



Committee of Adjustment Meeting Agenda

**July 15, 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 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 July 15, 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) 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 June 24, 2026 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2025-78 | 184 Celina Street | Ward 4 |
| | Nushrat Jahan on behalf of Homayoon Popal | |
| | To permit an addition to 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 | |
| A-2026-31 | 396 Humewood Avenue | Ward 4 |
| | Syed Ahmed on behalf of William McInnes | |
| | To permit an addition to a single detached dwelling with reduced rear yard depth and an accessory building with reduced interior side yard depth | |
| A-2026-32 | 731 Bennett Crescent | Ward 3 |
| | Kelvin Lo on behalf of Kamrul Mazumder and Mily Begum | |
| | To permit an addition to a semi-detached dwelling with reduced exterior side yard depth and an accessory building with reduced setback to the street line | |

A-2026-33 1332 Sunnybrae Crescent Ward 5

Kelvin Lo on behalf of Ikenna Henry Nzekwe and Diane Ndidi Isibor

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

A-2026-34 637 Merritt Street Ward 5

Halina Popvyh on behalf of Mayya Petrovski

To permit an apartment building with reduced lot frontage

A-2026-35 2108 Hallandale Street Ward 1

Nitshi Jain on behalf of Venkatesh Ettem

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

A-2026-36 1300 Wilson Road North Ward 3

D. G. Biddle & Associates on behalf of North End Bowl

To permit a place of amusement with reduced parking

A-2026-37 2102 Thornton Road North Ward 2

Paul Clarke

To permit a light industrial use (woodworking shop) under the “h-71” holding symbol in a building with reduced rear yard depth and accessory buildings located 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 Minor Variances**

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 15, 2026 at 6:00 p.m. to consider the revised 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 revised application is to permit an addition to a 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 CO-D (Central Oshawa) 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 Floor Area for Buildings Accessory to an Existing Residential Use	22%	8%

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

Meeting

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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 July 15, 2026. 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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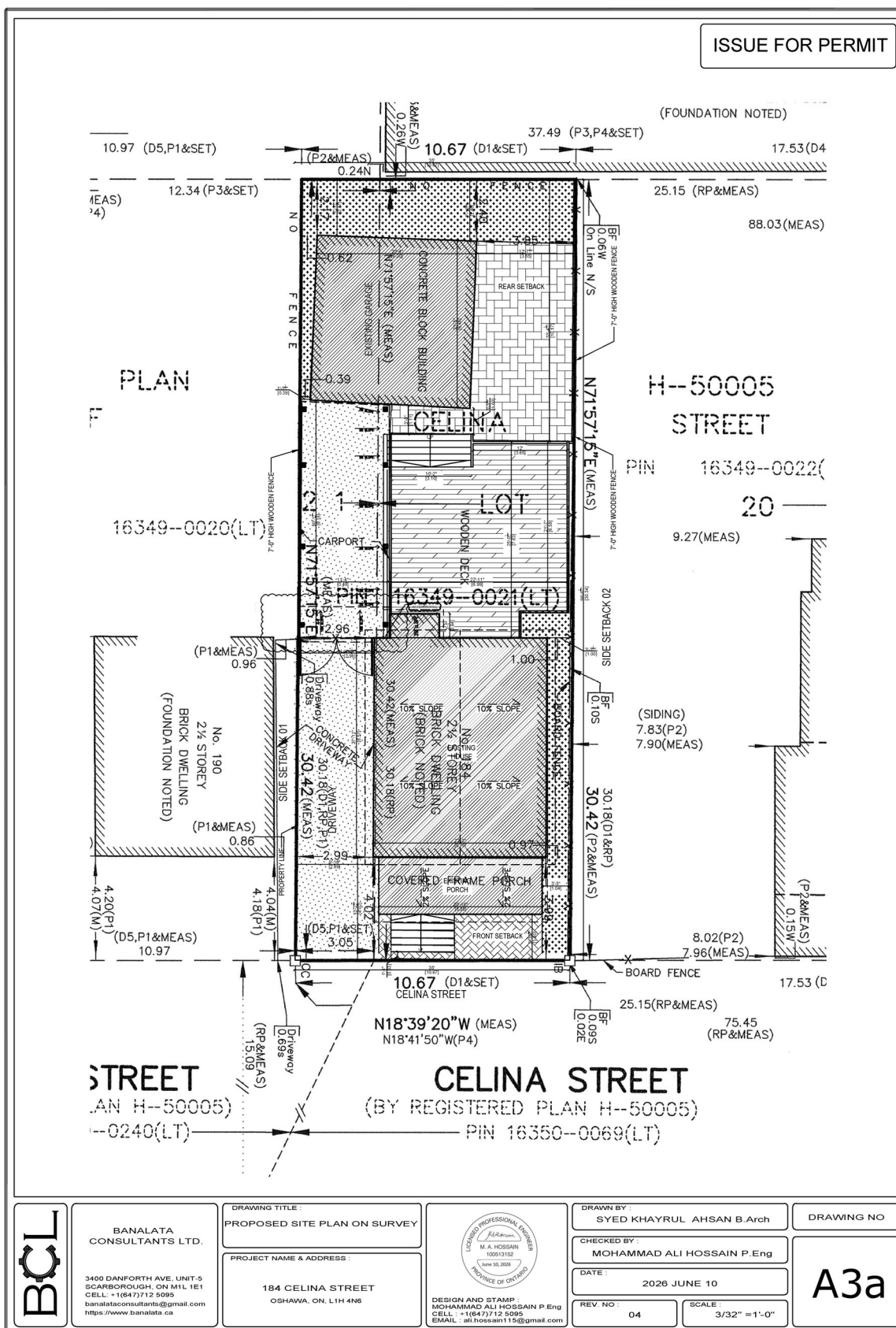
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 10, 2026 or any day thereafter.

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 July 14, 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 July 3, 2026.

Address: 184 Celina Street



**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 July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-31**) submitted by **Syed Ahmed on behalf of William McInnes** for **396 Humewood Avenue** (PL 699 LT 16), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an addition (sunroom) to a single detached dwelling and an accessory building ancillary to the 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	5.6m	7.5m
Minimum Interior Side Yard Depth for an Accessory Building	0.2m	0.6m

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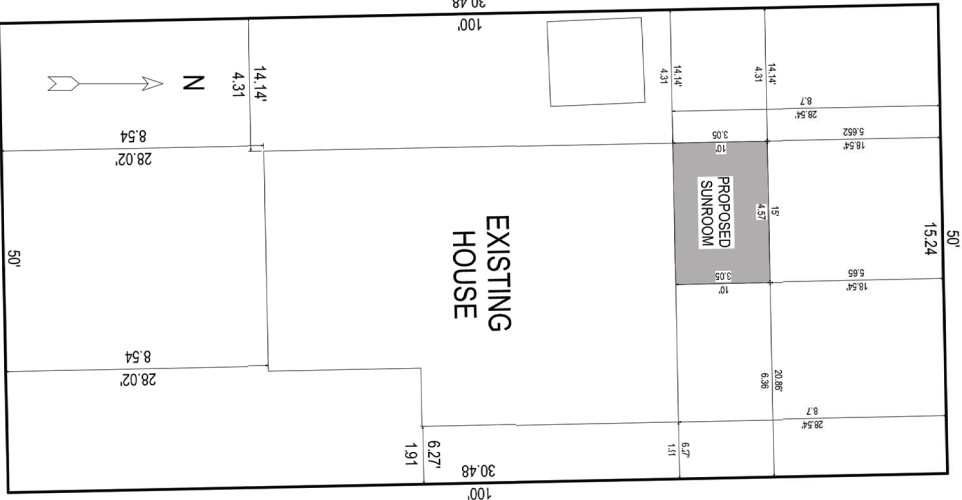
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This Notice issued July 3, 2026.

Address: 396 Humewood Avenue



SITE PLAN DATA

LOT AREA 5,000ft²

LOT COVERAGE

EXISTING HOUSE 1233.5ft²
EXISTING SHED 90ft²

PROPOSED 150ft²
TOTAL 1,473.5ft²

GFALOT AREA RATIO 29.4%

- NOTES:
1. LIFESTYLE PREFABRICATED WINDOW AND DOOR PANELS MANUFACTURED IN ONTARIO BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
 2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION IF APPLICABLE.
 3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION, IF APPLICABLE.
 4. (1) STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2024 OBC, WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
 4. (2) REQUIRED EXIT STAIRS SHALL HAVE A WIDTH, MEASURED BETWEEN WALL FACES OR GUARDS, OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2024 OBC.
 5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS, OR NOT LESS THAN THE LESSER ACTUAL. STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2024 OBC.
 6. ALL HAND BAILS AND GUARDS SHALL BE BUILT AS PER OBC 2024 AND SUPPLEMENTARY STANDARD SP-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 35+ MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5°-1° ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2024 OBC.
 - ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4° APART AS PER ARTICLE 9.8.8.5 OF THE 2024 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 45° APART.
 7. TO CARRY RAINWATER AWAY FROM THE SUNROOM, DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2024 OBC.
 8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED, LED ACCORDING TO TABCOB DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2024 OBC, INCLUDING DOORS (TO SECTION 9.6.1), WINDOWS (TO SECTION 9.7.1), SKYLIGHTS (TO SUBSECTION 9.7.7.1), GLASSES (TO SUBSECTION 9.7.3.1), WOOD FRAME CONNECTIONS, DECK FARMING, STOCK BUILT WALL, 1.5 AND SUB-FLOORING (TO SUBSECTION 9.23.14), BUILT-UP BEAMS (TO ARTICLE 9.23.8.3), BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2), ROOFING (TO SECTION 9.26.1), ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.1), FLASHING (TO SUBSECTIONS 9.20.13.89.26.3.89.26.4), CLADDING (TO SECTION 9.27.1), CAULKING (TO SUBSECTION 9.27.4.1), INTERIOR FINISHING (TO SUBSECTION 9.29.1), FLOORING (TO SECTION 9.30.1), STAIRS, RAMPS, HANDRAILS AND GUARDS (TO SECTION 9.8.1), LIGHTING OUTLETS (TO SECTION 9.34.1)

 944 CRAWFORD DR. PETERBOROUGH, ONTARIO K9J 3X2 WWW.LIFESTYLESUNROOMS.COM TEL: 800-465-0593 FAX: 800-934-0822		
PROJECT SUNROOM TO REAR OF EXISTING HOUSE		
PROJECT ADDRESS 396 HUMEWOOD AVE OSHAWA, ON L1G 2T5		
DRAWING TITLE SITE PLAN		
PAGE NUMBER 1		
REVISION	PROJECT	DRAWING
	PGJ110021	1
MODEL TYPE 3125 STUDIO / INSULSPAN 6.5' ALUM TOP		
CLIENT MCHINES		
DATE	SCALE	
2026-06-08	SCALE: 1"=160'	
DRAWN BY:	CHECKED BY:	
SHAWN SAMWATZKY		
BCIN: 28441 I CERTIFY THAT I, SHAWN SAMWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE OSHAWA BUILDING CODE.		
LIFESTYLE ENGINEERING		



**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 July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-32**) submitted by **Kelvin Lo on behalf of Kamrul Mazumder and Mily Begum** for **731 Bennett Crescent** (PL 40M-1412 PT LT 4 NOW RP 40R-9821 PT 7), 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 (carport) to a semi-detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a for a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Exterior Side Yard Depth	1.8m	2.4m
Minimum Distance of an Accessory Building to a Street Line	0.6m	2.4m

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

Meeting

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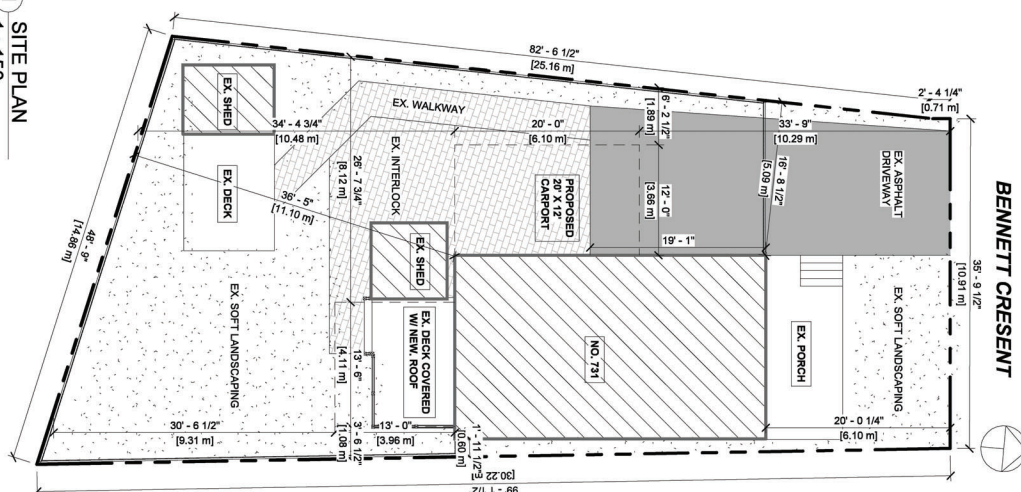
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To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 10, 2026 or any day thereafter.

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This Notice issued July 3, 2026.



CONTRACTOR SHALL VERIFY SITE DIMENSIONS



KCCCL
Architect

Permit Works

3575 14TH AVE - UNIT 18
MARKHAM, ON L3R 0H6
email: info@permitworks.ca
mobile: 416-989-8900

PROPOSED CARPORT & COVERED DECK

731 BENNETT CRESENT

OSHAWA, ONTARIO, L1K 1T9

Drawn by **MM**

Date 2026-05-12

Scale 1 : 150

Project Number	26111
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DRAWING NAME

SHEET NUMBER

A1.1

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-33**) submitted by **Kelvin Lo on behalf of Ikenna Henry Nzekwe and Diane Ndidi Isibor** for **1332 Sunnybrae Crescent** (PL M1177 PT LT 25 NOW RP 40R-6463 PT 15), 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 Landscaped Open Space in Front Yard	44%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	5.4m	5.75m

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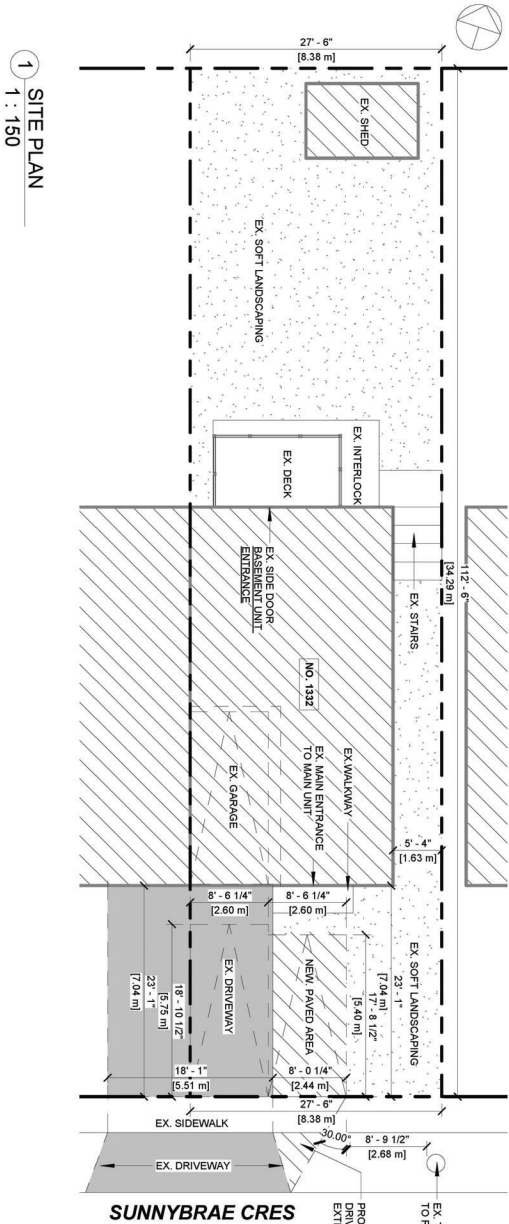
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Address: 1332 Sunnybrae Crescent

City of Oshawa
Economic and Development Services



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SUNNYBRAE CRES

EXISTING PARKING SPACES 2
PARKING SPACES PROVIDED 3
TOTAL SOFT LANDSCAPING AREA = 237.69 SQ. FT. (40.33%)
AREA OF EXISTING DRIVEWAY = 235.64 SQ. FT.
AREA OF EXISTING WALKWAY = 23.38 SQ. FT.
AREA OF PROPOSED DRIVEWAY = 142.41 SQ. FT.
TOTAL SOFT LANDSCAPING AREA = 237.69 SQ. FT. (40.33%)

PROPOSED BASEMENT SECOND UNIT
1332 SUNNYBRAE CRES
OSHAWA, ONTARIO L1H 8E5

Permit
Works
Approvals
Made Easy

3575 14TH AVE. UNIT 18
MARTHA, ON L3R 0H6
email: info@permitsworks.ca
mobile: 416-889-8900

KCCL
Architect

Drawn by MW

Date 2026-05-26

Scale 1 : 150

Project Number 26113

DRAWING NAME

SITE PLAN

SHEET NUMBER

A1.1

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

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 July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-34**) submitted by **Halina Popvych on behalf of Mayya Petrovski** for **637 Merritt Street** (PL 159 PT LT 4,5), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an apartment building with a minimum lot frontage of 15m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 25m for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

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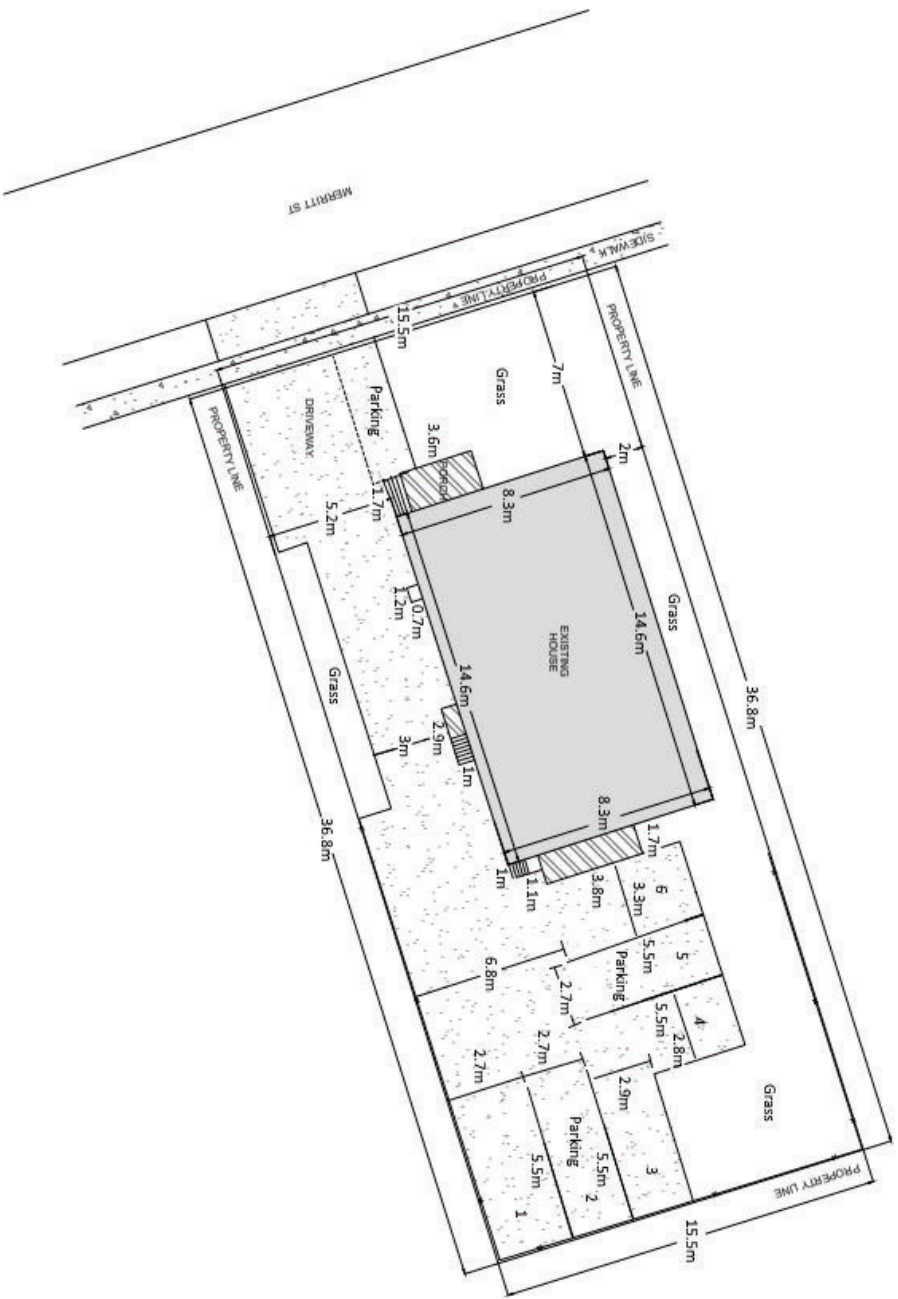
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Address: 637 Merritt Street



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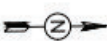
ADDRESS:
637 MERRITT ST
OSHAWA, ON L1H 4W3

SITE PLAN

LOT AREA: 0.13 ACRES

PLOT SIZE: 8.5' X 11"

DRAWING SCALE: 1:250



**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 July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-35**) submitted by **Nitshi Jain on behalf of Venkatesh Ettem** for **2108 Hallandale Street** (PL 40M-2727 LT 129), 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 Length (Accessory Apartment Space Only)	5.0m	5.75m
Minimum Landscaped Open Space in the Front Yard	44%	50%
Partial Tandem Parking	To Permit	Not Permitted

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on July 13, 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 July 15, 2026 in order for your correspondence to be provided to Committee members for the July 15, 2026 public meeting.

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

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

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 15, 2026. 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 July 10, 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 July 14, 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.

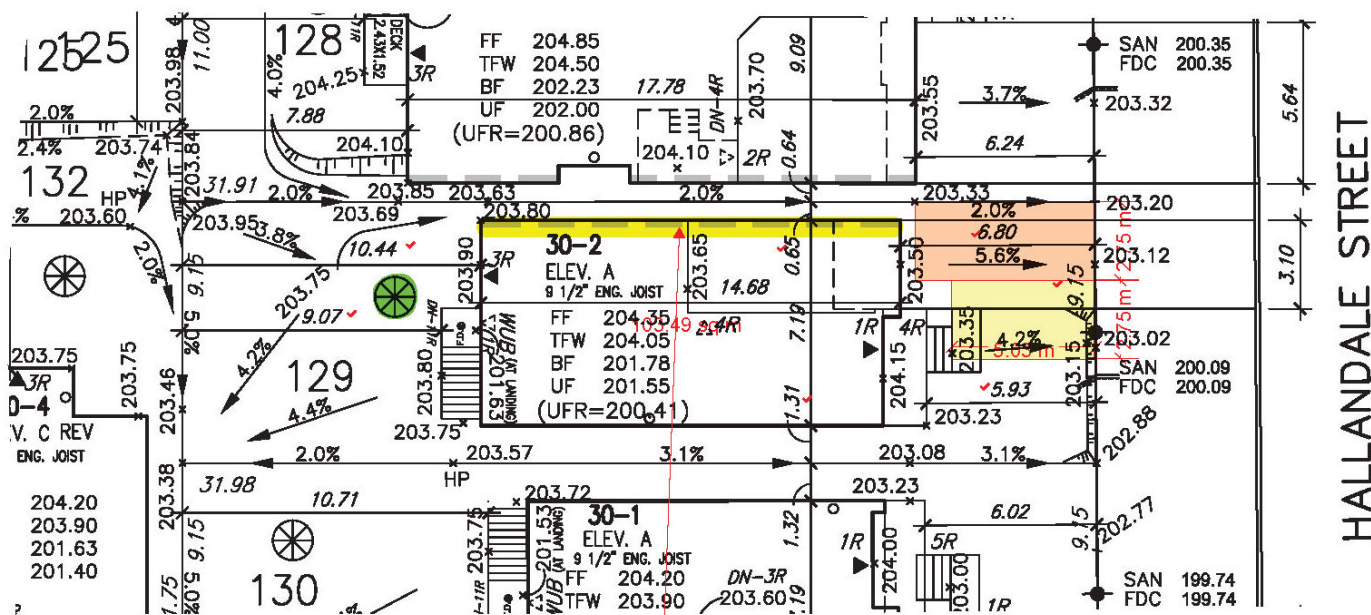
This Notice issued July 3, 2026.

Address: 2108 Hallandale Street



City of Oshawa
Economic and Development Services

EXISTING FRONTYARD AREA: 5.03 X 9.15 = 46.02SQM
PROPOSED DRIVEWAY AREA: 5.03 X 5.5 = 27.67SQM (~60%)
PROPOSED LANDSCAPED AREA: 5.03 X 3.65 = 18.36 SQM (~40%)



3/4 HOUR(S) FIRE RESISTANCE RATING

2108 Hallandale St

SITE STATISTICS	LOT NUMBER:	129
COVERAGE CALCULATION		
LOT AREA:	✓ 282.3	m ²
BUILDING COVERAGE:	✓ 103.3	m ²
LOT COVERAGE:	✓ 35.9	%
ZONING: BY-LAW (60-84)	✓ R1-E(31)	
FRONTAGE		
FRONTAGE:	✓ 8.15	m
BUILDING HEIGHT		
MAX. PERMITTED BLDG. HEIGHT:	11.50	m
ESTABLISHED GRADE:	203.35	m
F.F.E. TO ESTABLISHED GRADE:	1.0	m
F.F.E. TO MEAN OF ROOF:	✓ 7.11	m
PROPOSED BLDG. HEIGHT:	8.11	m
FRONT YARD LANDSCAPE AREA		
FRONT YARD AREA:	65.53	m ²
DRIVEWAY AREA:	21.14	m ²
FRONT LANDSCAPE/OPEN SPACE AREA:	✓ 44.39	m ²
FRONT LANDSCAPE/OPEN SPACE:	67.7	%

NOTE: FRONT DOWNSPOUTS ARE TO DISCHARGE TO THE FRONT YARD.

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 July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-36**) submitted by **D. G. Biddle & Associates on behalf of North End Bowl for 1300 Wilson Road North** (EAST WHITBY CON 3 PT LT 7 RP 40R-10010 PTS 1 AND 3 PT PT 2 AND RP 40R-18959 PT 1 TO 9), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application to permit a place of amusement with a minimum of 401 parking spaces, whereas Zoning By-law 60-94 requires a minimum of 416 parking spaces for a place of amusement in a SPC-A/SPC-A(1) (Special Purpose Commercial) Zone.

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Meeting

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

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

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 15, 2026. 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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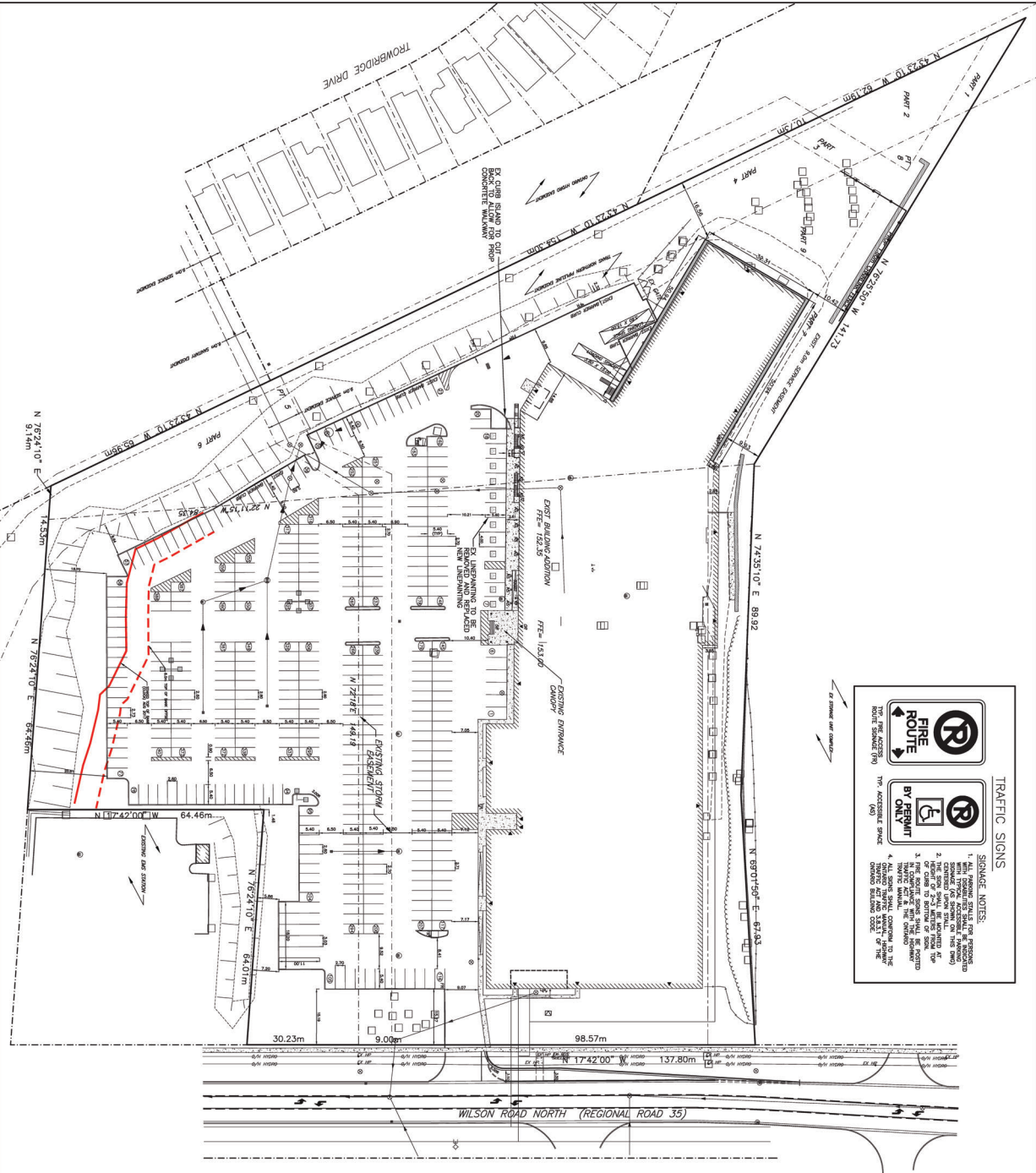
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This Notice issued July 3, 2026.

Address: 1300 Wilson Road North

City of Oshawa
Economic and Development Services



TRAFFIC SIGNS

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE OSHAWA MUNICIPAL PLAN 370.
2. THE SIGN SHALL BE LOCATED AT THE INTERSECTION OF THE PROPOSED DRIVE AND WILSON ROAD NORTH.
3. THE SIGN SHALL BE LOCATED AT THE INTERSECTION OF THE PROPOSED DRIVE AND WILSON ROAD NORTH.
4. THE SIGN SHALL BE LOCATED AT THE INTERSECTION OF THE PROPOSED DRIVE AND WILSON ROAD NORTH.

FIRE ROUTE

BY PERMIT ONLY



BENCH MARK

STATION 17.178
ELEVATION 153.587 (NEW DATUM)

PART OF LOT 5, SHEET 9E(2) OF OSHAWA MUNICIPAL PLAN 370

CITY OF OSHAWA

REGIONAL MUNICIPALITY OF DURHAM

SITE STATISTICS

EXISTING BUILDING AREA	10587.00 m ²
PROPOSED 2ND FLOOR AREA	478,000 m ²
PROPOSED 3RD FLOOR AREA	478,000 m ²
TOTAL GROSS BUILDING AREA	11933.00 m ²
BUILDING FOOTPRINT	(28,443) 10579.00 m ²
CANOPY/OVERHANG AREA	(10,250) 73,500 m ²
TOTAL LANDSCAPE AREA	(38,693) 14393.27 m ²
PARKING REQUIREMENTS	241
CONCRETE RECREATION	208.8
BOWLING ALLEY 4SPC/LANE	29.3
PLACE OF AMUSEMENT 1SPC/24m ²	66.6
RESTAURANT 1SPC/11m ²	544.8
PARKING SPACES REQUIRED	401
PARKING SPACES PROVIDED (INCLUDING 12 ACCESSIBLE SPACES)	2

SITE PLAN

NO.	DATE	REVISIONS
1		
2		

NEB'S FUN WORLD, 1300 WILSON RD., OSHAWA



SCALE: 1:500
DRAWN BY: B.B.
DESIGN BY: K.C.K.
CHECKED BY: M.B.C.
DATE: MAY 2016

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 July 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-37**) submitted by **Paul Clarke** for **2102 Thornton Road North** (CON 5 PT LT 17 NOW RP 40R-11657 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 light industrial building and accessory buildings ancillary to the light industrial building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a light industrial building and accessory buildings ancillary to the light industrial building in a SI-A(16) "h-71" (Select Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	0.2m	7.5m
Light Industrial Use (Woodworking Shop) under the "h-71" Holding Symbol	To Permit	Not Permitted
Accessory Buildings Located in the Front Yard	To Permit	Not Permitted

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