



## Committee of Adjustment Meeting Agenda

**June 3, 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](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 June 3, 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](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  
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 May 13, 2026 be adopted.

## Minor Variance Staff Reports

- |                  |  |               |
|------------------|--|---------------|
| <b>A-2026-25</b> | <b>120 Central Park Boulevard South</b>  | <b>Ward 4</b> |
|                  | Peter and Marjorie Tunney  |               |
|                  | To permit an accessory building ancillary to a single detached dwelling partially located within a driveway sight triangle with increased lot coverage, and reduced distance of a driveway to a private garage |               |
| <b>A-2026-26</b> | <b>1408 Palmetto Drive</b>   | <b>Ward 1</b> |
|                  | Tanvir Rai on behalf of Anjola Olubuyide, Titilayo Olubuyide, Olanude Olubuyide  |               |
|                  | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, parking space length and parking space width                               |               |

**A-2026-27      432 Bloor Street East**

**Ward 5**

Richard Bude

To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space width, length and landscaped open space in the front yard, and to permit one parking space partially located in a side 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](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 June 3, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-25**) submitted by **Peter and Marjorie Tunney** for **120 Central Park Boulevard South** (PL 428 LT 19), 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 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 as previously varied by the Committee of Adjustment for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Ground Floor Area for Accessory Building	71m <sup>2</sup>	60m <sup>2</sup>
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Main Building	67%	56%
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Lot	16%	13.5%
Minimum Length of a Driveway to a Private Garage	2.6m	6m
Location of a Building, Structure or Man-Made Feature in a Driveway Sight Triangle	To permit a portion of an accessory building greater than 0.9m in height within a Driveway Sight Triangle	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 June 1, 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 June 3, 2026 in order for your correspondence to be provided to Committee members for the June 3, 2026 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 3, 2026. 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 May 29, 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 June 2, 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 May 22, 2026.



Address: 120 Central Park Boulevard South



City of Oshawa  
Economic and Development Services

Donevan Fleischmann Petrich  
a Division of Tham Surveying Limited  
disclaims any liability as to the current accuracy of the  
contents of this survey which is 51 years old and advise  
that no reliance can be placed upon the current accuracy  
of the contents herein.

SKETCH OF SURVEY OF  
LOCATION OF HOUSE ON LOT 19, PLAN 428,  
CITY OF OSHAWA.  
SCALE: 1"=20'

GLIDDON AVE

CHECKED UP-TO-DATE  
MAY 27, 1975 JOB NO 26382

*T. J. Richards*

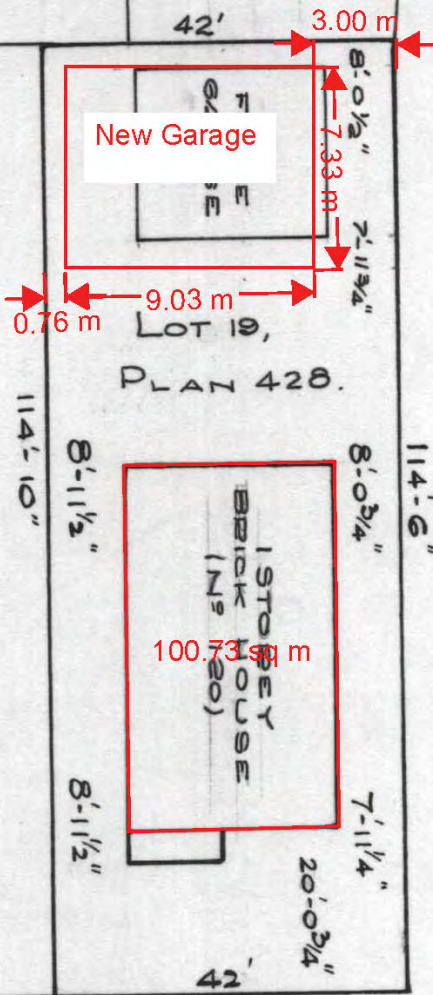
DONEVAN & RICHARDS,  
ENGINEERS & SURVEYORS,  
OSHAWA, ONTARIO.  
MAY 3, 1951. Job # 672

LOT 22  
REG. PLAN  
NO 564

LOT 35  
REG. PLAN  
NO 427

LOT 19,  
PLAN 428.

LOT 20



(FORMERLY WILLINGDON ST. S.)  
CENTRAL PARK BOULEVARD SOUTH

## 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 June 3, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2026-26) submitted by **Tanvir Rai on behalf of Anjola Olubuyide, Titilayo Olubuyide, Olanude Olubuyide** for **1408 Palmetto Drive** (PL 40M-1371 PT LT 3 NOW RP 40R-9094 PT 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 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 in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	4.8m	5.75m

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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](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 3, 2026. 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.

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This Notice issued May 22, 2026.

Address: 1408 Palmetto Drive

Economic and Development Services  
City of Oshawa  
OSHAWA

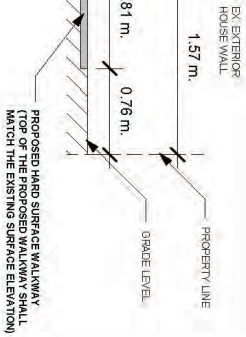
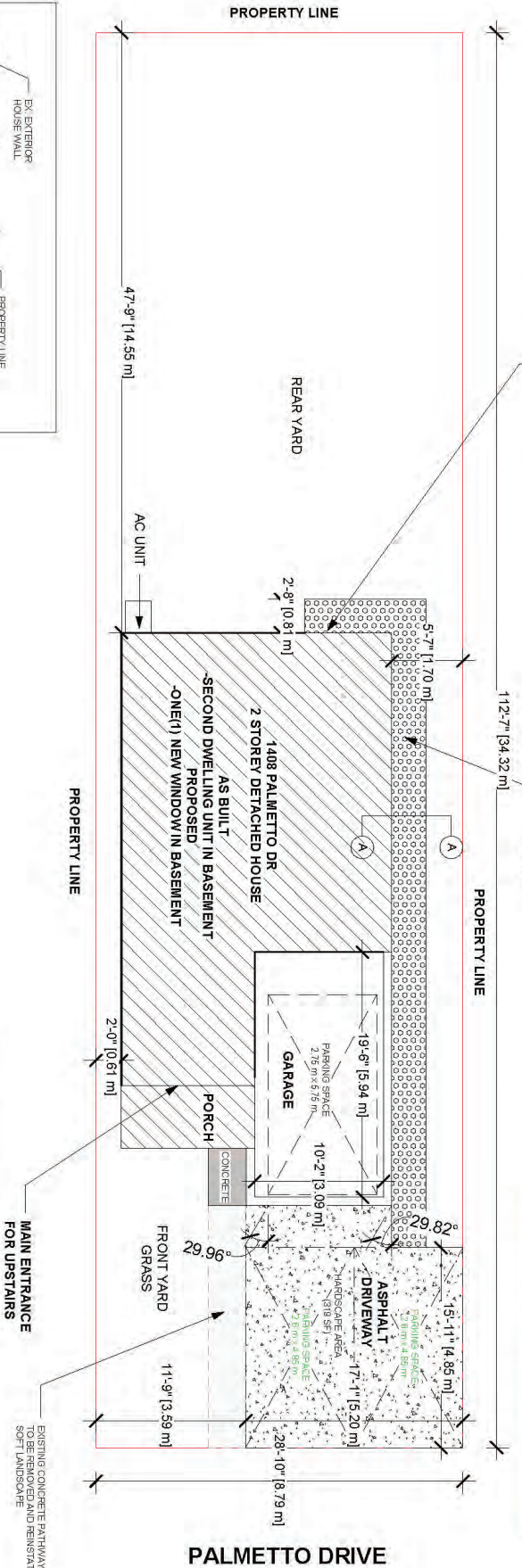


EXISTING WALKOUT ENTRANCE  
AS PRIMARY ENTRY AND EXIT FOR  
SECOND DWELLING UNIT IN BASEMENT

- TO PERMIT A SOFT LANDSCAPING OF 42.52% IN THE FRONT YARD, WHEREAS ZONING BY LAW REQUIRES MINIMUM 50% OF THE FRONT YARD AREA AS SOFT LANDSCAPING;
- TO PERMIT 2 PARKING SPACES TO BE PARTIALLY TANDEM TO THE PARKING SPACE IN GARAGE, WHEREAS ZONING BY LAW PERMITS ONLY ONE PARKING TANDEM TO THE PARKING INSIDE GARAGE;
- TO PERMIT A REDUCED PARKING SIZE OF 2.6mX4.85m,
- WHEREAS ZONING BY LAW REQUIRES A MINIMUM PARKING SIZE OF 2.75mX5.75m.

MINOR VARIANCE

TOTAL FRONT YARD AREA: 556 SF  
FRONT YARD SOFT LANDSCAPE AREA: 236 SF  
(42.52% OF TOTAL FRONT YARD AREA)



SITE PLAN

DATE: MAY 09/26	DATE: MAY 09/26	DATE: MAY 09/26
DESIGNED BY: VB	DESIGNED BY: TR	DESIGNED BY: TR
PROJECT NUMBER: 26R-33305		

<p>The undersigned has reviewed and taken responsibility for this design and has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p>		<p>THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNERS IMMEDIATELY OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.</p>	
<p>QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5. Division C or D of OBC)</p> <p>DESIGNER: BCIN Tamir Rai 103482</p>	<p>ADDRESS: 1408 PALMETTO DR, OSHAWA, ON.</p>	<p>FIRM: Noble Elite Solutions Ltd 118716</p>	<p>DATE: MAY 09/26</p>
<p>NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PKWY UNIT 19 BRAMPTON, ON info@nobeltd.ca (437) 888 1800 (647) 207 5470</p>	<p>DATE: MAY 09/26</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: A1</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 June 3, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-27**) submitted by **Richard Bude** for **432 Bloor Street East** (PL 167 PT LT 512, 513), 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 single detached dwelling in a R2/R6-B (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Parking Space Width	2.4m	2.75m
Minimum Parking Space Length	5.3m	5.75m
Minimum Landscaped Open Space in Front Yard	43%	50%
Parking Space Location	1 parking space partially located in a side yard	At least 1 parking space located in a side yard, rear yard or in a garage

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

**Meeting**

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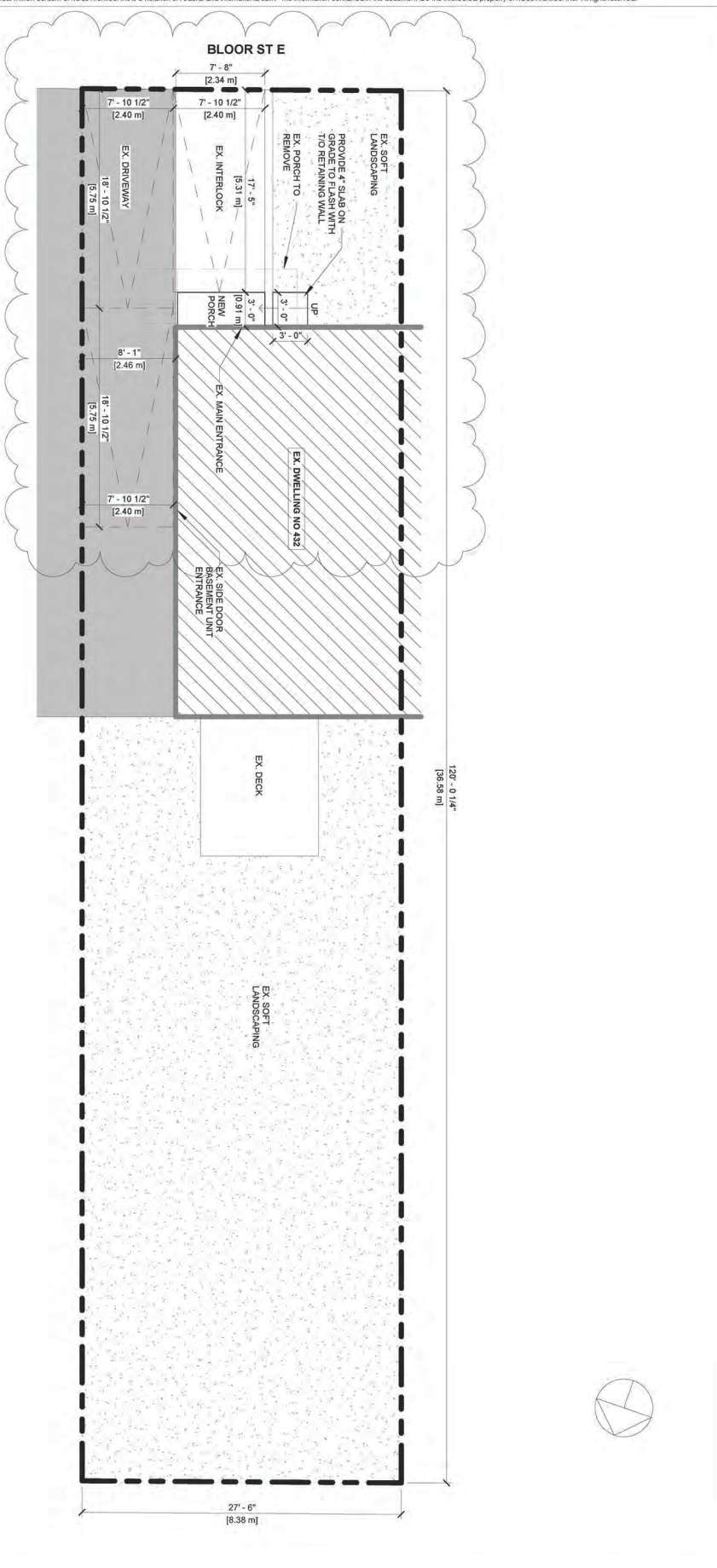
This Notice issued May 22, 2026.

Address: 432 Bloor Street East

City of Oshawa  
Economic and Development Services



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1 SITE PLAN  
1 : 100

**PROPOSED BASEMENT SECOND UNIT**  
**432 BLOOR ST E**  
**OSHAWA, ON L1H 3M8**



Drawn by	TL
Date	2026-04-30
Scale	1 : 100
Project Number	26009

DRAWING NAME	SITE PLAN
SHEET NUMBER	A1.1

CONTRACTOR SHALL VERIFY SITE DIMENSIONS