



Committee of Adjustment Meeting Agenda

**November 19, 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 November 19, 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 October 29, 2025 be adopted.

Minor Variance Staff Reports

A-2025-100	1279 Simcoe Street North	Ward 2
	Katanna Simcoe Ltd.	
	To permit storage on a temporary basis for highway safety operator, wholesale retail products in containers, and office furniture in transport trailers	
A-2025-101	164 and 166 Division Street	Ward 4
	Headgate Investments Limited	
	To permit additional commercial uses in an existing mixed-use building	
A-2025-102	480 Sandalwood Court	Ward 2
	John Moses	
	To permit an accessory building adjacent to the exterior side lot line with a height of 2.4m instead of a maximum of 2.0m	

A-2025-103 2515 Kentucky Derby Way Ward 2

RocMar Engineering Inc. on behalf of Albert Tioh

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and length

A-2025-104 515 Halo Street Ward 2

MEM Engineering Inc. on behalf of Akhil Kumar Akula and Meghana Bala Raju

To permit a single detached dwelling which may contain an accessory apartment with reduced landscaped open space in the front yard

A-2025-105 34 Bloor Street East Ward 5

Mechways Inc. on behalf of Avinash Chejerla

To permit an enlargement or addition (deck, stairs, basement height) to a legal non-conforming single detached dwelling

A-2025-106 999 Grandlea Court Ward 3

Noble Prime Solutions Ltd. on behalf of Sachin Shegal and Palak Nijhawan

To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard

A-2025-107 185 Orchard View Boulevard Ward 2

Greg Mcculloch on behalf of Mary Mcculloch

To permit an accessory building which may contain an accessory apartment ancillary to a single detached dwelling with increased lot coverage

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 November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-100**) submitted by **Katanna Simcoe Ltd.** for **1279 Simcoe Street North** (EAST WHITBY CON 3 PT LT 10 PL 357 SHEET 10D4 LTS 26 28 TO 30 PT LTS 24 AND 27 AND RP 40R-22019 PT 2), 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 following on a temporary basis:

- storage of construction and safety equipment (signage, barriers, etc.) and vehicles for a highway safety operator;
- storage of transport trailers containing office furniture; and,
- storage of transport containers containing wholesale retail products;

whereas Zoning By-law 60-94 does not permit these uses in a R4-A(28)/R6-C/EU (Residential/Existing Use) Zone.

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

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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 November 19, 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.

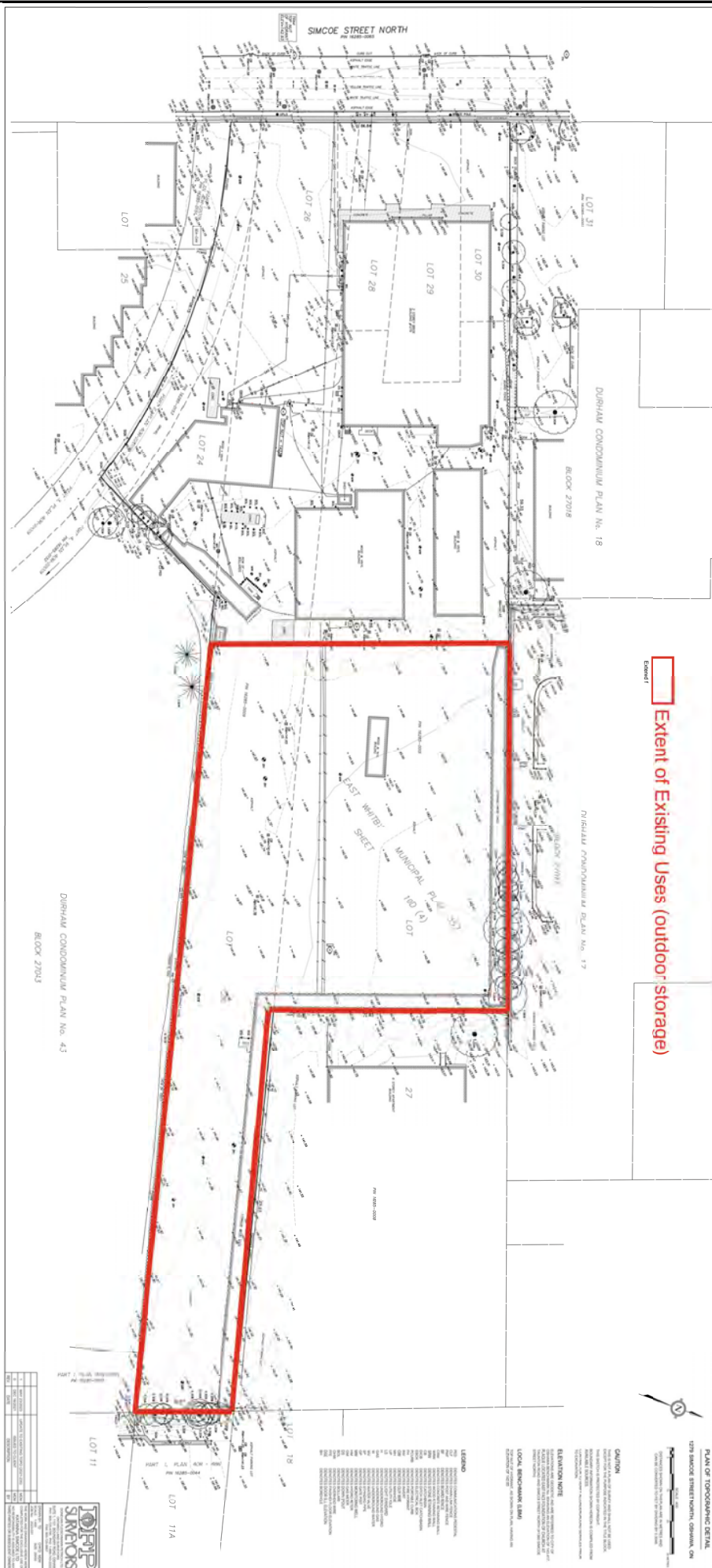
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 November 14, 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 November 17, 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 November 7, 2025.



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 November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-101**) submitted by **Headgate Investments Limited** for **164 and 166 Division Street** (PL 135 LT 24), 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 offices, retail stores, studios and financial institutions as additional permitted uses in a mixed-use building, whereas these uses are not permitted in a R2/CC-B (Residential/Convenience Commercial) Zone.

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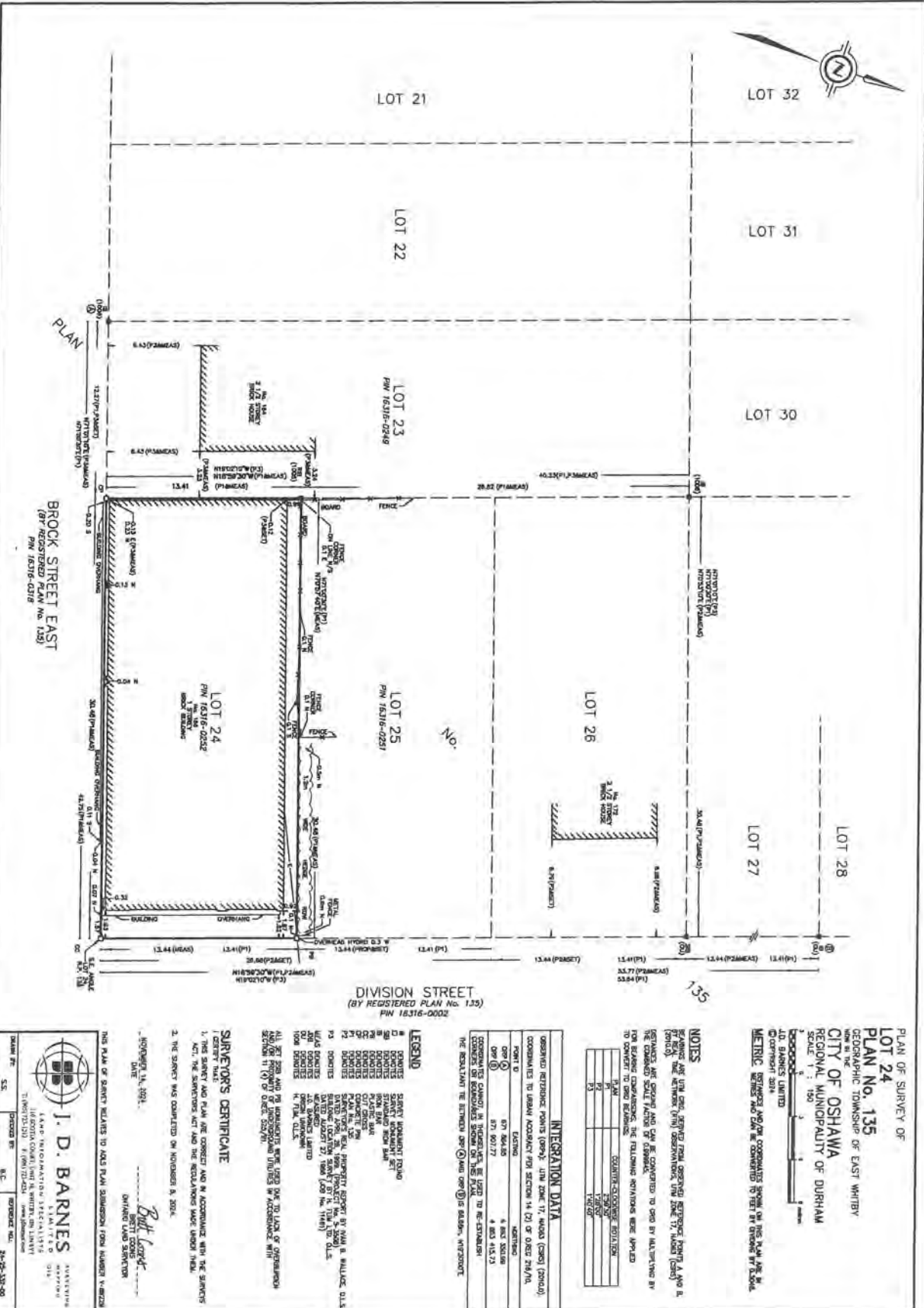
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Address: 164 Division Street



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 November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-102**) submitted by **John Moses** for **480 Sandalwood Court** (PLAN 40M-1733, LT 31), 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 accessory building ancillary to a single detached dwelling with a maximum height of 2.4m, whereas Zoning By-law 60-94 permits a maximum height of 2m for an accessory building that is less than 10 sq. m. and located within a portion of a rear yard which extends from an abutting street or 0.3m reserve to a depth equal to or less than the required minimum exterior side yard depth, provided it shall be no closer than 0.6m to any lot line, for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

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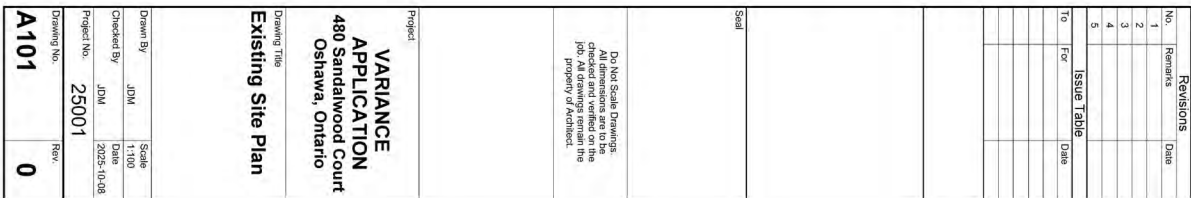
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Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-103**) submitted by **RocMar Engineering Inc. on behalf of Albert Tioh** for **2515 Kentucky Derby Way** (PL 40M-2543 LT 28), 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(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.50m	2.75m
Minimum Parking Space Length	5.20m	5.75m
Partial Tandem Parking	To Permit	Not Permitted

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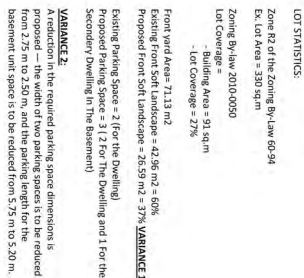
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No.	Description	Date
1	ISSUED FOR PERMIT	Oct. 14, 2025

Existing structural components are to remain unless otherwise stated.

(1) *where an existing building system is materially altered or repaired, the performance level of the building after the material alteration or repair shall be at least equal to the performance level of the building prior to the material alteration or repair.*

Requests to substitute or revise the enclosed specifications must be provided to, and accepted by, the undersigned project engineer. Prior to acceptance and execution, details of the proposed change(s) and the associated product specifications must be submitted to RockStar Engineering Inc. Acceptance is not guaranteed.

All requirements of the Ontario Building Code and the Occupational Health and Safety Act have not been specifically addressed within the subject specifications. Our specifications are intended to be understood and executed by contractors and subcontractors who, with their knowledge base and skill, will perform the work in compliance with applicable regulatory bodies. Recognizing this, we will not assume responsibility for loss or damages related to poor execution of the subject specifications caused by makers' neglect or lack of skill and knowledge. Clarification or expansion of the enclosed specifications can be provided, if requested. Discrepancies related to our specifications and the requirements of applicable statutes or regulations must be immediately reported to the undersigned project engineer.

THE SUBJECT DIRECTION ENCLOSED WITHIN THIS
DRAWING / PLAN SET MUST BE READ IN
CONJUNCTION WITH OUR ORIGINAL INTERIOR
ALTERATION SPECIFICATIONS AND THE
APPLICATION BUILDING PERMIT (PERMIT NO.
201900819 ISSUED ON AUGUST 23, 2019)
DOCUMENTATION.



ROC/MAR
ENGINEERING

#22 - 5155 Spectrum Way, Mississauga, ON, L4W 5A1
1-844-RocMar-1 (762.6271) or 416-RocMar-8 (762.6278)

info@focmar.ca
www.focmar.ca

Client Tioh Residence

Address 2515 Kentucky Derby Way, Oshawa

Site Plan (PROPOSED)

Sheet A-1

Project 1110.028

Drawings remain the property of RocMar Engineering Inc.

Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may contain an accessory apartment with a minimum landscaped open space of 48% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E(20) (Residential) Zone.

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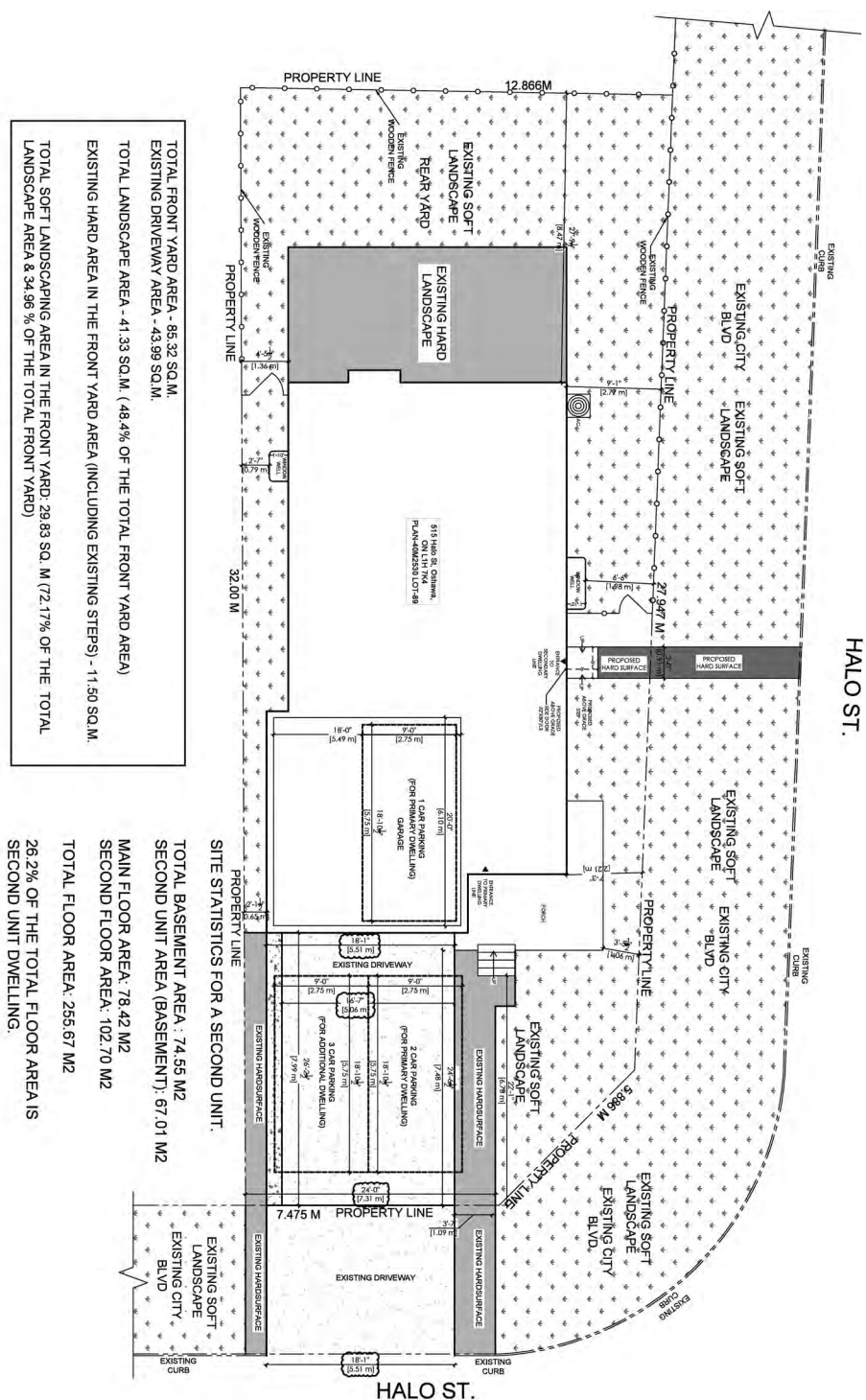
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SITE PLAN

SC:3/32"=1'-00"

[illegible]

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: harry@memengineering.ca



PROJECT TITLE:
515 HALO ST, OSHAWA, ON

SHEET TITLE

SITE PLAN

CLIENT EMAIL:

SCALE:	DRAWING NO.:
--------	--------------

PLOT DATE:

DRAWN BY:

CHECKED BY: _____
HS

**Notice of Hearing under the Planning Act
Concerning an Application for an Enlargement or Extension of a Non-
Conforming Building or Structure**

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-105**) submitted by **Mechways Inc. on behalf of Avinash Chejerla** for **34 Bloor Street East** (PL H-50006, PT LT 30, 31), 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 enlargement or addition to a legal non-conforming single detached dwelling in a PSC-A (Commercial) Zone, whereas Zoning By-law 60-94 does not permit enlargements or additions to legal non-conforming uses without the approval of the Committee of Adjustment or Ontario Land Tribunal.

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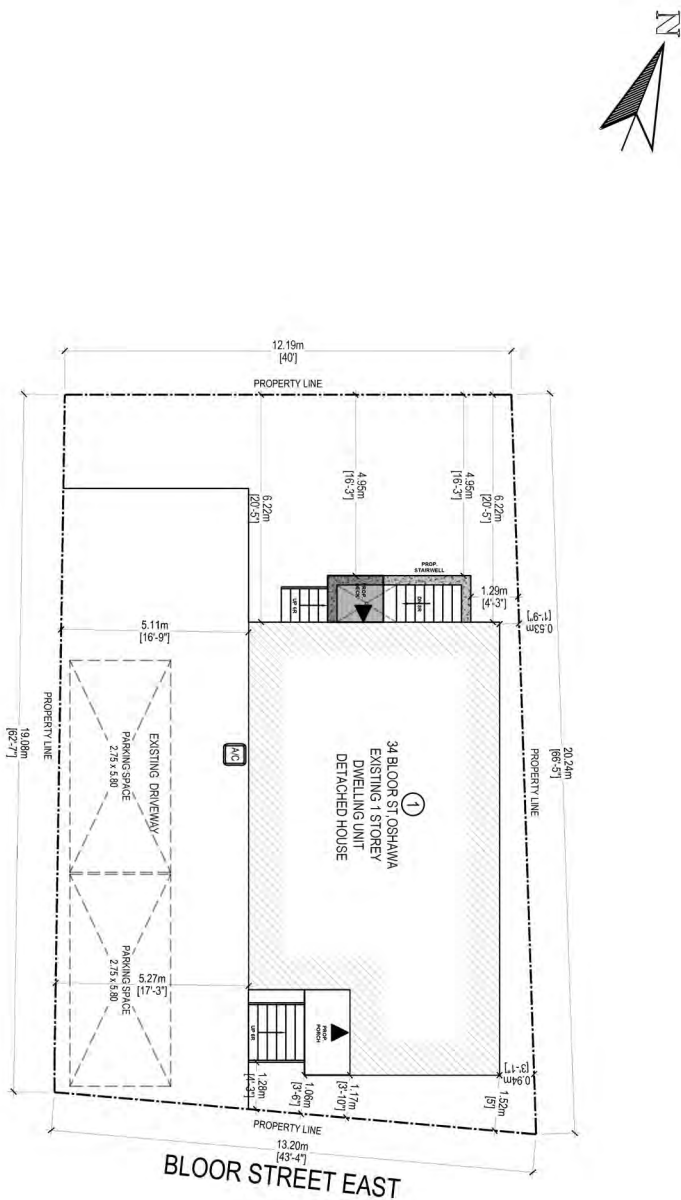
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AREA STATISTICS	
GROSS FLOOR AREA CALCULATIONS	
A - EXISTING PRINCIPAL RESIDENCE	
EXISTING MAIN FLOOR AREA	: 69 m ²
EXISTING SECOND FLOOR AREA	: 43.57 m ²
TOTAL G.F.A	: 112.57 m ²
BASEMENT FLOOR AREA	: 68.98 m ²
B - BUILDING HEIGHT	
EXISTING BUILDING HEIGHT	: 6.97 m
PROPOSED BUILDING HEIGHT	: 7.88 m

SCOPE OF WORK

1. INTERIOR BASEMENT FINISHES
2. RAISING OF BASEMENT LEVEL
3. PROPOSED BASEMENT LEVEL WINDOWS
4. PROPOSED BELOW-GRADE ENTRANCE
5. PROPOSED DECK
6. PROPOSED PORCH

▲ ENTRANCE & EGRESS

GENERAL NOTES:

CONTRACTS ARE TO BE FIELD NOT SEALED. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE EXACT MEASUREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY DISCREPANCIES TO THE DIMENSIONS BEFORE COMMENCING THE WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING DIMENSIONS AND THE EXISTING SLOPES OF MIDWAYS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

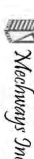
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION AND FINAL DIMENSIONS REVIEWED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DETECTED BEFORE WORK, THE DESIGNER SHALL BE NOTIFIED.

SEAL



NO.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	SEP 18 2025
2		

ENGINEER:



ADDRESS: 6 RICHMOND STREET, WESTBORO, MA 01581
TEL: 508/366-7820
FAX: 508/366-7820
E-MAIL: SALES@WACHMAN18.COM
WEBSITE: WWW.WACHMAN18.COM

34 BLOOR ST, OSHAWA

SHEET TITLE

SITE PLAN

CHECKED: MSS
DRAWN: NY

DRAWN: NY
SCALE: 1" = $\frac{3}{16}$ "
DATE: SEP/15/2025

DRAWING:



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 November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-106**) submitted by **Noble Prime Solutions Ltd. on behalf of Sachin Shegal and Palak Nijhawan** for **999 Grandlea Court** (PL 40M-1930 LT 28), 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 of 48% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E (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 November 17, 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 November 19, 2025 in order for your correspondence to be provided to Committee members for the November 19, 2025 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: 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 November 19, 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 November 14, 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 November 17, 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.

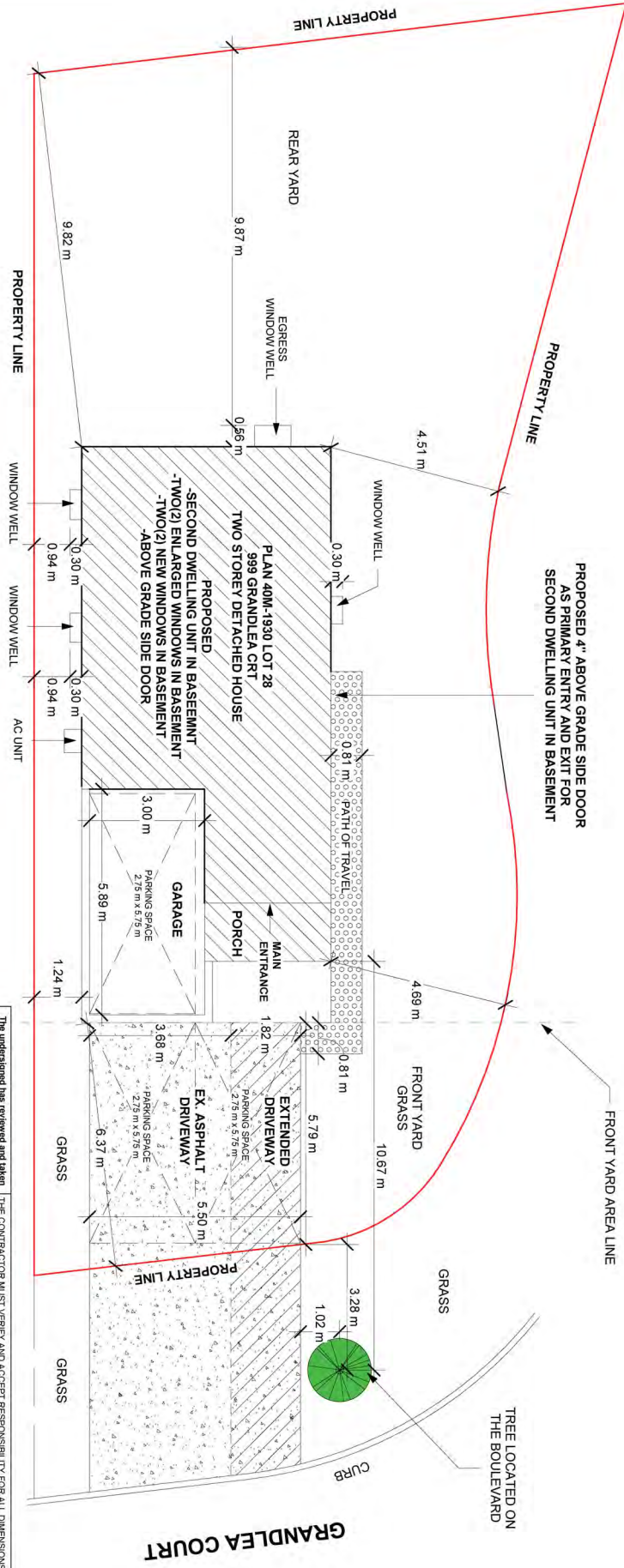
This Notice issued November 7, 2025.

Address: 999 Grandlea Court



MINOR VARIANCE
-TO PERMIT A MINIMUM FRONT YARD LANDSCAPING AREA OF 48.36%, WHEREAS ZONING BY LAW REQUIRES A MINIMUM LANDSCAPING AREA OF 50% IN THE FRONT YARD.

PROPOSED 4" ABOVE GRADE SIDE DOOR AS PRIMARY ENTRY AND EXIT FOR SECOND DWELLING UNIT IN BASEMENT



TOTAL FRONT YARD AREA: 700.42 SQF
TOTAL DRIVEWAY AREA: 361.69 SQF
FRONT YARD LANDSCAPING AREA: 338.73 SQF (48.36% OF TOTAL FRONT YARD AREA)

SITE PLAN

DATE: VB	DATE: TR	DATE: 25R-31564
PROJECT NUMBER:		
OCT 14/25		
FIRM		
Noble Prime Solutions Ltd		
118716		
BCIN		
01		
ISSUED FOR VARIANCE		
OCT 14/25		
TOTAL		
1" = 8'-0"		
A-1		
QUALIFICATION INFORMATION		
(Required unless design is exempted under 32.9 Division 5 of OBC)		
DESIGNER		
Tahir Rai		
103482		
FIRM		
Noble Prime Solutions Ltd		
118716		
BCIN		
01		
ISSUED FOR VARIANCE		
OCT 14/25		
TOTAL		
1" = 8'-0"		
A-1		
THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.		
999 GRANDLEA CRT, OSHAWA, ON.		
NOBLE PRIME SOLUTIONS LTD UNIT 19, 2131 WILLIAMS PARKWAY BRAMPTON, ON. info@nobleid.ca (437) 888 1800		

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 November 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-107**) submitted by **Greg McCulloch on behalf of Mary McCulloch** for **185 Orchard View Boulevard** (PL 318 LT 156 PT LT 155 NOW RP 40R-6752 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 an accessory building which may include an accessory apartment ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as permitted by Zoning By-law 60-94 for an accessory building ancillary to a single detached dwelling in a R1-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	9.5%	8%
Maximum Lot Coverage of all Accessory Buildings as a percentage of the Main Building	90%	50%

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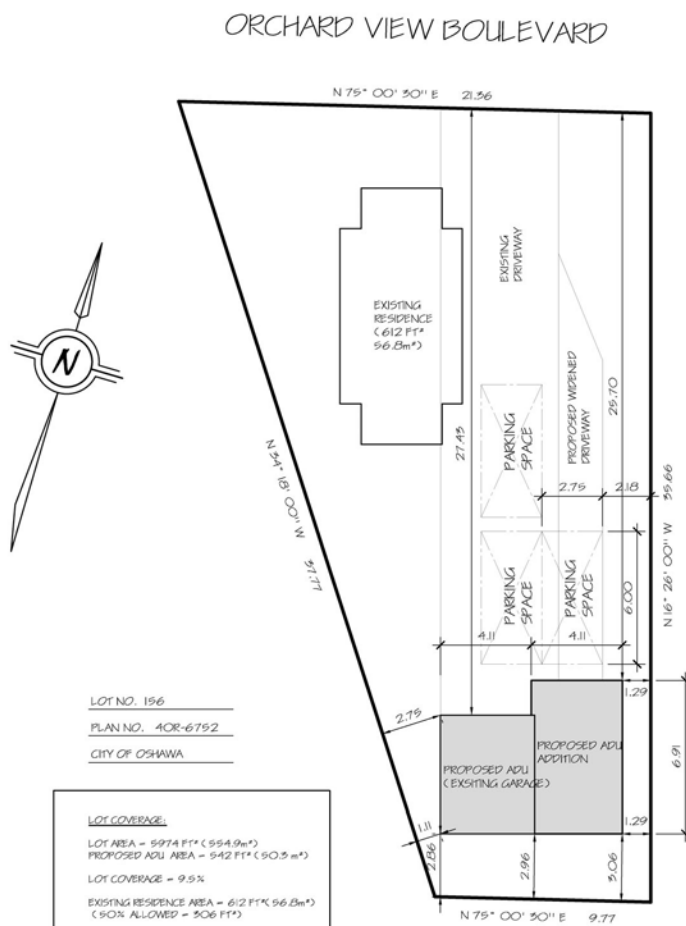
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This Notice issued November 7, 2025.

Address: 185 Orchard View Boulevard



PLOT PLAN

SCALE: 1:200

MINOR VARIANCE REQUIRED

1. MINIMUM LOT AREA ALLOWED IS 8%
- PROPOSED LOT AREA IS 9.5%
2. FIFTY PERCENT OF THE LOT COVERAGE OF THE MAIN BUILDING ON THE LOT ALLOWED
- PROPOSED AREA OF MAIN BUILDING IS 90%

PLAN OF PROPOSED ADU
FOR
185 ORCHARD VIEW BLVD.

OSHAWA

ONTARIO

new castle
drafting & design inc.
76 Baldwin St. Newcastle, Ontario L1B 1H1

SCALE

1:200

DATE _____

OCT.23,25

DRAWN

TBJ

DRAWING NUMBER
