



## Committee of Adjustment Meeting Agenda

**April 1, 2026, 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](mailto: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](mailto:committeeofadjustment@oshawa.ca) by 4:30 p.m. on April 1, 2026 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](http://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  
Gord Foster

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 March 11, 2026 be adopted.

## Minor Variance Staff Reports

- |                  |   |               |
|------------------|---|---------------|
| <b>A-2026-10</b> | <b>1329 Charter Crescent</b>  | <b>Ward 5</b> |
|                  | Kelvin Lo on behalf of Sudki Saleh and Samar Almadani   |               |
|                  | To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space width and length, landscaped open space in the front yard and parking partially in a side yard |               |
| <b>A-2026-11</b> | <b>1702 Northfield Avenue</b>   | <b>Ward 1</b> |
|                  | Colin Reaume on behalf of Lester Fernandes  |               |
|                  | To permit an addition to a single detached dwelling with reduced rear yard depth  |               |

**A-2026-12      1922 Dalhousie Crescent**

**Ward 2**

Kruti Shah on behalf of Syed Hasan

To permit a single detached dwelling which may contain an accessory apartment with reduced parking space width and length, reduced landscaped open space in the front yard, and no parking space in a side yard, rear yard or in a garage

**A-2026-13      168 Olive Avenue**

**Ward 4**

Michael Clarke

To permit an enlargement of the gross floor area of an existing street townhouse dwelling by 12%

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](mailto: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 April 1, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-10**) submitted by **Kelvin Lo on behalf of Sudki Saleh and Samar Almadani** for **1329 Charter Crescent** (PL 40M-1650 PT LT 1 NOW RP 40R-13598 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 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 Number of Parking Spaces for a Semi-Detached Dwelling	1	2
Minimum Number of Parking Spaces for an accessory apartment	0	1
Parking Space Location	No parking in a side yard, rear yard or in a garage	No person shall in a Residential Zone use a semi-detached dwelling upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage
Encroachment of an Unenclosed and Uncovered Deck and Steps into the Minimum Required Interior Side Yard more than 1.5m in height above grade	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 March 30, 2026.

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 April 1, 2026 in order for your correspondence to be provided to Committee members for the April 1, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on April 1, 2026. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 March 27, 2026 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 March 31, 2026. 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 March 20, 2026.



## **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 April 1, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-11**) submitted by **Colin Reaume on behalf of Lester Fernandes** for **1702 Northfield Avenue** (PL 40M-2280 LT 42), 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 addition to a single detached dwelling with a minimum rear yard depth of 3.8m whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-D (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 March 30, 2026.

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 April 1, 2026 in order for your correspondence to be provided to Committee members for the April 1, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on April 1, 2026. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 March 27, 2026 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 March 31, 2026. 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 March 20, 2026.

Address: 1702 Northfield Avenue

City of Oshawa  
Economic and Development Services



SITE PLAN DATA

LOT AREA  
4,843.77<sup>sq</sup>ft

LOT COVERAGE

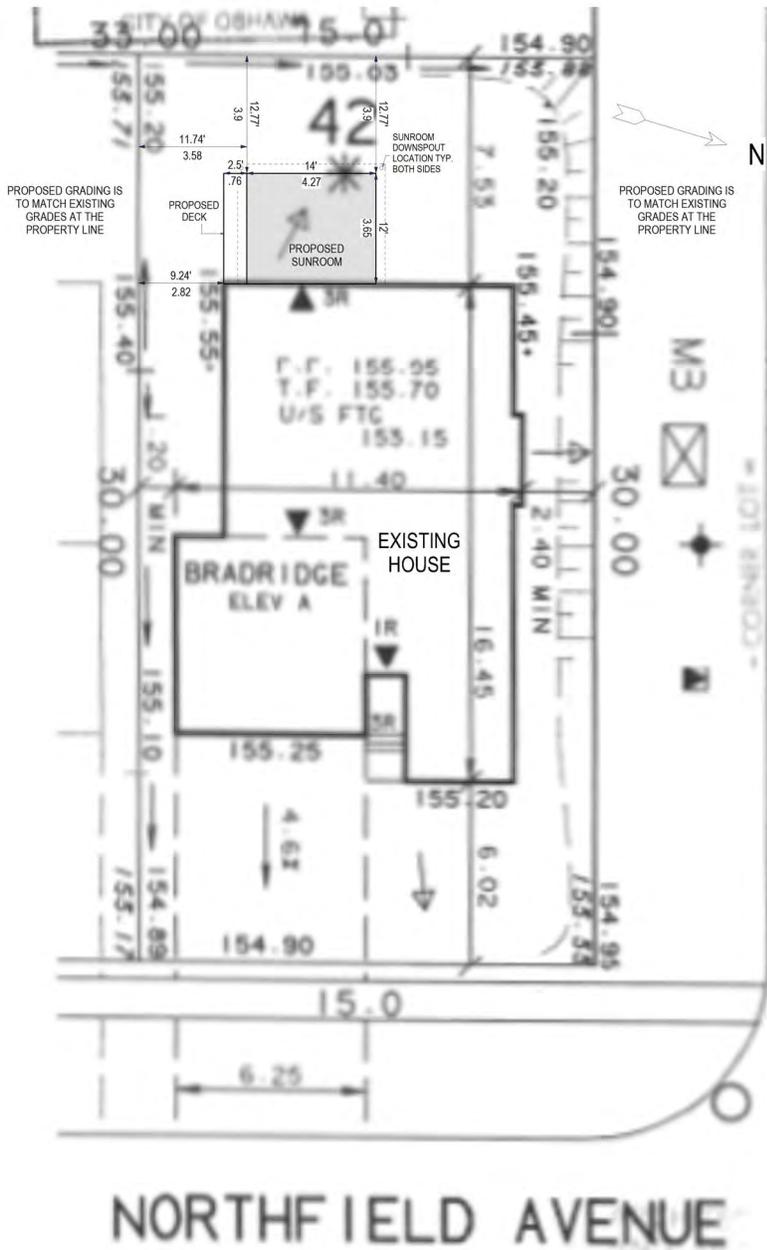
EXISTING HOUSE  
1690.47<sup>sq</sup>ft

PROPOSED  
1688<sup>sq</sup>ft

TOTAL  
1,858.47<sup>sq</sup>ft

GF/LOT AREA RATIO  
38.44%

FALCONRIDGE CRESCENT



SCALE: 1:150



CONTRACTOR:  
Sunspace Sunrooms Windows & Doors  
300 Toronto St. Newcastle  
Ontario, Canada L1B 1C2

OWNER:  
1702 Northfield Ave, Oshawa, ON  
L1K 0B9

1

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.  
BCIN: 28441

DRAWN BY:  
SMS

## **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 April 1, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-12**) submitted by **Kruti Shah on behalf of Syed Hasan** for **1922 Dalhousie Crescent** (PL 40M-1973 LT 107), 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 contain 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.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space only)	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%
Location of Parking Spaces	All in the front yard	Minimum of one parking space located in a side yard, rear yard or garage

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 March 30, 2026.

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 April 1, 2026 in order for your correspondence to be provided to Committee members for the April 1, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on April 1, 2026. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 March 27, 2026 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 March 31, 2026. 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 March 20, 2026.



## **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 April 1, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-13**) submitted by **Michael Clarke** for **168 Olive Avenue** (PL 212 PT LT 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 the enlargement of the gross floor area of an existing street townhouse dwelling by a maximum of 12%, whereas Zoning By-law 60-94, as amended by By-law 75-2025, permits the enlargement of the gross floor area of existing buildings by not greater than 10%, for an existing street townhouse dwelling in a CO-C (Central Oshawa) 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 March 30, 2026.

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 April 1, 2026 in order for your correspondence to be provided to Committee members for the April 1, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on April 1, 2026. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 March 27, 2026 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 March 31, 2026. 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 March 20, 2026.

Address: 168 Olive Avenue



City of Oshawa  
Economic and Development Services

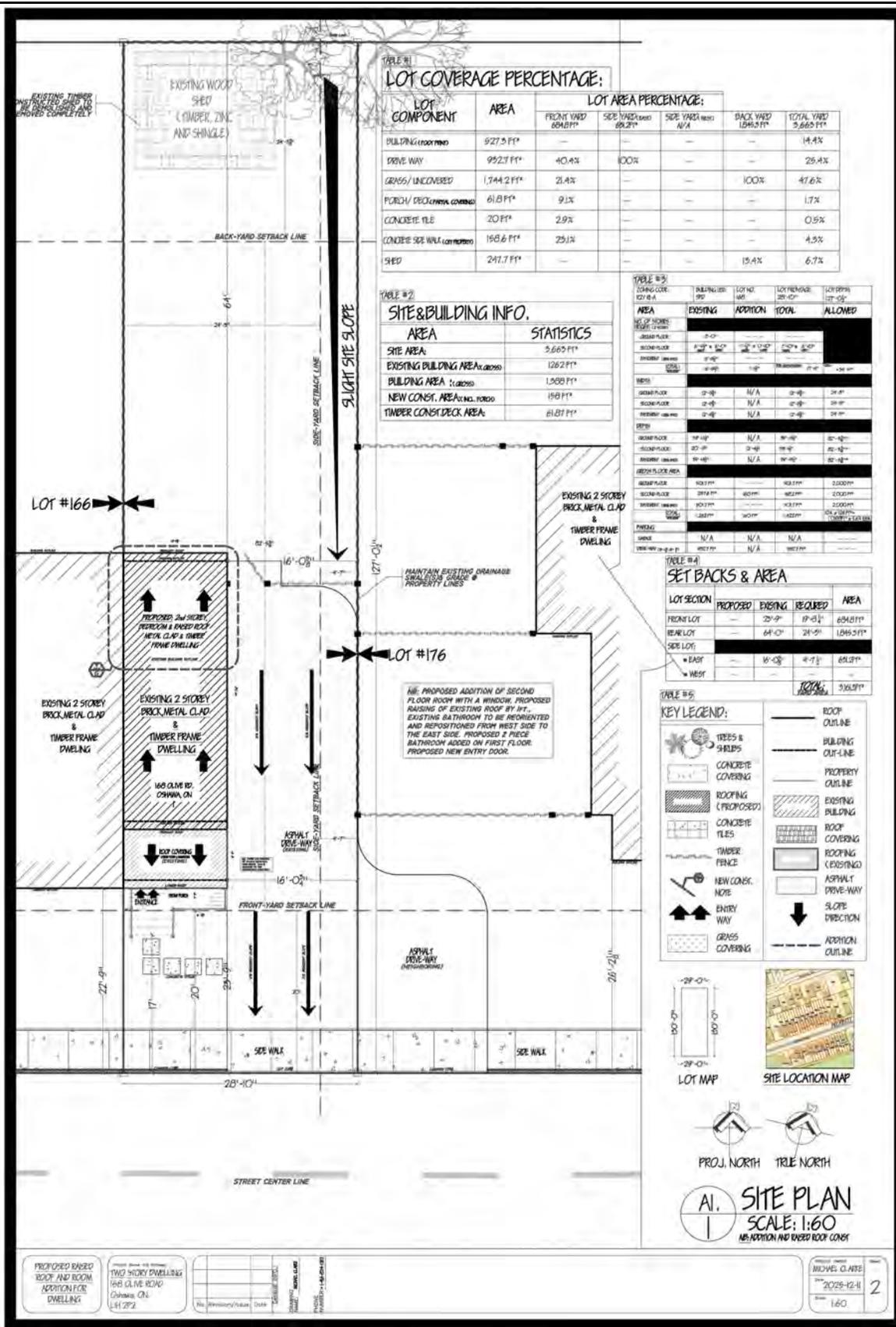


TABLE #1  
LOT COVERAGE PERCENTAGE:

LOT COMPONENT	AREA	LOT AREA PERCENTAGE:				TOTAL YARD
		FRONT YARD	SIDE YARD (EAST)	SIDE YARD (WEST)	BACK YARD	
BUILDING (CONCRETE)	927.5 FT <sup>2</sup>	—	—	—	—	14.4%
DRIVE WAY	952.7 FT <sup>2</sup>	40.4%	100%	—	—	29.4%
GRASS/ UNCOVERED	1,744.2 FT <sup>2</sup>	21.4%	—	—	100%	47.6%
PORCH/ DECK/ WALK COVERED	61.8 FT <sup>2</sup>	9.1%	—	—	—	1.7%
CONCRETE TILE	20 FT <sup>2</sup>	2.9%	—	—	—	0.5%
CONCRETE SIDE WALK (CONCRETE)	158.6 FT <sup>2</sup>	25.1%	—	—	—	4.5%
SHED	241.7 FT <sup>2</sup>	—	—	—	15.4%	6.7%

TABLE #2  
SITE & BUILDING INFO.

AREA	STATISTICS
SITE AREA:	3,665 FT <sup>2</sup>
EXISTING BUILDING AREA (AR2950)	1,262 FT <sup>2</sup>
BUILDING AREA (AR2950)	1,568 FT <sup>2</sup>
NEW CONST. AREA (NCL, R020)	158 FT <sup>2</sup>
TIMBER CONST. DECK AREA:	61.8 FT <sup>2</sup>

TABLE #3

LOADING CODE	UNFINISHED	LOT NO.	LOT FINISH	LOT PERM.
AR2950	NO	168	NO	NO

AREA	EXISTING	ADDITION	TOTAL	ALLOWED
ROOF	—	—	—	—
CONCRETE COVERING	—	—	—	—
ROOFING (PROPOSED)	—	—	—	—
CONCRETE TILES	—	—	—	—
TIMBER FENCE	—	—	—	—
NEW CONST. NOTE	—	—	—	—
ENTRY WAY	—	—	—	—
GRASS COVERING	—	—	—	—

TABLE #4

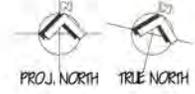
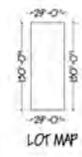
SET BACKS & AREA

LOT SECTION	PROPOSED	EXISTING	REQUIRED	AREA
FRONT LOT	20'-0"	10'-0"	10'-0"	654.8 FT <sup>2</sup>
REAR LOT	—	64'-0"	24'-0"	1,965.5 FT <sup>2</sup>
SIDE LOT:				
EAST	16'-0"	4'-7"	6'-0"	69.3 FT <sup>2</sup>
WEST	—	—	—	—
<b>TOTAL</b>				<b>3,160 FT<sup>2</sup></b>

TABLE #5

KEY LEGEND:

- TREES & SHRUBS
- CONCRETE COVERING
- ROOFING (PROPOSED)
- CONCRETE TILES
- TIMBER FENCE
- NEW CONST. NOTE
- ENTRY WAY
- GRASS COVERING
- ROOF OUTLINE
- BUILDING OUTLINE
- PROPERTY OUTLINE
- EXISTING BUILDING
- ROOF COVERING
- ROOFING (EXISTING)
- ASPHALT DRIVE-WAY
- SLOPE INDICATION
- ADDITIONAL OUTLINE



AI. SITE PLAN  
SCALE: 1:60  
N/A ADDITION AND BASED ROOF COVER

PROPOSED BASED ROOF AND ROOM ADDITION FOR DWELLING

TWO STORY DWELLINGS 168 OLIVE ROAD Oshawa, ON L4H 2P2

DATE: 2025-12-11

MICHELE CLASSE 2025-12-11 2