



Committee of Adjustment Meeting Agenda

**October 8, 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 October 8, 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 September 17, 2025 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|--|---------------|
| A-2025-83 | 181 Easthaven Street | Ward 3 |
| | Zachary Laundrie | |
| | To permit a single detached dwelling with a reduced rear yard depth | |
| A-2025-84 | 575 Rosmere Street | Ward 4 |
| | Millie and John Dolenc | |
| | To permit an existing accessory building ancillary to a single detached dwelling with a reduced driveway sight triangle, exterior side yard depth and length of driveway to a garage | |
| A-2025-85 | 471 Cobblehill Drive | Ward 3 |
| | Mazhar Raja on behalf of Syed Musa Agha & Syed Hashain Agha | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard | |

A-2025-86 176 Britannia Avenue West Ward 2

Tanvir Rai on behalf of Vikas Kharb and Meena Solanki

To permit a semi-detached dwelling which may include a accessory apartment with reduced parking space length, width and landscaped open space in the rear yard

A-2025-87 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 parking space and landscaped open space in front yard

A-2025-88 112 Taunton Road West Ward 2

Arash Bahamin on behalf of Jaspreet Kaur Sandhu

To permit an accessory apartment within a single detached dwelling and reduced landscaped open space in the front yard

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 a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 8, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-83**) submitted by **Zachary Landrie** for **181 Easthaven Street** (PL 671 LT 73), 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 rear yard depth of 1.5m whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-C (Residential) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on October 6, 2025.

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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 October 8, 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.

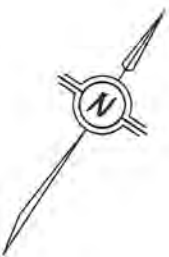
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 3, 2025 or any day thereafter.

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 October 6, 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 26, 2025.

City of Oshawa
Economic and Development Services

[illegible]

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 October 8, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-84**) submitted by **Millie and John Dolenc** for **575 Rosmere Street** (PL 619 PT LT 63, 64), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Building, structure or man-made feature having a height greater than 0.9m in 3m by 3m driveway sight triangle	To permit	Not permitted
Minimum Setback of Accessory Building in a Rear Yard to an Exterior Side Lot Line	0m	2.4m
Minimum Length of Driveway to the Garage	0m	6m

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Address: 575 Rosmere Street

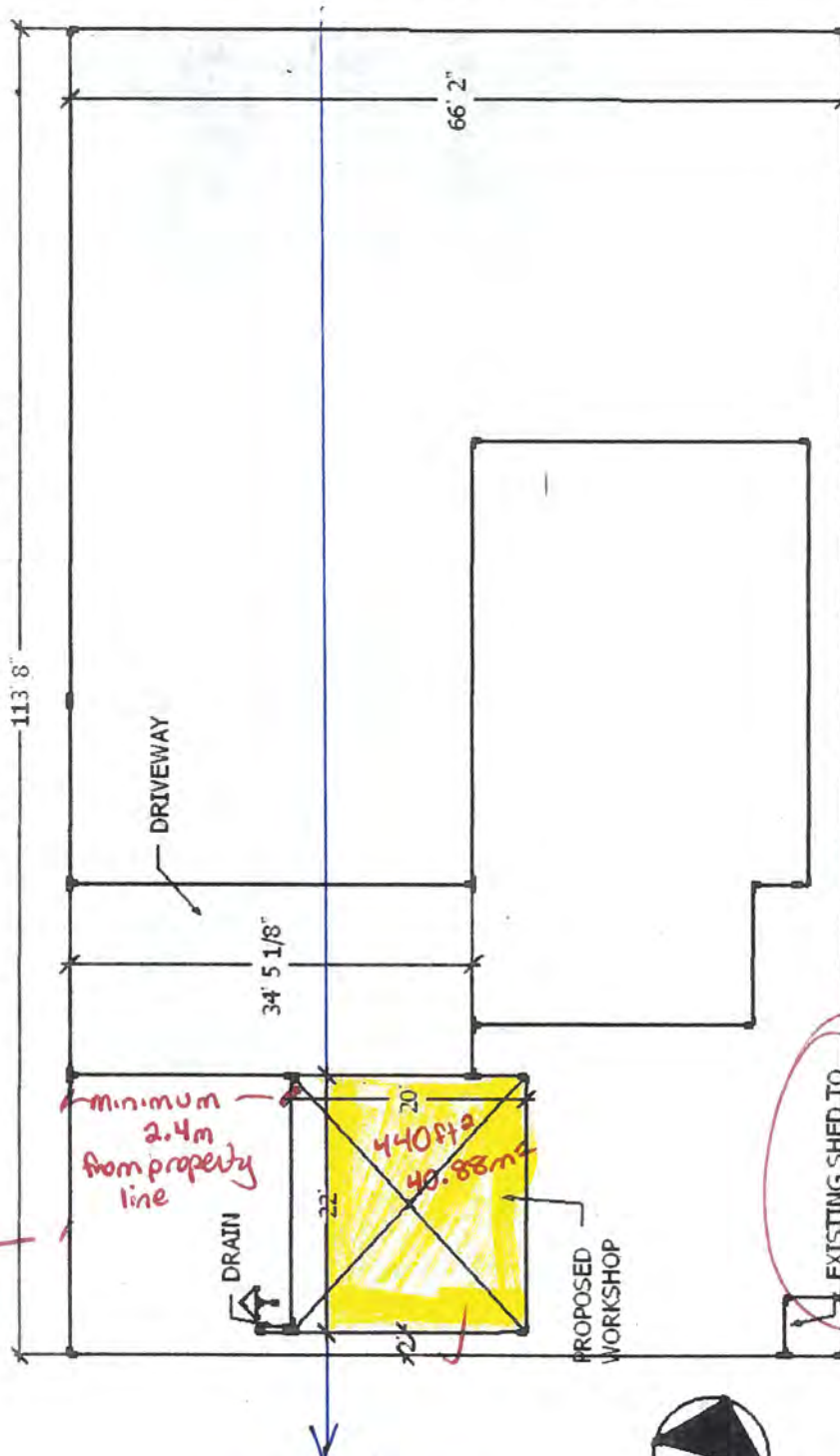


City of Oshawa
Economic and Development Services



MALAN AVENUE

ROSMERE STREET



LOT AREA: 698.65m²

EXTENT OF
SIDE LOT LINE.

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 October 8, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-85**) submitted by **Mazhar Raja on behalf of Syed Musa Agha & Syed Hashain Agha** for **471 Cobblehill Drive** (PL 40M-1422 PT LT 22 NOW RP 40R-14787 PT 1), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space in the front yard of 19%, whereas Zoning By-law 60-94 requires a minimum of 50% for a single detached dwelling in a R2 (Residential) Zone.

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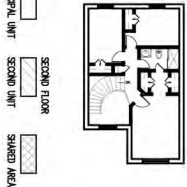
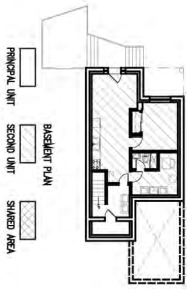
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued September 26, 2025.

Address: 471 Cobblehill Drive

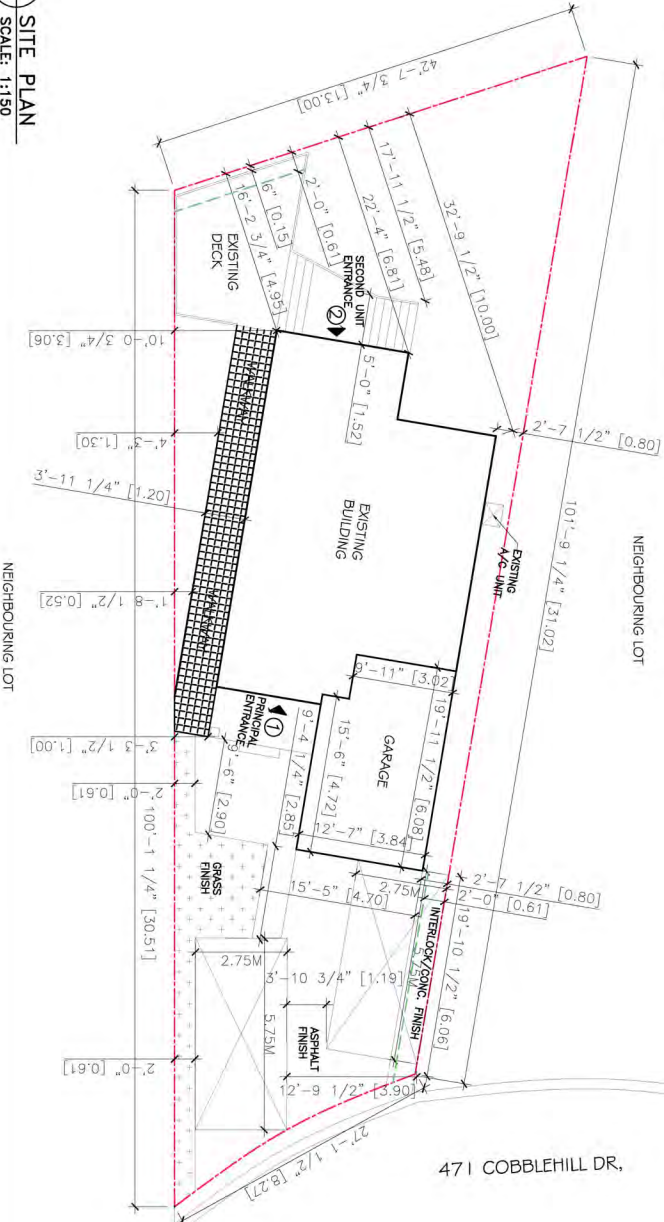


TWO UNIT DWELLING



Area Statement for Second Unit Approval				
	Sq.ft.	Sq.m.		
Existing Principal Unit Area	A 1478.13	137.32		
Work Area Under This Permit	W 582.81	54.14		
Bsmt. - Second Unit Area	S 464.15	43.12	Ind. Fin.	
Shared Area	SH 0.00	0.00		
Bsmt. - Principal Unit Area	P 118.66	11.02	Fin. & Stairs	
Total Gross Floor Area (A+W)	G 2060.94	191.47	100.00% of G	
Total Principal Unit Area (A+P)	R 1596.79	148.35	77.48% of G	
Second Unit Area	S 464.15	43.12	22.52% of G	
No. of Parking Spaces Provided	SH	0.00	0.00	0.00% of G

FRONT YARD CALCULATION	SFT	SQ.M.	%
TOTAL FRONT YARD AREA	690.46	64.14	
DRIVE WAY AREA	554.54	51.51	
TOTAL LANDSCAPE AREA	135.92	12.62	19.67%
SOFT LANDSCAPE AREA	135.92	12.62	
HARD LANDSCAPE AREA	0.0	0.0	



1 SITE PLAN
SP1 SCALE: 1:150

PROJECT NO. 225 060		PROJECT NO. SP1
DESIGNED BY HT	DATE AUG. 27, 2025	
CHECKED BY MR		
PROJECT: TWO UNIT DWELLING		
CLIENT: 471 Cobblehill Dr, Oshawa, ON L1K 1Y6		
ARCHITECT: MASHAR BAKA CAPRIA CORPORATION Architectural, Engineering and Project Management Consultants 8250 JARVIS ROAD, MILTON, L7T 6G6 CAPRIA U.A. Email: info@capria.com Web: www.capria.com		
REVISIONS: 1 ISSUED FOR BUILDING PERMIT AUG. 2025		
CONTRACTOR/MEP ENGINEER:		
ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT FROM THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER. DRAWINGS NOT TO BE SCALED AND REPRODUCED. ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE. THESE DRAWINGS ARE PREPARED ONLY FOR THE PURPOSES OF OBTAINING APPROVAL, NOT TO BE USED FOR ANY OTHER PURPOSE AND CONSTRUCTION.		

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

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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 semi-detached dwelling in a R2(11) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Rear Yard	32%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

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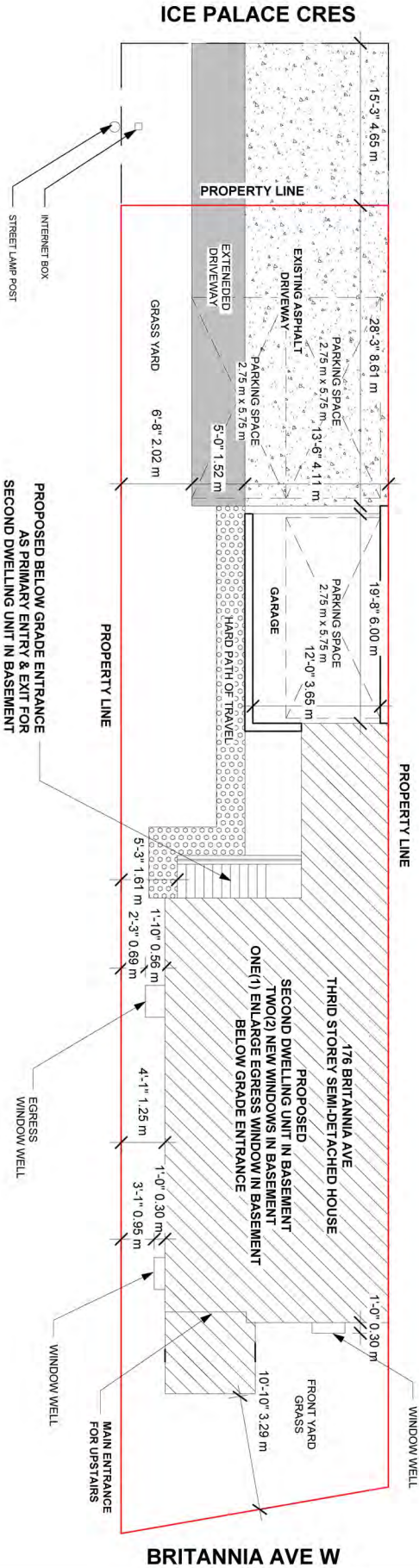
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This Notice issued September 26, 2025.

Address: 176 Britannia Avenue West




MINOR VARIANCE
-TO PERMIT A SOFT LANDSCAPING OF 26.43% IN THE REAR YARD, WHEREAS ZONING BY LAW REQUIRES MINIMUM 50% OF THE REAR YARD AREA AS SOFT LANDSCAPING.



TOTAL REAR YARD AREA: 709 SF
REAR YARD SOFT LANDSCAPE AREA: 187.4 SF
(26.43% OF TOTAL REAR YARD AREA)

SITE PLAN

QUALIFICATION INFORMATION (Required unless design is exempted under 32.0 Division C of OBC)				ADDRESS	
DESIGNER BCIN				176 BRITANNIA AVE. W.	
TANVIR RAI 103482				OSHAWA, ONTARIO	
					
FIRM		BCIN			
Noble Prime Solutions Ltd		118716			
		01		ISSUED FOR PERMIT	
				AUG 07/25	
DATE: AUG 07/25				SCALE: 1" = 10'-0"	
AUG 07/25				A-1	

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 8, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-87**) submitted by **Nushrat Jahan on behalf of A R M Sharif Nawyaz** for **1519 Sarasota Crescent** (PL 40M-2196 LT 65), 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 Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	44%	50%

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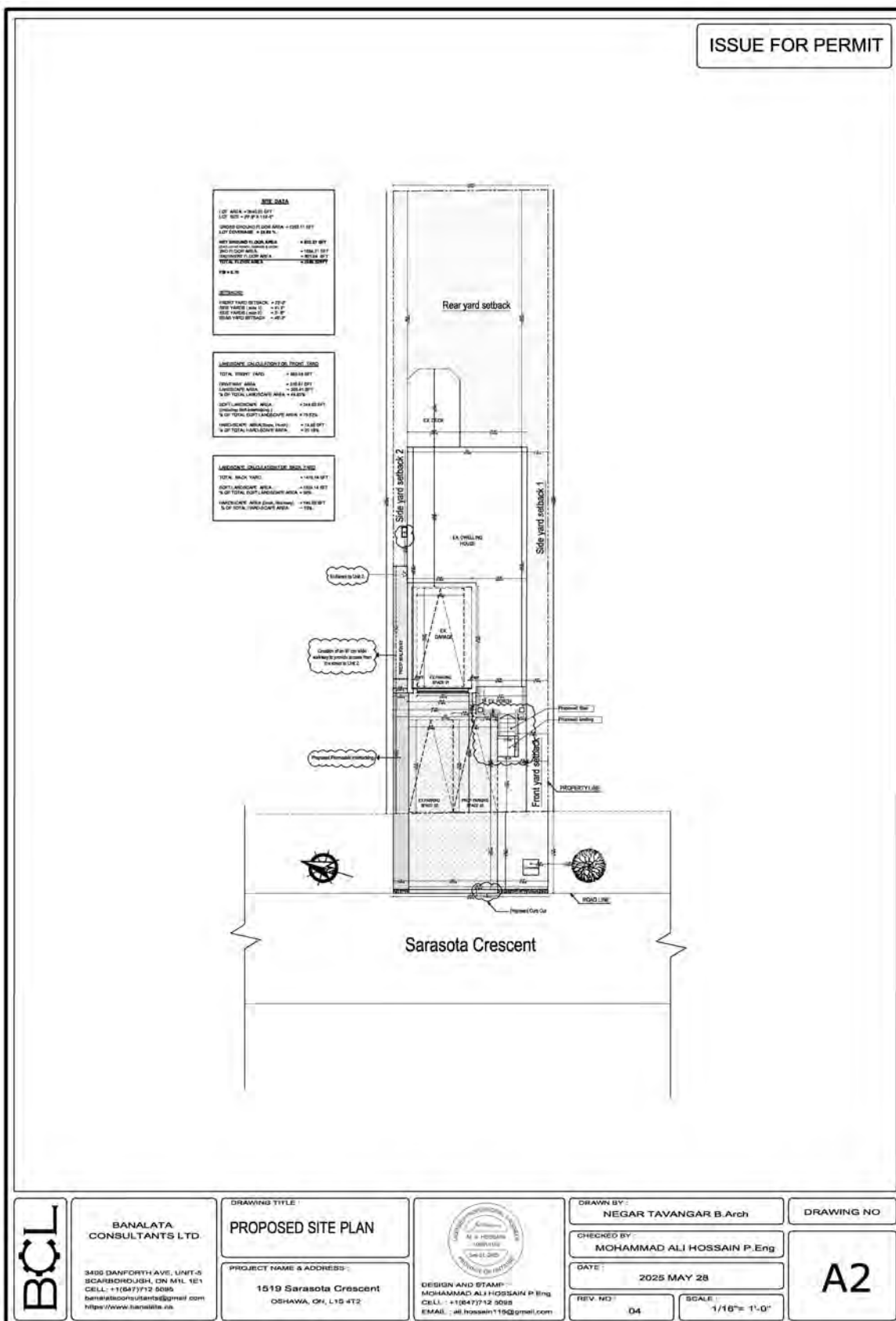
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Address: 1519 Sarasota Crescent



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Concerning an Application for a Minor Variance**

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Purpose and Effect: The purpose and effect of the applications is to permit an accessory apartment within 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 R4-A/R6-B “h-77” (Residential) Zone.

Zoning Item	Column 1	Column 2
An accessory apartment within a single detached dwelling where the main dwelling is only permitted as an interim by an “h” holding symbol	To Permit	Not Permitted
Minimum Landscaped Open Space in the Front Yard	41%	50%

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