



Committee of Adjustment Meeting Agenda

**April 22, 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 April 22, 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 April 1, 2026 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2026-15 | 1528 Sarasota Crescent | Ward 2 |
| | Dhrupal Patel on behalf of Chandrawattie Naraine | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length and landscaped open space in the front yard, and to permit tandem parking between units | |
| A-2026-16 | 204 Ormond Drive | Ward 2 |
| | Arun Singh | |
| | To permit a semi-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-2026-18 522 Hartgrove Lane Ward 3

Jaison Varghese John and Anu Baby

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-2026-19 40M-2727, Block 163 Ward 1

GHD Limited on behalf of Medallion Developments

To permit block townhouses with reduced landscaped open space

Combined Minor Variance and Consent Staff Reports

A-2026-14 1051 Nelson Street Ward 5

D. G. Biddle & Associates on behalf of J&P Waterloo Holdings Inc.

To permit an industrial lot with reduced lot area and front yard depth

B-2026-03 485 Waterloo Court & 1051 Nelson Street Ward 5

D. G. Biddle & Associates on behalf of J&P Waterloo Holdings Inc.

Consent to sever an industrial parcel of land with an existing building to remain, retaining an industrial parcel of land with existing uses to remain, and to establish an access and maintenance easement in favour of the retained lands

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 April 22, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-15**) submitted by **Dhrupal Patel on behalf of Chandrawattie Naraine** for **1528 Sarasota Crescent** (PL 40M-2196 LT 7), 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	46%	50%
Tandem Parking for parking spaces for different dwelling units	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 April 20, 2026.

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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 April 22, 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.

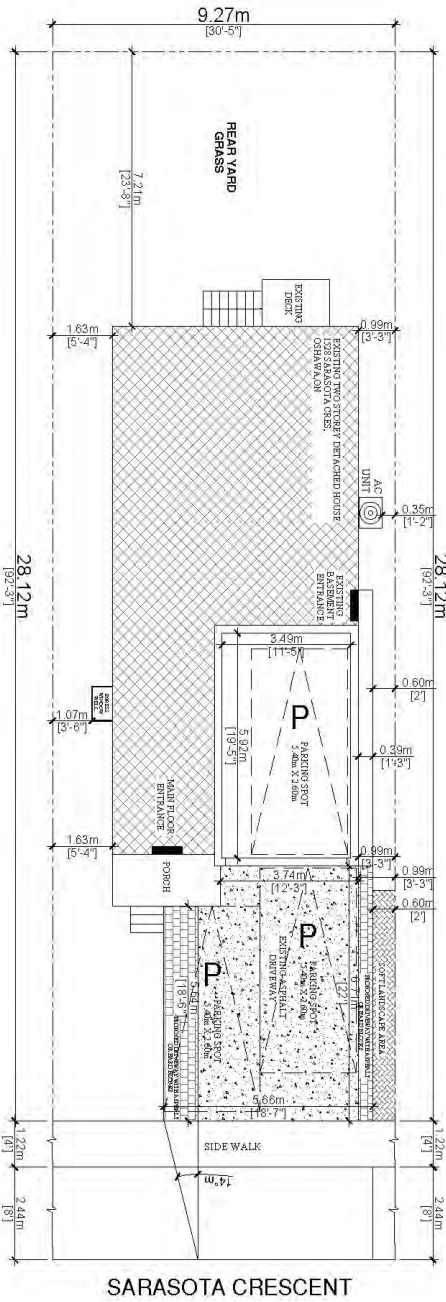
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on April 17, 2026 or any day thereafter.

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This Notice issued April 10, 2026.

Address: 1528 Sarasota Crescent



FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	675.94 SF (62.79 SQM)
SECOND FLOOR AREA	894.21 SF (83.07 SQM)
OWNER'S AREA IN BASEMENT	0.00 SF (0.00 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	1570.15 SF (145.87 SQM)
SECOND UNIT DWELLING AREA	640.94 SF (59.54 SQM)

FLOOR AREA	TOTAL AREA	DRIVEWAY AREA	LANDSCAPED AREAS (SOFT LANDSCAPED AREAS)
675.94 SF (62.79 SQM)	830.14 SF (76.84 SQM)	363.04 SF (33.72 SQM)	267.10 SF (24.81 SQM)

LEGENDS

SOFT LANDSCAPED AREA	[Pattern]
HARD LANDSCAPED AREA	[Pattern]

SARASOTA CRESCENT



SCOPE OF WORK
PROPOSAL TO CONSTRUCT
SECONDARY UNIT

GENERAL NOTES
DO NOT SCALE DRAWINGS
REVISIONS SHALL BE SHOWN BY
ANY REPRODUCTION IN WHOLE OR IN PART
OF THESE DRAWINGS WITHOUT THE
CONSENT OF THE ENGINEER. THE
ENGINEER'S LIABILITY IS LIMITED TO
ANY REPRODUCTIONS MUST BE
AUTOMATICALLY MADE IN METRIC SCALE

NO.	REVISION/ISSUE	DATE

SITE PLAN
CITY : OSHAWA
1528 SARASOTA CRESCENT
EXISTING DWELLING

SHEET
A-1
PROJECT
APR 2026
SCALE 3/32" = 1'-0"

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 22, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-16**) submitted by **Arun Singh** for **204 Ormond Drive** (PL M985 PT LT 69 NOW RP 40R-1552 PT 22), 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 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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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 22, 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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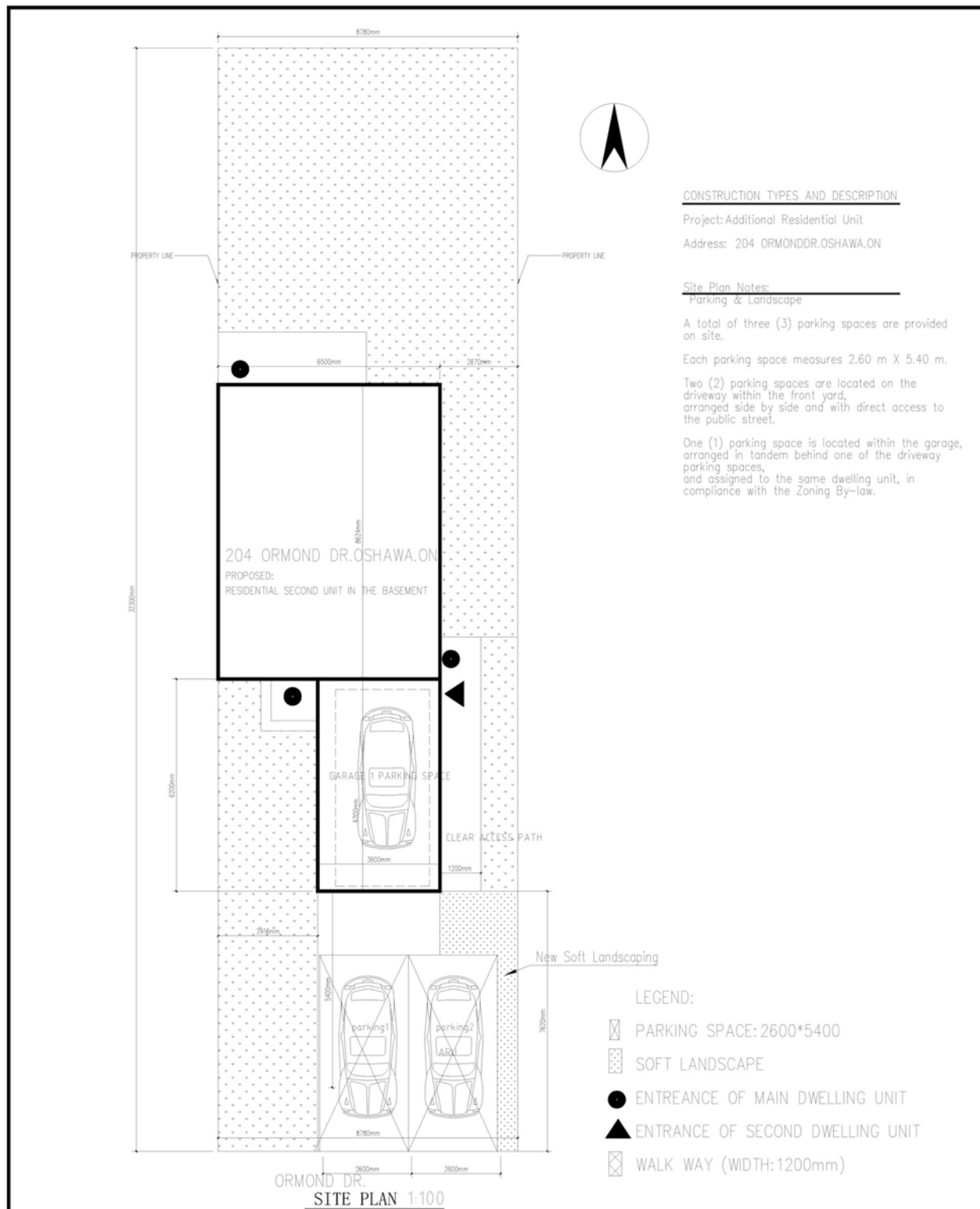
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on April 17, 2026 or any day thereafter.

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This Notice issued April 10, 2026.

Address: 204 Ormond Drive



CONSTRUCTION TYPES AND DESCRIPTION
Project: Additional Residential Unit
Address: 204 ORMONDDR.OSHAWA.ON

Site Plan Notes:
Parking & Landscape
A total of three (3) parking spaces are provided on site.
Each parking space measures 2.60 m X 5.40 m.
Two (2) parking spaces are located on the driveway within the front yard, arranged side by side and with direct access to the public street.
One (1) parking space is located within the garage, arranged in tandem behind one of the driveway parking spaces, and assigned to the same dwelling unit, in compliance with the Zoning By-law.

SITE PLAN 1:100

Interior renovation only.
No new construction or additions proposed. Existing site conditions remain unchanged.
Landscaped open space in the front yard of 45%

PROJECT	204 ORMOND DR. OSHAWA, ON
OWNER	SINGH AXEN & SINDHEKA SINDHEKA
DRAWING	SITE PLAN
DATE	05/21/2026
DRAWING NO.	1000

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 22, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-18**) submitted by **Jaison Varghese John and Anu Baby** for **522 Hartgrove Lane** (PL 40M-1935 LT 34), 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(2) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

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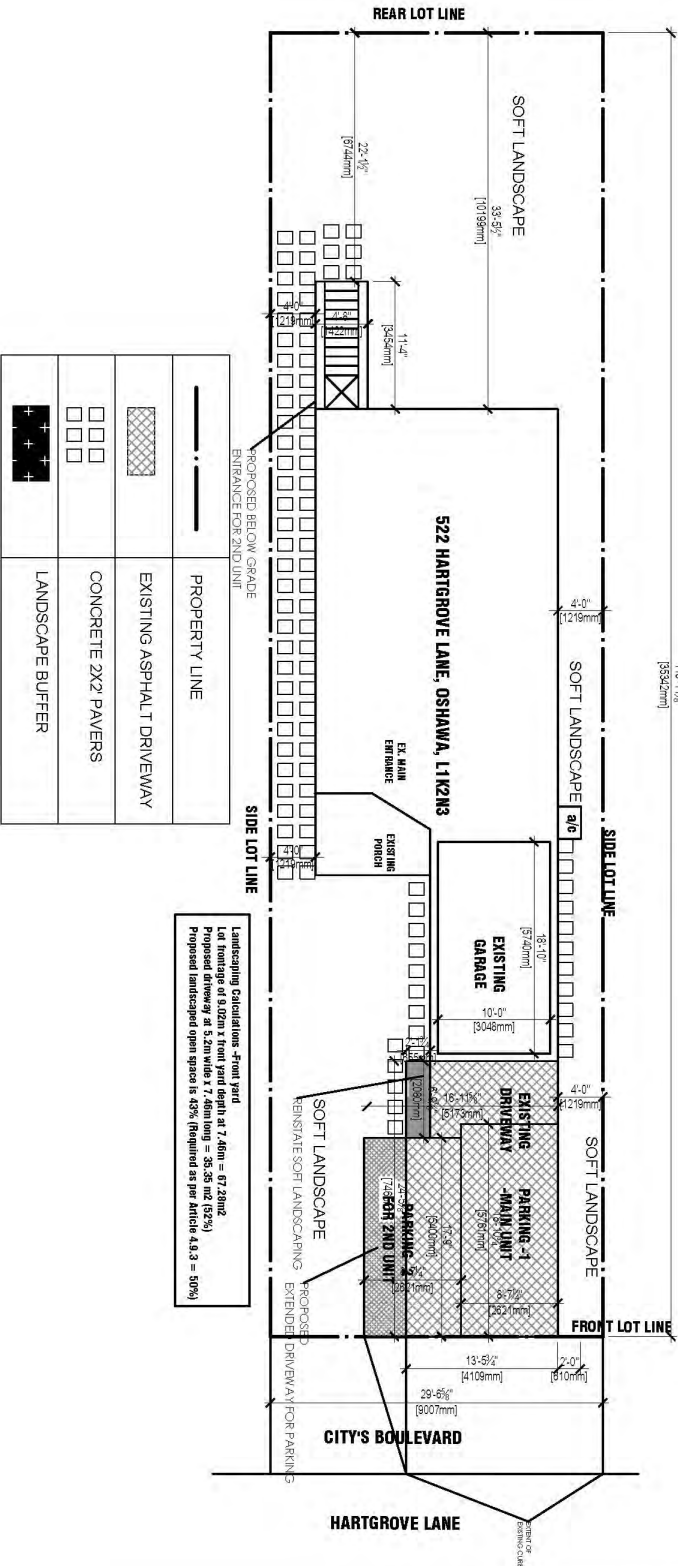
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Address: 522 Hartgrove Lane

Economic and Development Services
CITY OF OSHAWA



Landscaping Calculations - Front yard
Lot frontage of 9.02m x front yard depth at 7.46m = 67.28m²
Proposed driveway at 5.2m wide x 7.46m long = 38.55 m² (57%)
Proposed landscaped open space is 43% (Required as per Article 4.9.3 = 50%)

	PROPERTY LINE
	EXISTING ASPHALT DRIVEWAY
	CONCRETE 2X2 PAVERS
	LANDSCAPE BUFFER

1 SITE PLAN
A-0 SCALE = 3/32" = 1'-0"

<p>http://MeDoBuildingPermits.ca 289-946-0997</p>	
<p>GENERAL NOTES: DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS & DIMENSIONS ON SITE. CONTRIBUTORS & DIMENSIONS ON SITE ARCHITECT/ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.</p>	
<p>THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE RIGHT TO MAKE ANY CHANGES TO THE DESIGN SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.</p>	<p>QUALIFICATION INFORMATION NAME: <i>Malay Bhatia</i> TITLE: ARCHITECT REGISTRATION NUMBER: 10133</p>
<p>PROJECT: 522 HARTGROVE LANE OSHAWA</p>	<p>DATE: 10/25/2025 DRAWING TITLE: SITE PLAN</p>
<p>DATE: DEC 22 2025 DRAWING: SM REVISION: PB</p>	<p>DATE: 10/25/2025 DRAWING: SM REVISION: PB</p>
<p>TITLE: BUILDING PERMIT</p>	<p>TITLE: BUILDING PERMIT</p>
<p>DATE: AS VOID</p>	<p>DATE: A-0</p>

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 22, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-19**) submitted by **GHD Limited on behalf of Medallion Developments** for **40M-2727, Block 163** (PL 40M-2727 BLK 163), 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 block townhouses with the variances in Column 1 below instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for block townhouses in a R4-A(12).DBR38-60 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space	30%	35%
Minimum Landscaped Open Space in the Yard of a Parcel of Tied Land abutting a common element condominium road	20%	50%

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-06).

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

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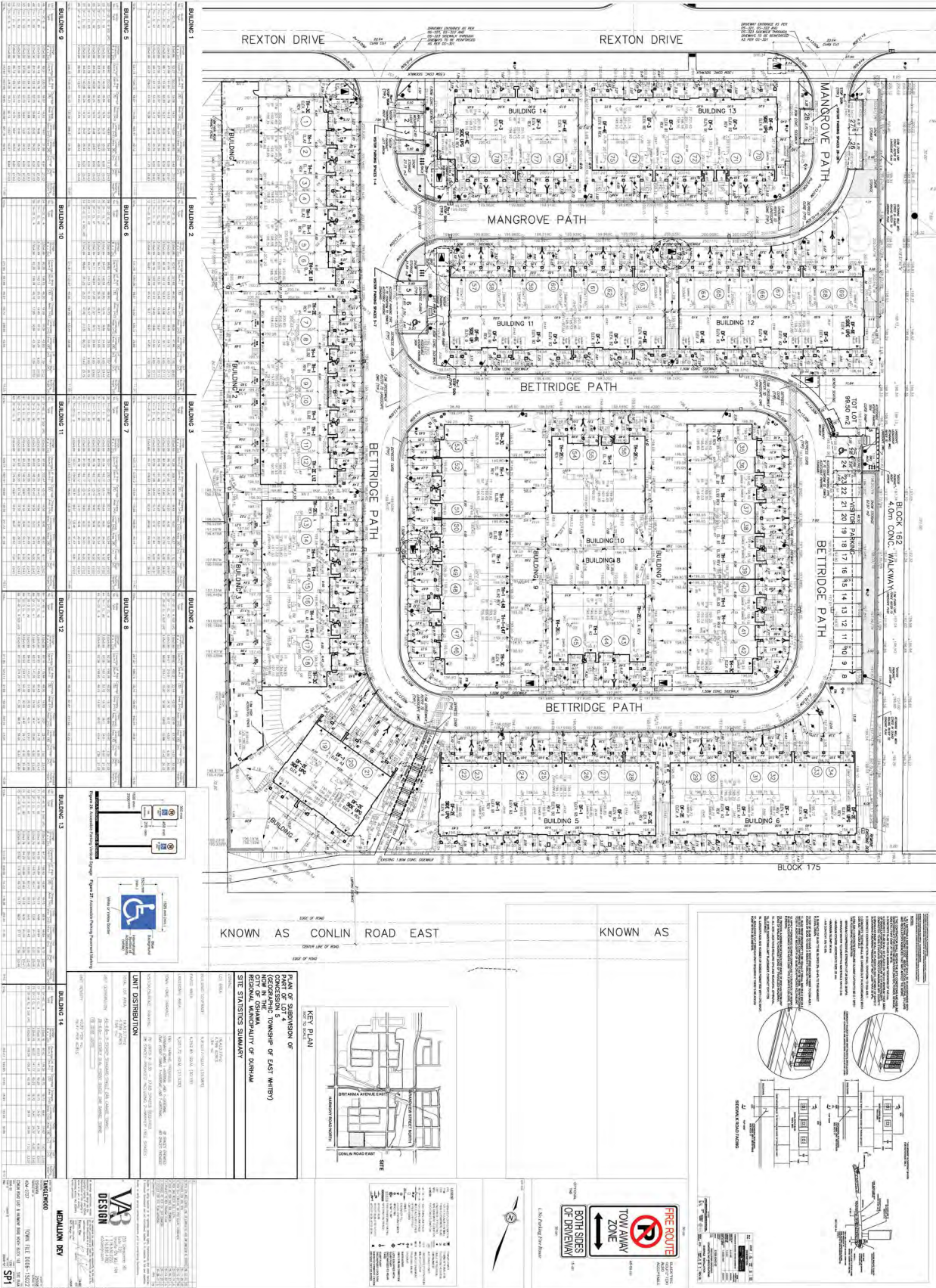
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Address: 40M-2727, BL163

Economic and Development Services



Building No.	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Other Details
BUILDING 1	1,234	3,702	3.0	...
BUILDING 2	1,567	4,701	3.0	...
BUILDING 3	1,890	5,670	3.0	...
BUILDING 4	2,123	6,369	3.0	...
BUILDING 5	2,456	7,368	3.0	...
BUILDING 6	2,789	8,367	3.0	...
BUILDING 7	3,123	9,366	3.0	...
BUILDING 8	3,456	10,365	3.0	...
BUILDING 9	3,789	11,364	3.0	...
BUILDING 10	4,123	12,363	3.0	...
BUILDING 11	4,456	13,362	3.0	...
BUILDING 12	4,789	14,361	3.0	...
BUILDING 13	5,123	15,360	3.0	...
BUILDING 14	5,456	16,359	3.0	...

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 22, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-14**) submitted by **D. G. Biddle & Associates on behalf of J&P Waterloo Holdings Inc.** for **1051 Nelson Street** (PL 335 SHEET 26 PT LT C6), 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 industrial building on a proposed lot 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 GI (General Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	3,800m ²	4,000m ²
Minimum Front Yard Depth	4.3m	9m

The subject site is also subject to an application for Consent (File B-2026-03).

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Notice of Hearing under the Planning Act Concerning an Application for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 22, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2026-03**) submitted by **D. G. Biddle and Associates on behalf of J&P Waterloo Holdings Inc.** for **485 Waterloo Court** (PL 335 SHEET 26 PT LT C6) and **1051 Nelson Street** (PL 335 SHEET 26 PT LT C6), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 0.38 ha industrial parcel of land with an existing building to remain (Parts 5 and 6 of Draft 40R-plan), retaining a 1.76 ha industrial parcel of land with existing industrial uses, and to establish an access and maintenance easement over the severed lands in favour of the retained lands.

The subject site is also subject to an application for Minor Variance (File A-2026-14).

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

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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 April 17, 2026 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than April 21, 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 April 8, 2026.

