



Committee of Adjustment Meeting Agenda

**August 5, 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 August 5, 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 July 15, 2026 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2026-38 | 463 Harwood Drive | Ward 4 |
| | Keerthana Sidharth on behalf of Leona Houle | |
| | To permit a single detached dwelling with all parking spaces located in the front yard. | |
| A-2026-39 | 1290 Conlin Road East | Ward 1 |
| | GHD Limited on behalf of Umiak Investments Ltd (Fieldgate) | |
| | To permit block townhouses with reduced side yard depths, rear yard depth, landscaped open space, distance of a parking area to a streetline, increased height and to permit parking in an exterior side yard | |
| A-2026-40 | 182-188 Park Road South | Ward 4 |
| | 1579394 Ontario Inc. on behalf of 2679520 Ontario Inc. | |
| | To permit an auto repair garage in the existing building | |

Consent Staff Reports

B-2026-06 145 Tresane Street

Ward 5

1596451 Ontario Ltd.

Consent to create a new 331.32 sq m residential lot, retaining a 331.32 sq m residential lot, with the existing building to be demolished

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 August 5, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-38**) submitted by **Keerthana Sidharth on behalf of Leona Houle** for **463 Harwood Drive** (PL 802 PT LT 21, 22), 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 with all parking spaces located in the front yard, whereas Zoning By-law 60-94 requires a minimum of one parking space to be located in a side yard, rear yard or garage for a single detached dwelling in a R1-C (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 August 3, 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 August 5, 2026 in order for your correspondence to be provided to Committee members for the August 5, 2026 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 5, 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 31, 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 August 4, 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 24, 2026.

Address: 463 Harwood Drive



General Notes

- * CONSTRUCTION SHALL CHECK ALL DIMENSIONS TO THE CORNER AND BEFORE PROCEEDING TO THE CONSTRUCTION OF THE IMPROVEMENTS.
- * THE PROPERTY OF OSHAWA, ON L1C 2Y2 IS SHOWN IN RED.
- * THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE SIGNATURE OF THE ENGINEER.
- * DIMENSIONS ARE GIVEN IN FEET AND INCHES.

LEGENDS:-

NO.	DESCRIPTION	BY
1	EXISTING DRIVEWAY	BT
2	EXISTING DRIVEWAY	BT
3	EXISTING DRIVEWAY	BT
4	EXISTING DRIVEWAY	BT
5	EXISTING DRIVEWAY	BT
6	EXISTING DRIVEWAY	BT
7	EXISTING DRIVEWAY	BT
8	EXISTING DRIVEWAY	BT
9	EXISTING DRIVEWAY	BT
10	EXISTING DRIVEWAY	BT

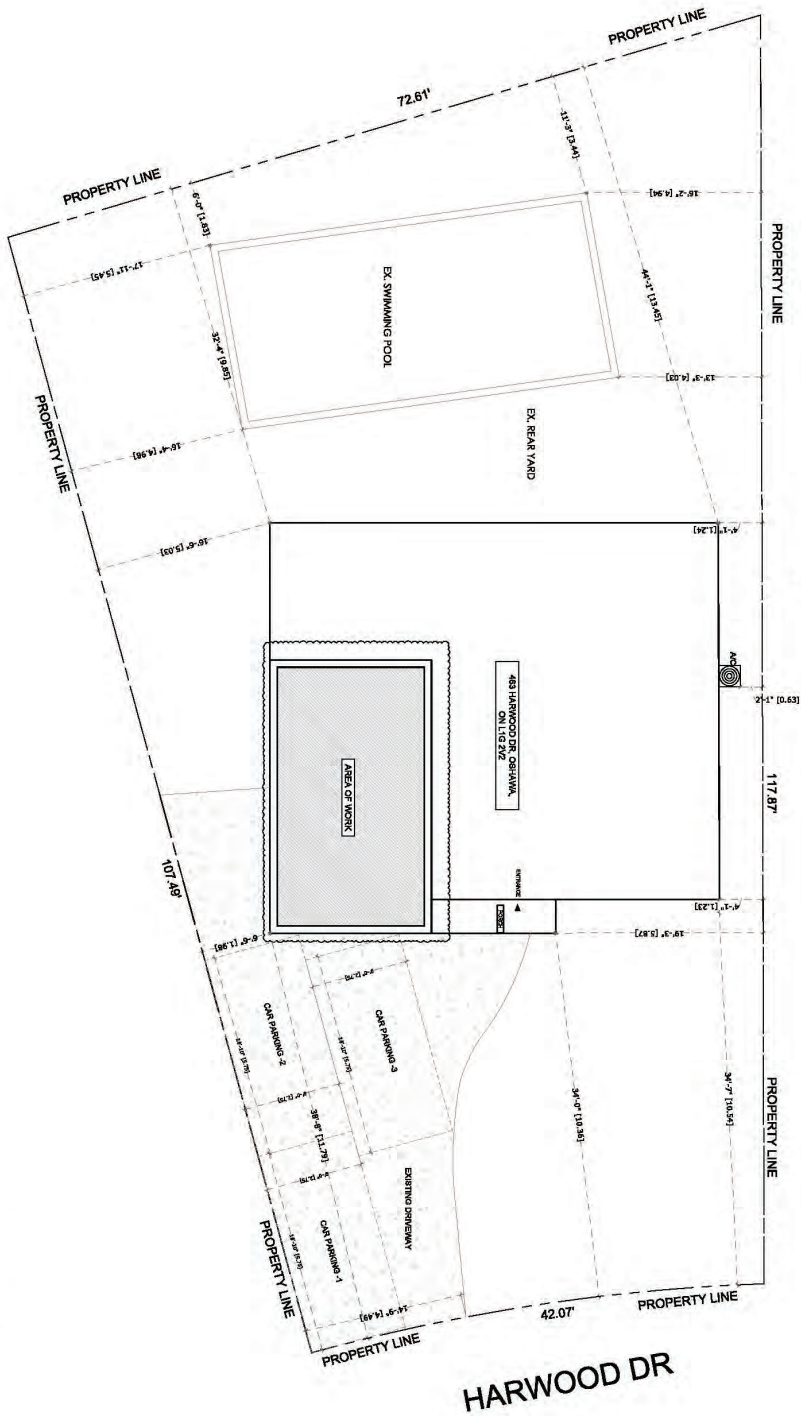
MEM ENGINEERING INC
2385 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V6
905-673-9100
Email: mem.bldgperm@gmail.com

PROJECT TITLE
463 HARWOOD DR,
OSHAWA, ON L1C 2Y2

SHEET TITLE
SITE PLAN

CLIENT NAME
CLIENT CONTACT
CLIENT EMAIL

SCALE
3/32" = 1'-0"
DRAWN BY: BT
CHECKED BY: BT
DATE: 24-05-2025
A00



SITE PLAN

SC: 3/32" - 1'-0"

NOTE: NO CHANGE TO EXISTING BUILDING PROFILE

**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 August 5, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-39**) submitted by **GHD Limited on behalf of Umiak Investments Ltd (Fieldgate)** for **1290 Conlin Road East** (EAST WHITBY CON 5 S PT LT 3 RP 40R-28935 PT PTS 1 TO 4 RP 40R-31491 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 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(9).DBR 30-60 "h-14" "h-30" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.3m	3m
Minimum Exterior Side Yard	1.5m	3m
Minimum Rear Yard Depth	5.5m	7.5m
Maximum Height	12.5m	11.5m
Minimum Landscaped Open Space in the Yard of a parcel of tied land abutting a common element condominium road	Dual frontage townhouses – 0% All others – 44%	50%
Minimum Landscaped Open Space in the Front Yard of a parcel of tied land abutting Klondike Drive	44%	50%
Parking Space in an Exterior Side Yard not directly in front of a garage	To Permit	Not Permitted
Minimum Distance of a Parking Area to a Street Line	1.5m	3m

The subject site is also subject to an application for Site Plan Approval (File SPA-2025-06).

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 5, 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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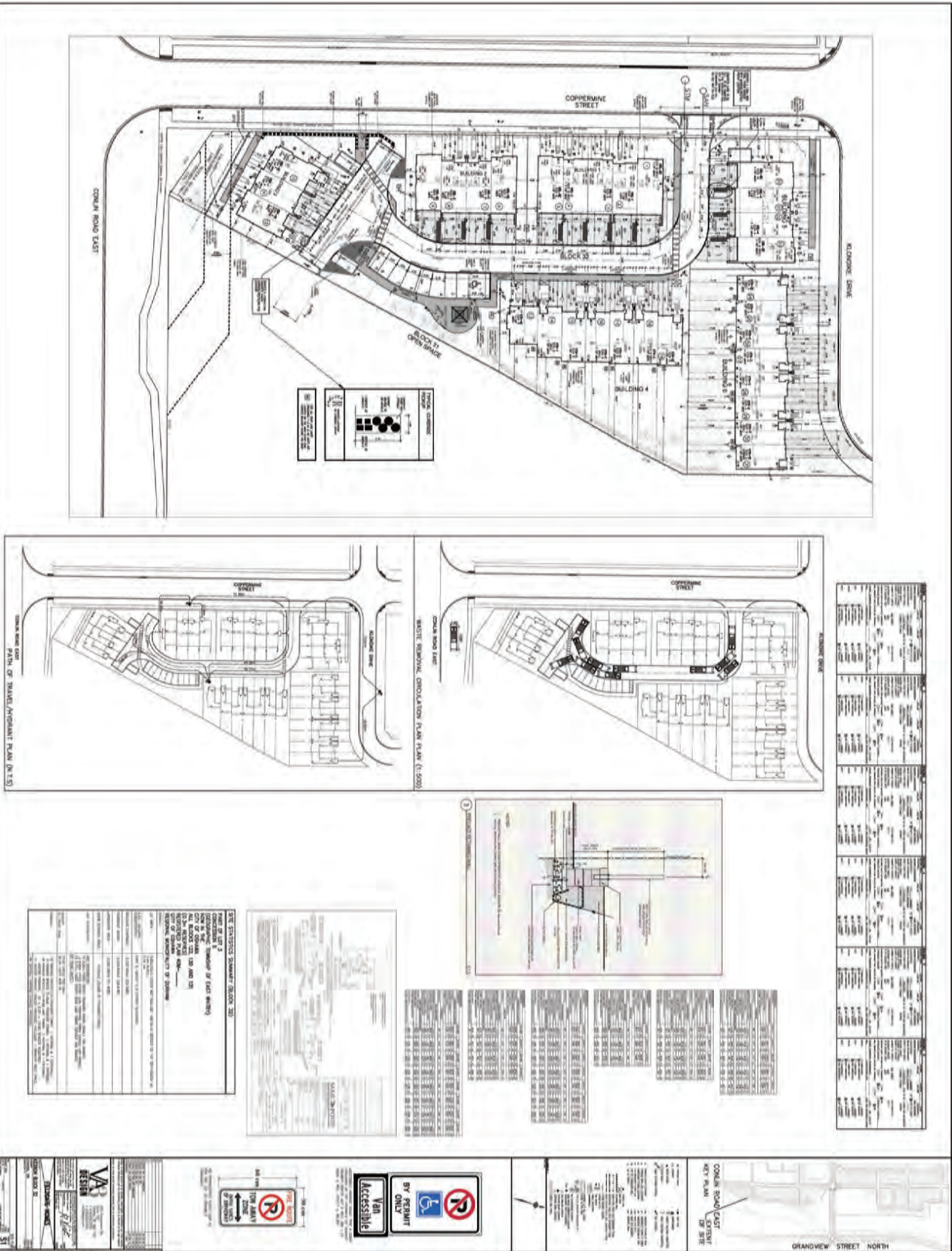
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 31, 2026 or any day thereafter.

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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 24, 2026.

Address: 1290 Conlin Road East



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 August 5, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-40**) submitted by **1579394 Ontario Inc. on behalf of 2679520 Ontario Inc.** for **182, 188 and 190 Park Road South** (PL 178 LTS 589 TO 598 621 TO 630 RP 40R-18624 PTS 1 AND 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 an automobile repair garage in the existing building, whereas Zoning By-law 60-94 does not permit an automobile repair garage in a R5-B (Residential) Zone.

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

Meeting

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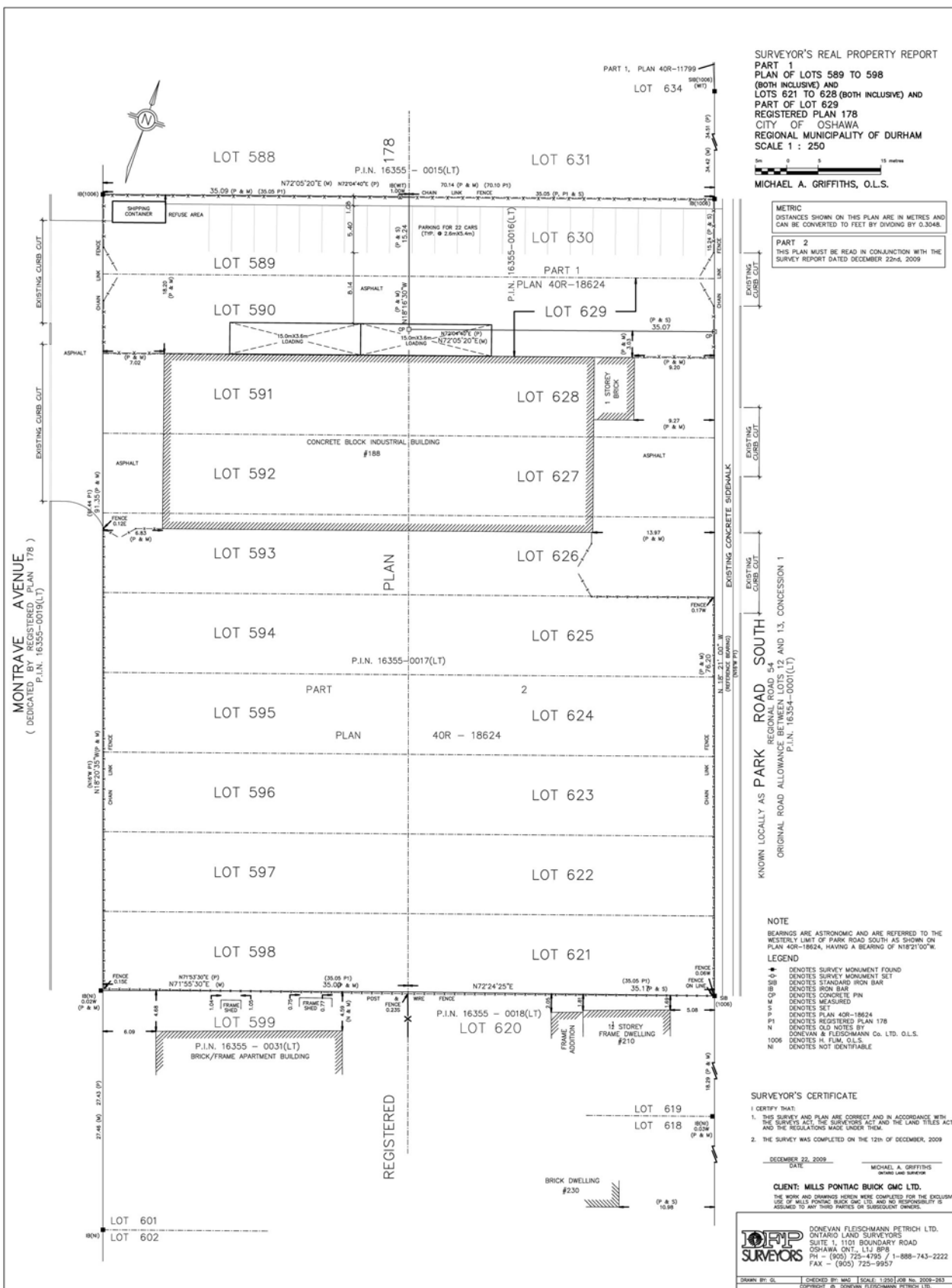
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This Notice issued July 24, 2026.

Address: 182 Park Road South



City of Oshawa
Economic and Development Services



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 August 5, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2026-06**) submitted by **1596451 Ontario Ltd.** for **145 Tresane Street** (PL 62 PT LT 27 RP 40R-23444 PT 2), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a 331.32 sq. m. residential lot, retaining a 331.32 sq. m. residential parcel of land, with the existing building proposed to be demolished.

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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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.

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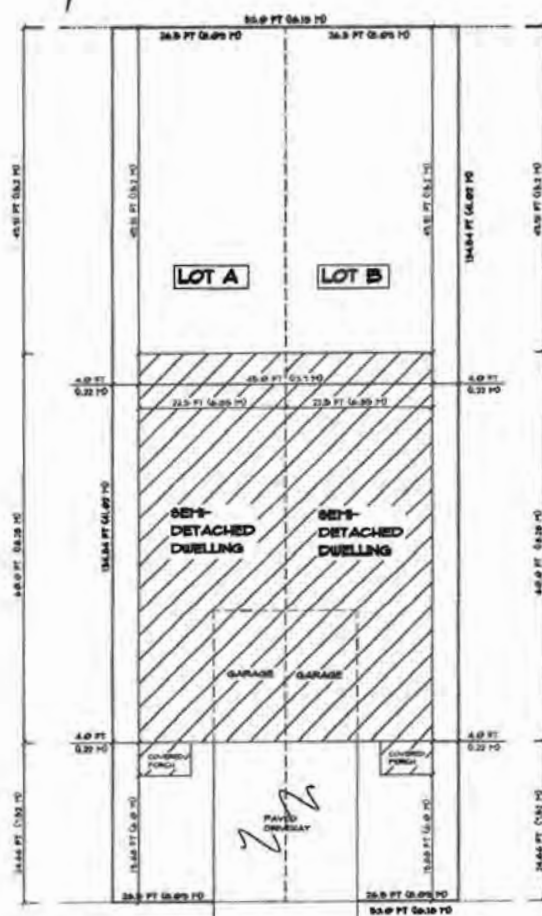
This Notice issued July 22, 2026.

Address: 145 Tresane Street

City of Oshawa
Economic and Development Services



SITE PLAN
SCALE - 1/16" = 1'-0"
INFORMATION FROM
AS SUPPLIED BY OWNER



TRESANE ST

LOT A		LOT B	
AREA OF LOT	3546 FT ² (32.32 H ²)	AREA OF LOT	3546 FT ² (32.32 H ²)
AREA OF DWELLING	1360 FT ² (25.42 H ²)	AREA OF DWELLING	1360 FT ² (25.42 H ²)
AREA OF COVERED PORCH	40 FT ² (3.12 H ²)	AREA OF COVERED PORCH	40 FT ² (3.12 H ²)
TOTAL LOT COVERAGE	1400 FT ² (28.54 H ²)	TOTAL LOT COVERAGE	1400 FT ² (28.54 H ²)
AREA OF FRONT YARD	653 FT ² (24.11 H ²)	AREA OF FRONT YARD	653 FT ² (24.11 H ²)
AREA OF PAVED DRIVE	70 FT ² (5.44 H ²)	AREA OF PAVED DRIVE	70 FT ² (5.44 H ²)
AREA OF COVERED PORCH	40 FT ² (3.12 H ²)	AREA OF COVERED PORCH	40 FT ² (3.12 H ²)
TOTAL LANDSCAPED AREA	308 FT ² (8.22 H ²)	TOTAL LANDSCAPED AREA	308 FT ² (8.22 H ²)



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- Site Plan Agreements
- Rezoning

Phone: 905-728-4848 (office) 905-922-8885 (cell)
Email: 2hulldrafting@gmail.com

-SITE PLAN

DRAWN

Z.G.

L.G.

SCALE

1/16" = 1'-0"

OR AS NOTED

DESG NO

ONE OF ONE

DATE

MARCH 2026

FILE NO

SITE PLAN FOR
145 TRESANE ST,
OSHAWA