS, WALKWAYS OR HARD SURFACES.

SCALE : 3/32" = 1'-0"

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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.C45 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	5.1m	7.5m
Maximum Lot Coverage	49%	45%

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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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on September 17, 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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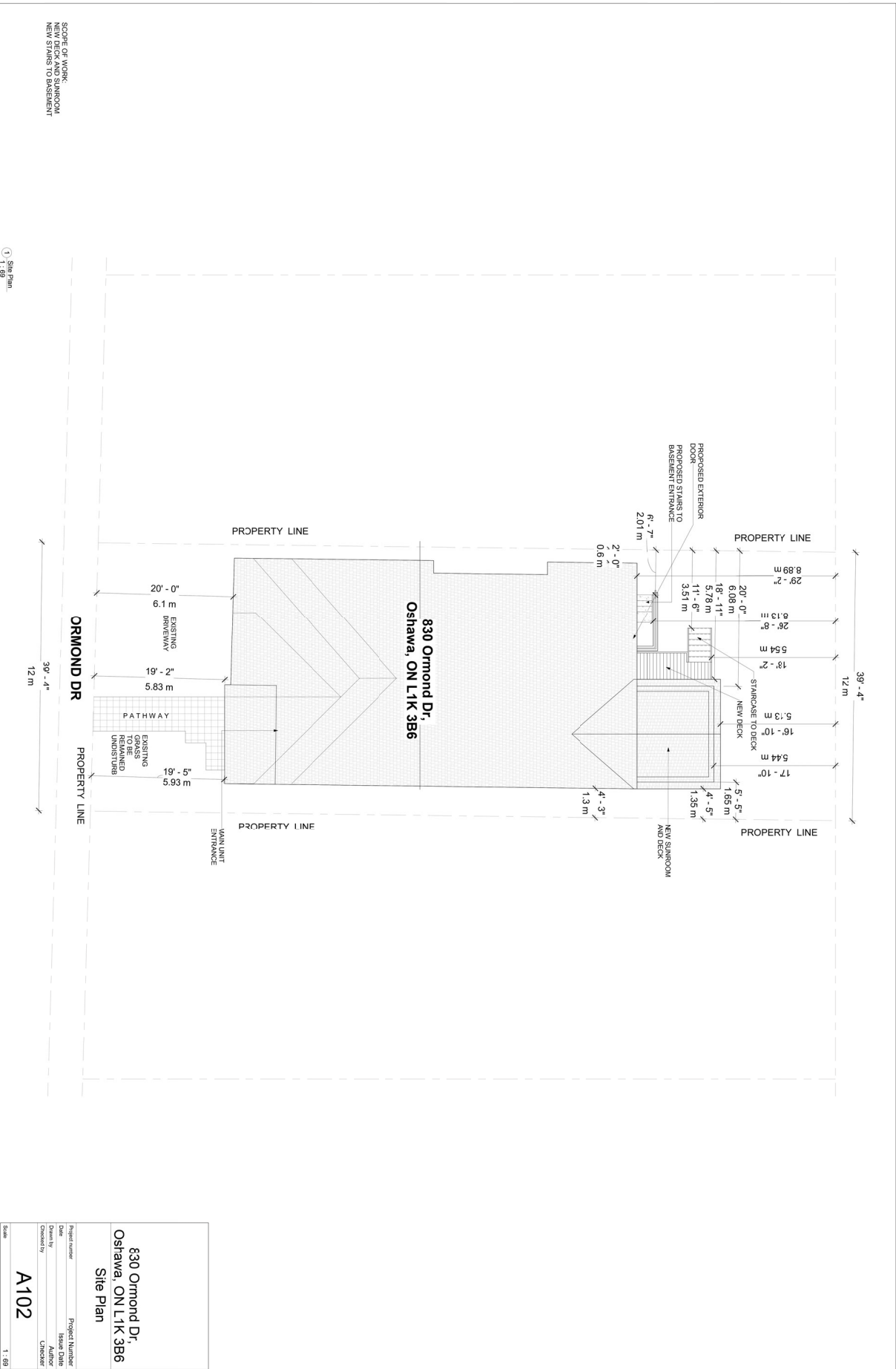
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This Notice issued September 5, 2025.

Address: 830 Ormond Drive



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 September 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-75**) submitted by **Valiuddin Mohammed of Mechways Inc. on behalf of Mayank Jain and Mendrela Biswas** for **989 Lockie Drive** (PL 40M-2706 LT 95), 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 46% 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(32) (Residential) Zone.

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City of Oshawa
Economic and Development Services



ENGINEER:		
NO.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	JULY 10 2023

A- DRIVEWAY EXTENSION

A0.1

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

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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 45% 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 R2(10) (Residential) Zone.

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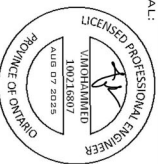
Address: 248 Cosgrove Drive



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BE READ NOT TO SCALE UNLESS OTHERWISE NOTED.
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORT ANY DISCREPANCIES TO THE CLIENT.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORT ANY DISCREPANCIES TO THE CLIENT.
4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORT ANY DISCREPANCIES TO THE CLIENT.
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10. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORT ANY DISCREPANCIES TO THE CLIENT.

SEAL:



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	JUNE 21 2025
2	REVISION	AUG 08 2025

ENGINEER:

Michael J. McNamee

ADDRESS : 16 RIVINGTON ST. MISSISSAUGA, ONTARIO L4V 1R1
TEL : 905.276.2281
EMAIL : INFO@MECHANICALDESIGN.COM
WEBSITE : WWW.MECHANICALDESIGN.COM

PROJECT:

248 COSGROVE DRIVE
OSHAWA, ON

SHEET TITLE:

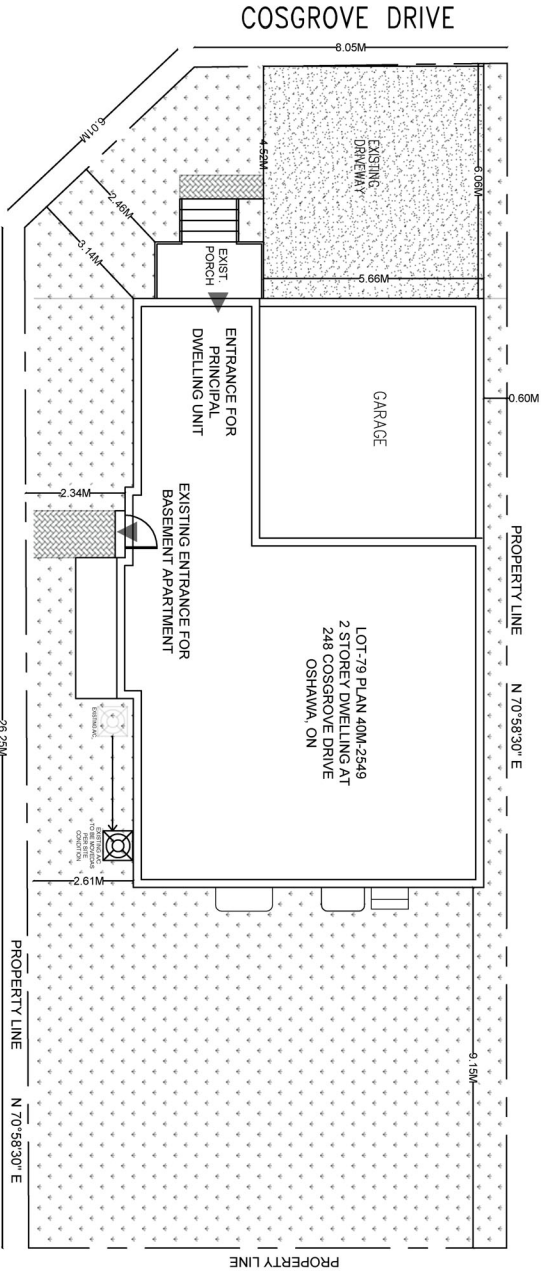
SITE PLAN

CHECKED: SS

DATE: JUNE 21 2025

DRAWING:

A0.1



LANDSCAPED OPEN AREA CALCULATION	
GROSS AREA OF FRONT YARD	682.2 m ² / 73.38 m ²
FRONT YARD PARKING AREA	369.0 m ² / 34.29 m ²
PARKING AREA %	54%
FRONT YARD SOFT LANDSCAPED AREA	237.7 m ² / 22.09 m ²
SOFT LANDSCAPED AREA %	34.84%
FRONT YARD PORCH AREA	61.7 m ² / 6.7 m ²
PORCH AREA %	8.93%
FRONT YARD HARD PATHWAY AREA	14.1 m ² / 1.3 m ²
HARD PATHWAY AREA %	2.2%

AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

PRINCIPAL RESIDENCE	
EXISTING MAIN FLOOR G.F.A.	= 176.05 M ²
EXISTING SECOND FLOOR G.F.A.	= 191.30 M ²
TOTAL G.F.A.	= 367.35 M ²
BASEMENT G.F.A.	= 103.9 M ²

ENTRANCE / EGRESS

SCOPE OF WORK

- LEGALIZATION OF ASBUILT BASEMENT APARTMENT
- PROPOSED ONE NEW WINDOW

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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-D (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	4.7m	5.75m

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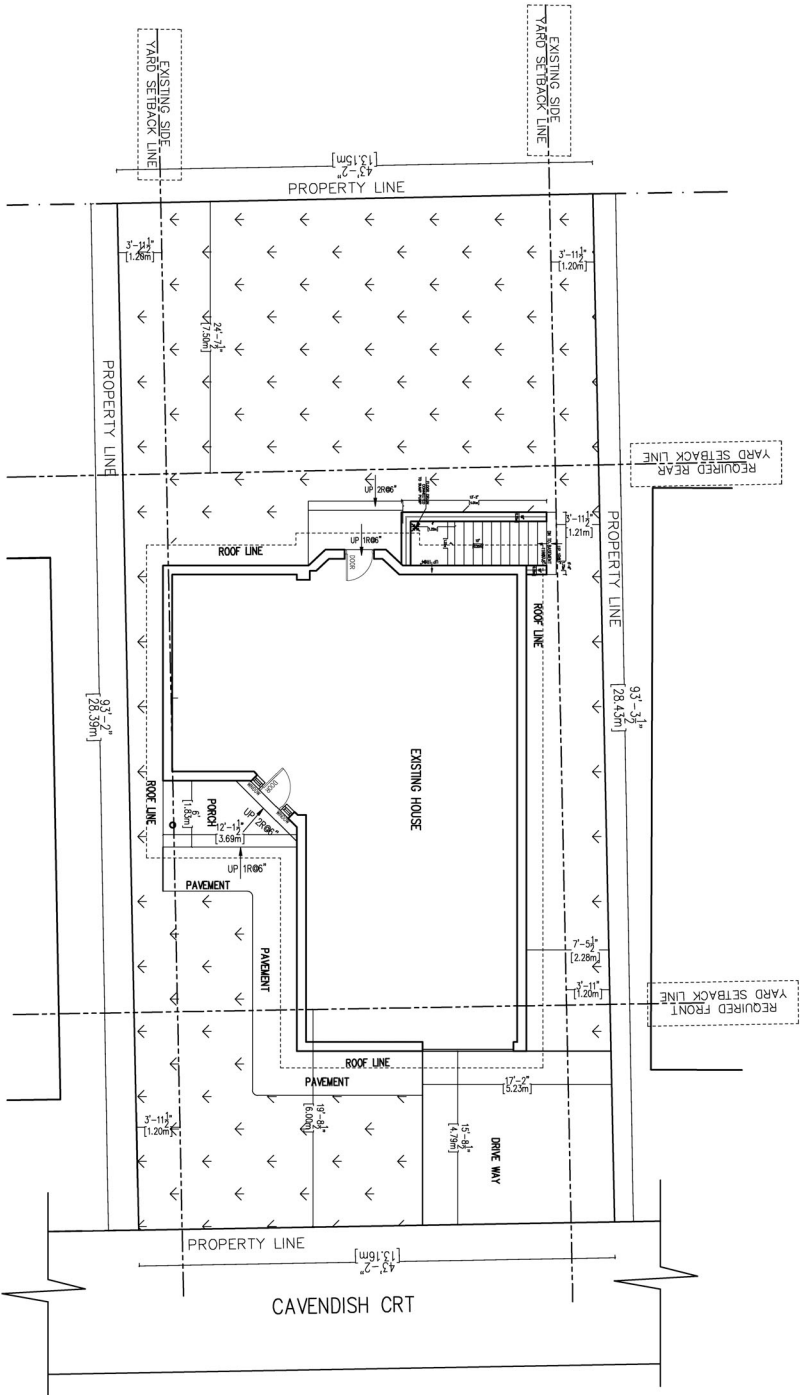
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This Notice issued September 5, 2025.

Address: 505 Cavendish Court



PROPOSED SITE PLAN



CM Designers and Engineers Ltd.
537 Danforth rd
Toronto M1K1C9
faysai@cmaster.ca
416 261 2020, 647 783 1471

PROPERTY OWNER:

PROJECT NAME:
505 CAVENDISH CT

PROJECT ADDRESS:

OSHAWA, ONTARIO

DRAWING TITLE:

PROPOSED SITE PLAN

SCALE:

DATE:

13 MAY 2025

DRAWN BY:

CHECKED BY:

REV. NO. -

PROJECT NO:

DRAWING NO.

502

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-78**) submitted by **Nushrat Jahan on behalf of Homayoon Popal** for **184 Celina Street** (PL H-50005 PT LT 20,21), 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 single detached dwelling and 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 a single detached dwelling and accessory building ancillary to a single detached dwelling in a R2/R3-A/R5-C/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage	45%	40%
Minimum Front Yard Depth	1.8m	6.0m
Minimum Interior Side Yard Depth for an Accessory Building	0m	0.6m
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	22%	8%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	98%	50%
Maximum Ground Floor Area of all Accessory Buildings	72 sq.m	60 sq.m.

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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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on September 17, 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 September 12, 2025 or any day thereafter.

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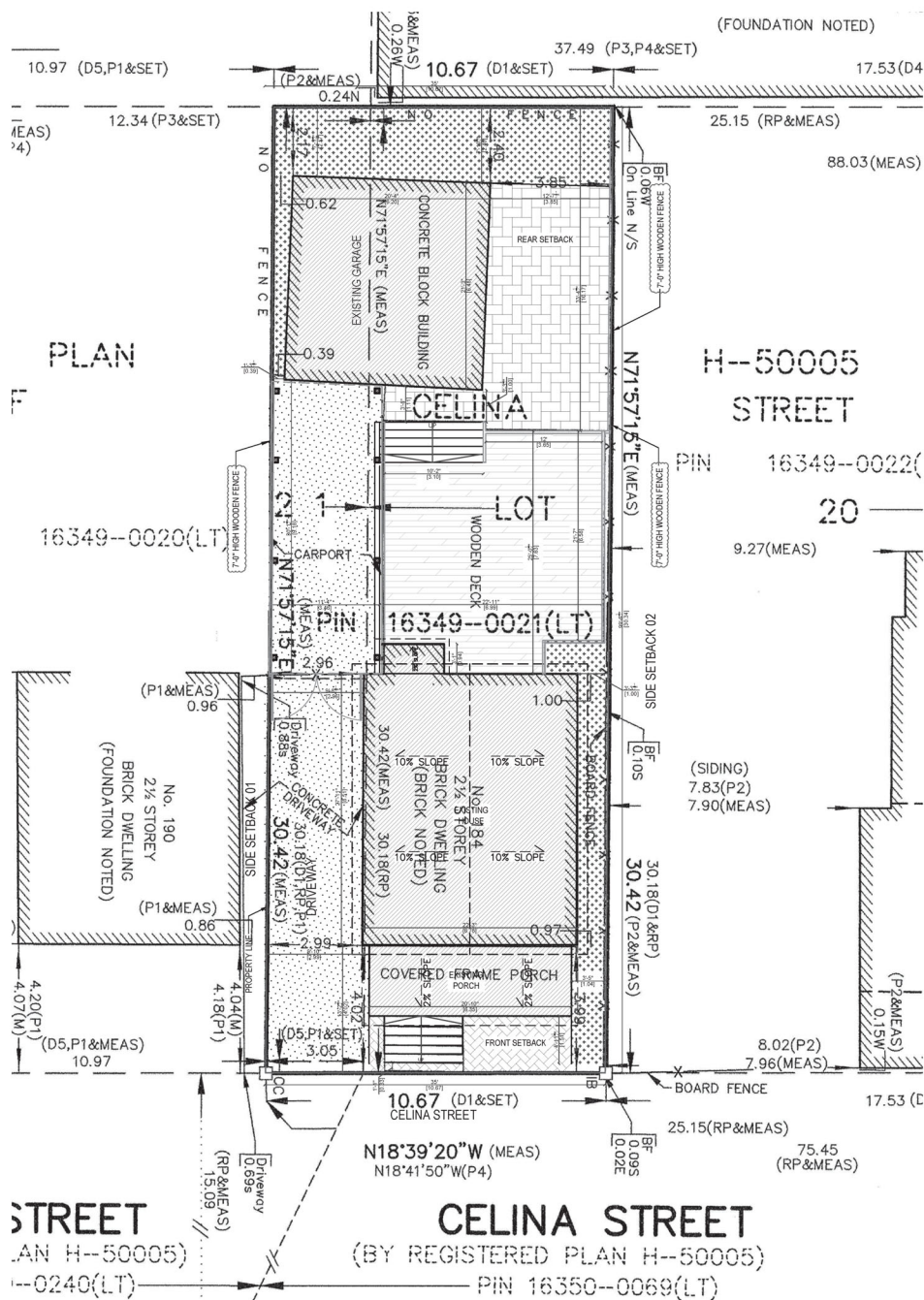
This Notice issued September 5, 2025.

Address: 184 Celina Street



City of Oshawa
Economic and Development Services

ISSUE FOR PERMIT



BCL

BANALATA
CONSULTANTS LTD.

3400 DANFORTH AVE, UNIT-5
SCARBOROUGH, ON M1L 1E1
CELL: +1(647)712 5095
banalataconsultants@gmail.com
https://www.banalata.ca

DRAWING TITLE:

PROPOSED SITE PLAN ON SURVEY

PROJECT NAME & ADDRESS:

184 CELINA STREET

OSHAWA, ON, L1H 4N6



DESIGN AND STAMP:

MOHAMMAD ALI HOSSAIN P.Eng

CELL: +1(647)712 5095

EMAIL: ali.hossain115@gmail.com

DRAWN BY:

SYED KHAYRUL AHSAN B.Arch

CHECKED BY:

MOHAMMAD ALI HOSSAIN P.Eng

DATE:

2025 SEP 04

REV. NO:

02

SCALE:

3/32" = 1'-0"

DRAWING NO

A3a

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 September 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-79**) submitted by **Aravind Gopi on behalf of Gnana Prakasam Dhanushkodi** for **1135 Plymouth Drive** (PL 40M-2727 LT 142), 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(31) (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)	5.3m	5.75m
Minimum Landscaped Open Space in the Front Yard	44%	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 September 15, 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on September 17, 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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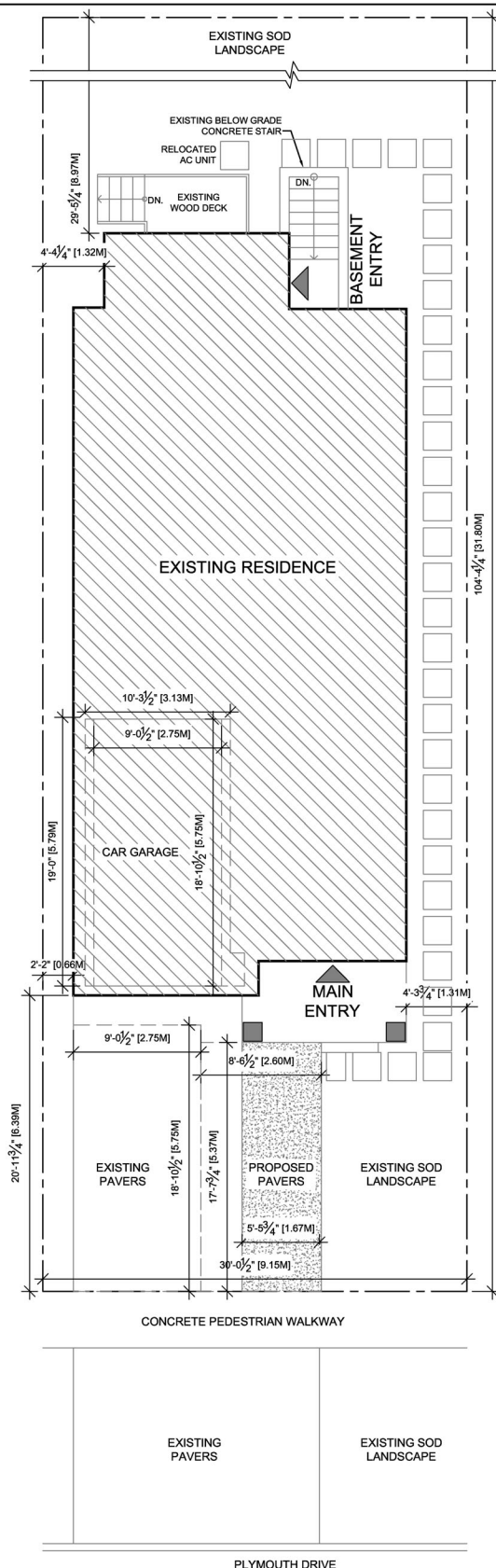
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued September 5, 2025.

Address: 1135 Plymouth Drive

City of Oshawa
Economic and Development Services



FRONT YARD AREA : 629.56 SQ. FT. = 58.51 SQ.M.
EXISTING PAVED AREA : 250.41 SQ. FT. = 23.27 SQ.M.
PROPOSED PAVED AREA : 99.05 SQ. FT. = 9.21 SQ.M.
TOTAL PAVED AREA : 349.46 SQ. FT. = 32.48 SQ.M.

PROPOSED SOD AREA : 280.11 SQ. FT. = 26.03 SQ.M.

REQUIRED FRONT YARD LANDSCAPE = 50%
PROPOSED FRONT YARD LANDSCAPE = 44.49%

SITE PLAN

SCALE : 1:100

PROPOSED BASEMENT SECOND UNIT
1135 PLYMOUTH DR.
OSHAWA, ON L1L 0T5

NO.	REVISIONS	DATE	BY
3	REVISED AND ISSUED FOR MINOR VARIANCE	20 AUG 2025	AA
2	REVISED AND ISSUED FOR MINOR VARIANCE	18 AUG 2025	AA
1	ISSUED FOR MINOR VARIANCE	29 JULY 2025	AA



DATE: 29 JULY 2025

DWG. NO. A01

**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 September 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-80**) submitted by **Brent Bol** for **317 Thornton Road North** (PL M1143 LT 50), 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-C (Residential) Zone.

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

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 15, 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on September 17, 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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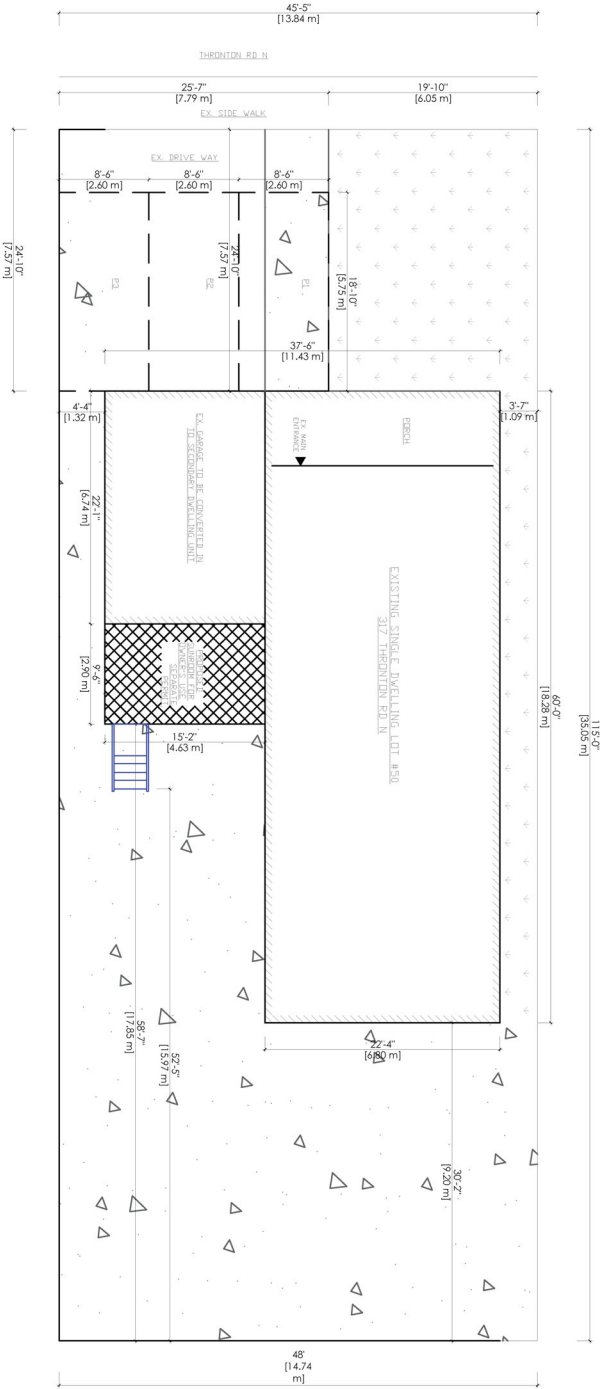
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This Notice issued September 5, 2025.

Address: 317 Thornton Road North

ZONING	LOT NO.		LOT AREA		LOT FRONTAGE		LOT DEPTH	
	EXISTING	ADDITION	TOTAL	%	ALLOWED	%		
DESCRIPTION	155.46 SQ.M	13.42 SQ.M	168.88 SQ.M	32.2	-	-		
LOT COVERAGE	124.30 SQ.M	31.2 SQ.M	155.50 SQ.M	32.2	-	-		
GROSS FLOOR AREA	124.30 SQ.M	31.2 SQ.M	155.50 SQ.M	32.2	-	-		
LANDSCAPED AREA	-	-	-	-	-	-		
NO. OF STORES	2 STOREY	-	2 STOREY	-	-	-		
2ND FLOOR AREA	61.40 SQ.M	0 SQ.M	61.40 SQ.M	-	-	-		



NOTE: EXISTING BUILDING DIMENSIONS ARE BASED ON THE EXISTING BUILDING AND MAY VARY FROM THE REAL DIMENSIONS.	
NOTE: COORDINATE LOCATION OF ALL EXTERIOR LIGHTING, ETC. WITH THE CLIENT AND MANUFACTURERS.	
NOTE: EXISTING AND MAKE GOOD ALL DAMAGES AFFECTED BY DEMOLITION AND/OR NEW CONSTRUCTION.	
SUBMIT TO: CITY OF OSHAWA	
DRAWING TITLE: SITE PLAN	DRAWING NO.: A00
DATE: MAY 5TH, 2025	SHEET: A3
OWNER: -	PROJ. ADDRESS: 317 THORNTON RD N, OSHAWA, ON L1B6T1
PERMIT APPLICATION TO CONVERT GARAGE IN TO SDU	

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 September 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-81**) submitted by **Manpreet Singh Bassor and Simran Kaur Sethi** for **1035 Grandlea Court** (PL 40M-1930 LT 37), 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	2.6m	2.75m
Minimum Parking Space Length	5.6m	5.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%
Minimum Width of Unobstructed Walkway Leading to Accessory Apartment Entrance	0.72m	0.81m

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

Meeting

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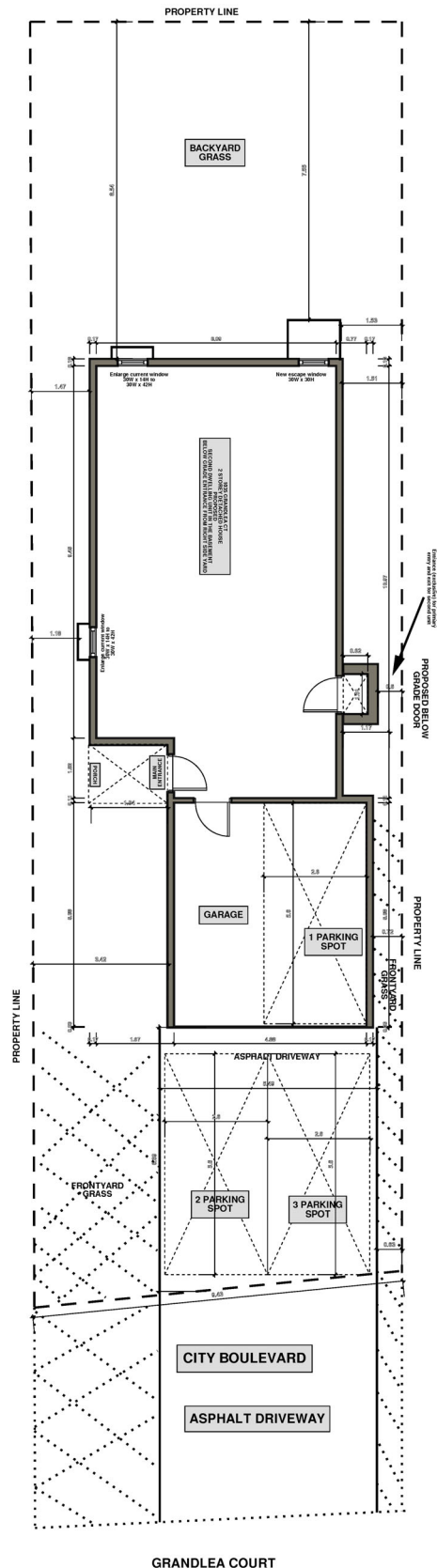
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This Notice issued September 5, 2025.

Address: 1035 Grandlea Court



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 September 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-82**) submitted by **The Biglieri Group Ltd c/o Laura Lebel-Pantazopoulos on behalf of Oshawa Centre Portfolio Inc. c/o Chris Keillor for 419 King Street West** (CON 1 PT LT 14 NOW RP 40R11724 PT 1,2 8 TO 10), 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 tattoo parlour to be located within 120m of another tattoo parlour whereas Zoning By-law 60-94 requires tattoo parlours to be located no closer than 150m to another lot occupied by the same use in a PCC-A(1) (Planned Commercial Centre) Zone.

An additional purpose and effect of the application is to permit a tattoo parlour to be located within 120m of another tattoo parlour whereas Zoning By-law 60-94, as amended by By-law 82-2025, requires tattoo parlours to be located no closer than 800m to another lot occupied by the same use in a PCC-A(1) (Planned Commercial Centre) Zone.

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

Meeting

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This Notice issued September 5, 2025.

Address: 419 King Street West



FIGURE
Site Plan

Address.

419 King Street W
City of Oshawa

Project No.

25350

Scale.

1:7,560

Drawing No.

1

August 25, 2025

Designed By.

SMM

Reviewed By.

MP

Biglieri

