



## **Committee of Adjustment Meeting Agenda**

**December 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](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 December 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](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  
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 meeting date be adopted.

## Minor Variance Staff Reports

- |  |  |               |
|--|--|---------------|
| <b>A-2025-108</b>  | <b>326 Saguenay Avenue</b>             | <b>Ward 4</b> |
| Xiao Wang on behalf of 1001124102 Ontario Inc.   |  |               |
| To permit an apartment building with increased residential density and reduced visitor parking spaces  |  |               |
| <b>A-2025-109</b>  | <b>1505 Winchester Road East</b>       | <b>Ward 1</b> |
| Daniel and Katie Berry   |  |               |
| To permit accessory buildings ancillary to a single detached building with increased ground floor area |  |               |
| <b>A-2025-110</b>  | <b>200 John Street West, Unit B009</b> | <b>Ward 4</b> |
| Community Development Council Durham   |  |               |
| To permit a social service establishment with reduced distance to another social service establishment |  |               |

**A-2025-111      1500 Conlin Road East**

**Ward 2**

Minto Communities Inc.

To permit single detached dwellings with reduced landscaped open space in the front yard, parking space width, rear yard depth and increased lot coverage

**A-2025-112      1144 Wilmington Avenue**

**Ward 1**

Arnab Ganguly

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 parking space length

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 December 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-108**) submitted by **Xiao Wang on behalf of 1001124102 Ontario Inc.** for **326 Saguenay Avenue** (PL 630 PT LT 9 TO 13 RIGHT OF WAY), 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 12-unit apartment 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 an apartment building in a R2/R3-A/R6-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Residential Density	100 units/ha	85 units/ha
Minimum Visitor Parking Spaces	0.16 per unit	0.3 per unit

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 December 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 December 17, 2025 in order for your correspondence to be provided to Committee members for the December 17, 2025 public meeting.

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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](mailto:committeeofadjustment@oshawa.ca).

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





## **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 December 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-109**) submitted by **Daniel and Katie Berry** for **1505 Winchester Road East** (EAST WHITBY CON 5 PT LT 1 RP 40R-5929 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 accessory buildings ancillary to a single detached building with a maximum ground floor area of 200m<sup>2</sup> whereas Zoning By-law 60-94 permits a maximum ground floor area of 150m<sup>2</sup> for accessory buildings ancillary to a single detached dwelling in a AG-A (Agricultural) Zone.

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

### **Meeting**

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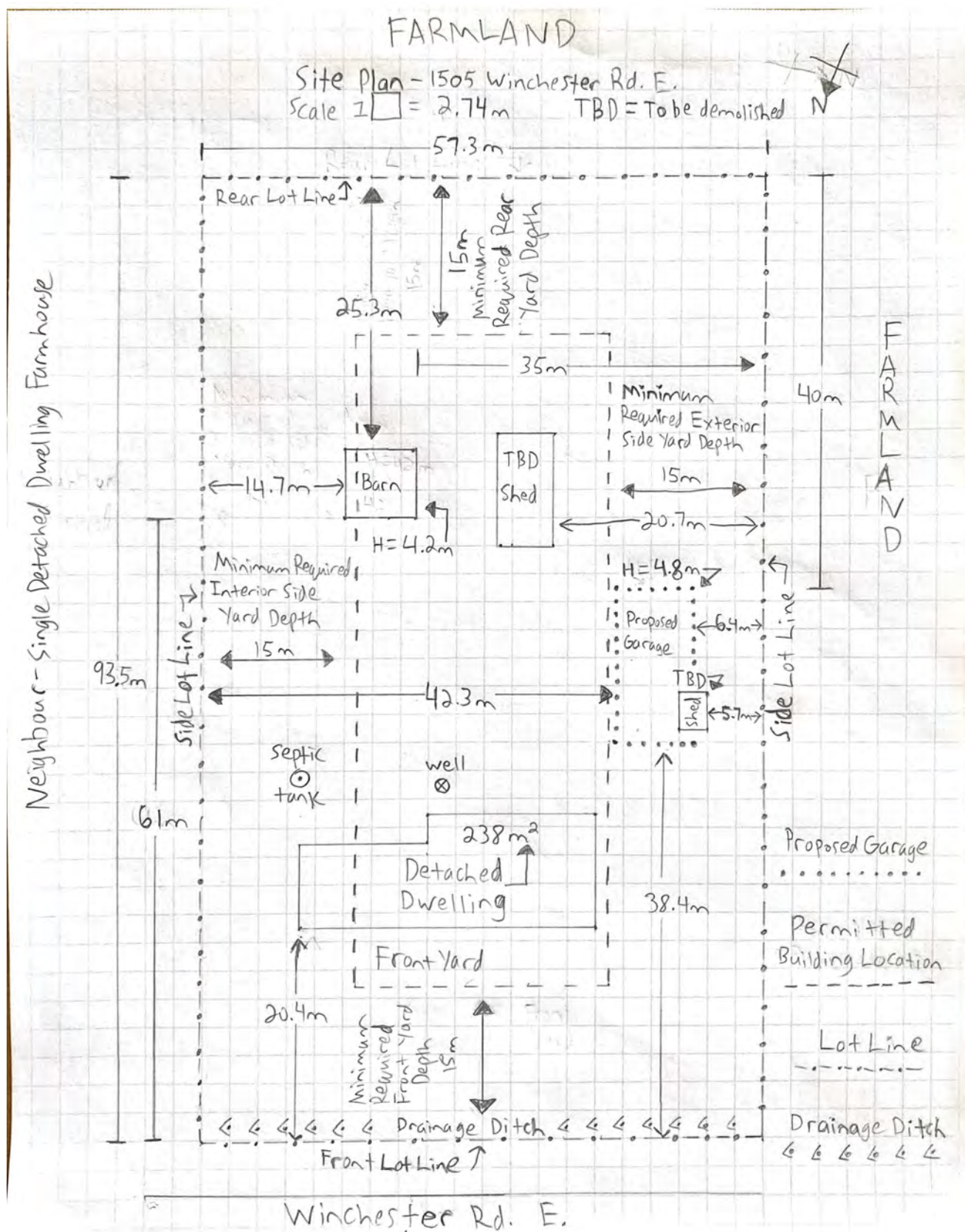
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This Notice issued December 5, 2025.

Address: 1505 Winchester Road East

City of Oshawa  
Economic and Development Services



## **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 December 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-110**) submitted by **Community Development Council Durham** for **200 John Street West, Unit B009** (PL 335 SHEET 21 PT LT C11 PL 40B LT 67,68,77,78 PT LT 66,69,76,79 PT BAGOT ST AND CLOSED LANE), Oshawa for a minor variance from the City's Zoning By-law 60-94 as amended by By-law 82-2025.

**Purpose and Effect:** The purpose and effect of the application is to permit a social service establishment on a lot with a minimum separation distance of 30m to another lot occupied by an existing social service establishment, whereas Zoning By-law 60-94 as amended by By-law 82-2025 requires social service establishments to be located no closer than 800m to another lot occupied by the same use, in a PCC-C(3)/SSC-A (Planned Commercial Centre/Automotive Service Centre) Zone.

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### **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 December 15, 2025.

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This Notice issued December 5, 2025.

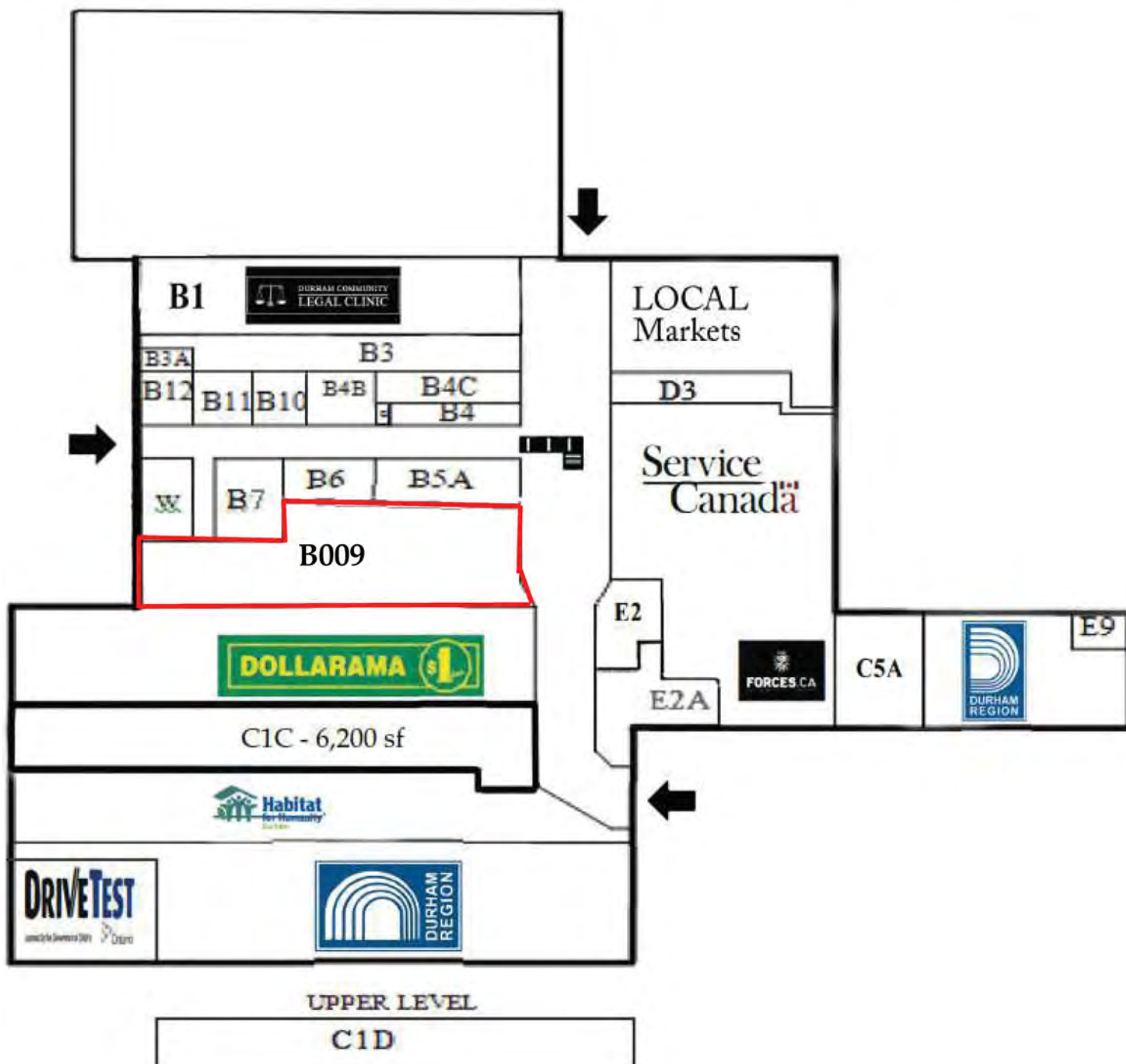
Address: 200 John Street West



City of Oshawa  
Economic and Development Services



# MIDTOWN CENTRE



## 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 December 17, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-111**) submitted by **Minto Communities Inc.** for **1500 Conlin Road East** (CON 5 PT LT 1 NOW RP 40R-2189 PT 1, 4, 5), 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 single detached dwellings with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for single detached dwellings in a R1-E(26) "h-14" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard (only for lots with 9.8m lot frontage)	46%	50%
Minimum Parking Space Width for Parking Spaces on Driveways (only for lots with 9.8m frontage)	2.6m	2.75m
Lot Coverage of Main Building (lots with 9.15m lot frontage)	44%	42%
Lot Coverage of Main Building (lots with 9.8m lot frontage)	46.5%	42%
Lot coverage of Main Building (lots with 11m lot frontage or higher)	45.5%	42%
Minimum Rear Yard Depth (only for Lots 79 and 129 on draft M-plan)	7m	7.5m

The subject site is also subject to an application for Plan of Subdivision (File S-O-2014-04).

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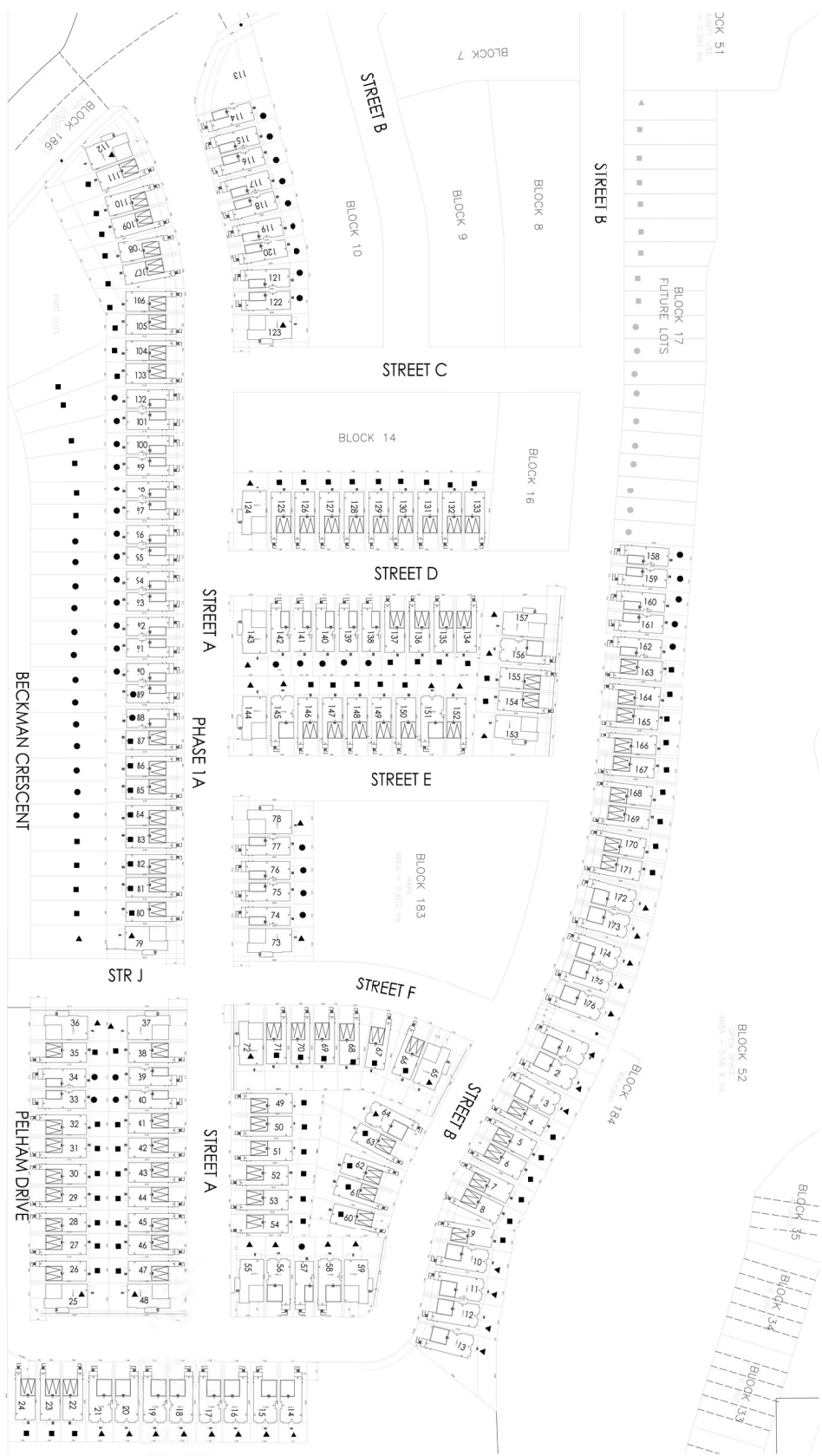
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This Notice issued December 5, 2025.



**PROJECT CHAIRMAN**

ALL INFORMATION IS TO BE KEPT IN CONFIDENTIALITY AND NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE PROJECT CHAIRMAN.

**CLIENT**

MARIO COMMUNITIES

**WEBSITE/URL**

WWW.MARIOCOMMUNITIES.COM

**CONTACT**

CONFIN  
ORHAWA

**WEBSITE/URL**

WWW.MARIOCOMMUNITIES.COM

**CONTACT**

SIRE PLAN

**WEBSITE/URL**

WWW.MARIOCOMMUNITIES.COM

**CONTACT**

SIRE PLAN

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WWW.MARIOCOMMUNITIES.COM



## 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 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 Landscaped Open Space in the Front Yard	41%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.1m	5.75m

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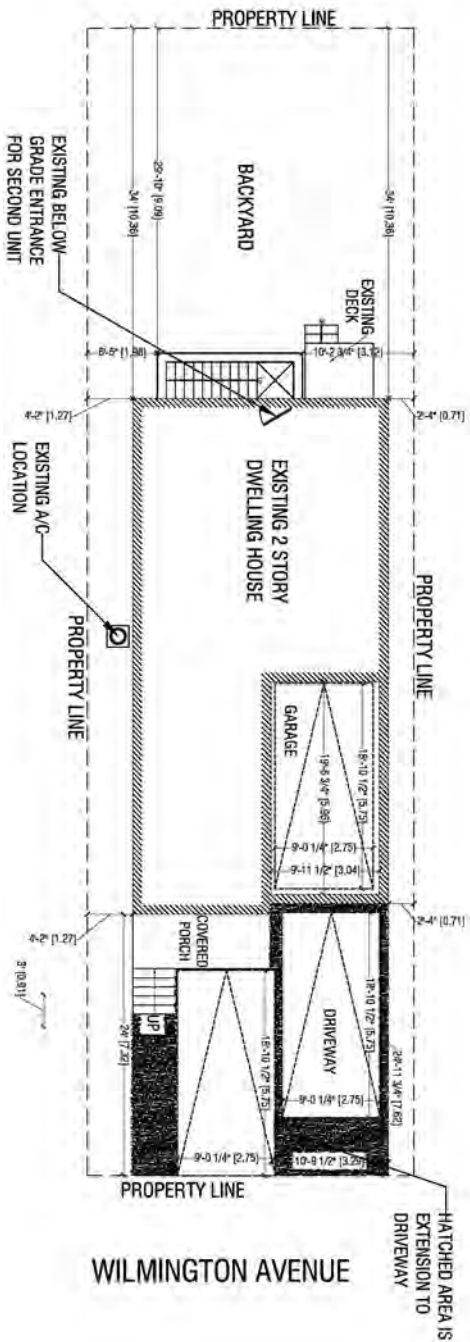
This Notice issued December 5, 2025.

Address: 1144 Wilmington Avenue



LOT AREA = 3161.45 SF (293.81 SM)  
BUILDING AREA = 1103.26 SF (102.53 SM)  
EXISTING SECOND FLOOR AREA = 988.16 SF (91.83 SM)  
EXISTING MAIN FLOOR AREA = 793.42 SF (73.73 SM)  
PROPOSED BASEMENT AREA = 733.41 SF (68.16 SM)  
PROPOSED BASEMENT AREA (SECOND UNIT) = 702.31 SF (65.27 SM)  
UTILITY ROOM AREA = 31.10 SF (2.89 SM)

LOT AREA = 3161.45 SF (293.81 SM)  
SOFT LANDSCAPING AREA = 1391.39 SF (129.31 SM) 44.01% OF LOT AREA  
HARD LANDSCAPING AREA = 494.18 SF (45.92 SM) 15.63 % OF LOT AREA



GENERAL NOTES:  
- ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.  
- ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.  
- ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.  
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.  
- DO NOT SCALE THE DRAWINGS.  
- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.



EL MONDE  
ENGINEERING

www.elmondeengineering.ca

01	DESCRIPTION	DATE
01	DESCRIPTION	25.11.2025

1144 WILMINGTON, AVE.  
OSHAWA ONTARIO

PROPOSED SITE  
PLAN

PAVLO PALAGUT, P. ENG.  
(416) 528-3834  
p.palagut@elmondeengineering.ca

DESIGNED BY	CHECKED BY
A.B.K.	P.P.
DATE	DATE
25.11.2025	25.11.2025
SCALE	SCALE
3/8" = 1'	A-1(D)