



Committee of Adjustment Meeting Agenda

**June 24, 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 June 24, 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 June 3, 2026 be adopted.

Minor Variance Staff Reports

A-2026-29 185 Waverly Street South Ward 4

Clinton Dochuk on behalf of 2509818 Ontario Inc.

To permit a semi-detached dwelling or converted dwelling which may include an accessory apartment with reduced parking space length and landscaped open space in the front yard

A-2026-30 820 Conlin Road East Ward 1

The Biglieri Group on behalf of Delta-Rae (Harmony Valley) Inc

To permit block townhouses with reduced rear yard depth and landscaped open space, and increased lot coverage and height

Combined Minor Variance and Consent Staff Reports

A-2026-28 2651 Harmony Road North Ward 1

GHD Limited on behalf of Minto (Harmony Road) Limited Partnership

To permit a proposed lot with reduced lot area

B-2026-05 2651 Harmony Road North

Ward 1

GHD Limited on behalf of Minto (Harmony Road) Limited Partnership

Consent to create a new 10.51 hectare parcel of land, retaining a
17.64 hectare parcel of land

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 June 24, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File: **A-2026-29**) submitted by **Clinton Dochuk on behalf of 2509818 Ontario Inc.** for **185 Waverly Street South** (PL 627 PT LT 142), 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 or converted 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 or converted dwelling in an R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length (Accessory Apartment Space Only)	4.5m	5.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

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 22, 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 24, 2026 in order for your correspondence to be provided to Committee members for the June 24, 2026 public meeting.

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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 June 24, 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 June 19, 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 23, 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.

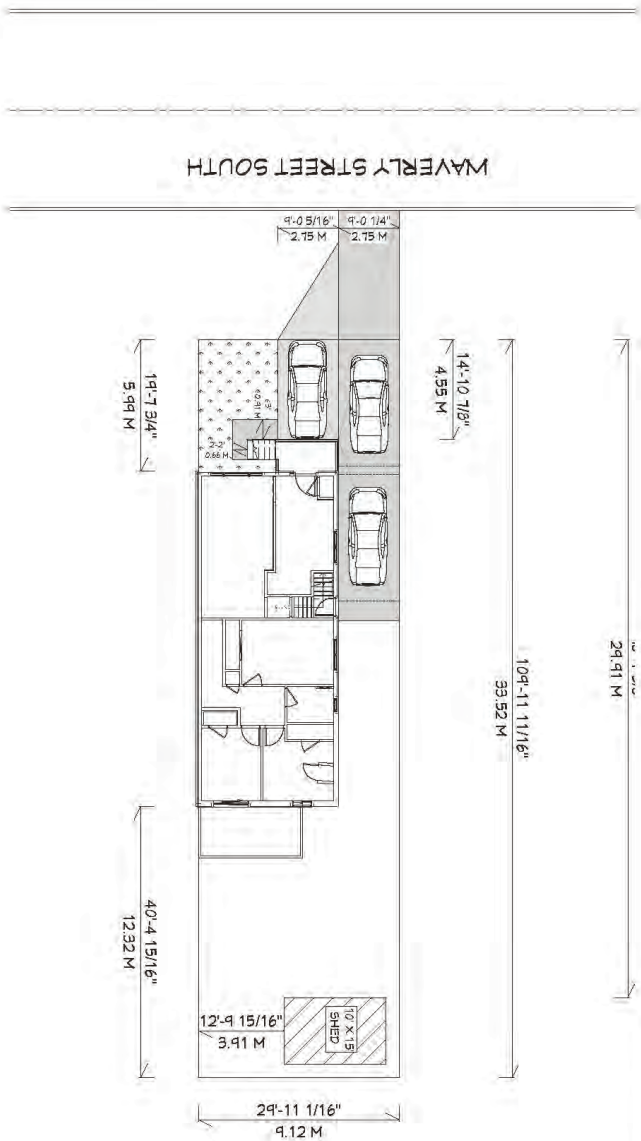
This Notice issued June 12, 2026.

Address: 185 Waverly Street South



LOT DETAILS:

ZONING NO.	305 79 SM
LOT AREA	8,12M ²
LOT WIDTH	9
PARKING	3,20M X 4,59M (1)
NOTIFIED PARKING	15,03 2M (18, 15%) BY-PASS AND PERIOD NOT INCLUDED IN CALC.
FRONT YARD LANDSCAPE AREA	



SITEPLAN
SCALE 1/8"=1'

GENERAL NOTES:

DRAWINGS ARE TO BE READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS REVIEWED AND APPROVED ALL DOCUMENTS. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE NOTICED, THE DRAWINGS AND DOCUMENTS PROVIDED HERE ARE WITHIN THE EXCLUSIVE PROPERTY OF HOW DRAFTING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE NECESSARY SKILLS AND TOOLS TO BE A DESIGNER.

NAME	B. C.I.N.T.
HOW DRAFTING AND DESIGN	113937
DESIGN FIRM	B. C.I.N.T.

Number	Date	Revised	By	Description

PROJECT NORTH:

TRUE NORTH:

DRAWN BY: MTA
CHECKED BY: CE
PROJECT ADDRESS: 172 ONTARIO STREET
SCALE AS INDICATED
DRAWING TITLE AS INDICATED
SHEET NO.

A-1002



15 LESLIE FROST LANE
LINDSAY, ON
289-355-4402
E:HOW@HOWDESIGN.CA

DEVELOPING, EDUCATING & INSPIRING FUTURE LEADERS

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 24, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-30**) submitted by **The Biglieri Group on behalf of Delta-Rae (Harmony Valley) Inc** for **820 Conlin Road East** (WHITBY CON 5 PT LT 7 RP 40R-28912 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 a 108-unit block townhouse development 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 60-85/R6-B.DBR 60-85 "h-14" "h-30" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	3.1m	7.5m
Minimum Landscaped Open Space	25%	35%
Minimum Landscaped Open Space in the Front Yard of each Parcel of Tied Land (back-to-back block townhouses only)	44%	50%
Minimum Landscaped Open Space in the Rear Yard of each Parcel of Tied Land (dual frontage block townhouses only)	0%	50%
Maximum Lot Coverage	42%	35%
Maximum Height	12.5m	11.5m

The subject site is also subject to an application for Site Plan Approval (File: SPA-2025-21).

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

Meeting

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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 June 24, 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 June 19, 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 23, 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 June 12, 2026.

Address: 820 Conlin Road East

City of Oshawa
Economic and Development Services



SITE STATISTICS

NET BUILDING FLOOR AREA: 10,834 SQ. FT.

TYPE	AREA (SQ. FT.)	PERCENT
TOTAL	10,834	100.00%
RESIDENTIAL	10,834	100.00%
OFFICE	0	0.00%
RETAIL	0	0.00%
INDUSTRIAL	0	0.00%
COMMERCIAL	0	0.00%
OTHER	0	0.00%

2.0 BUILDING STANDARDS

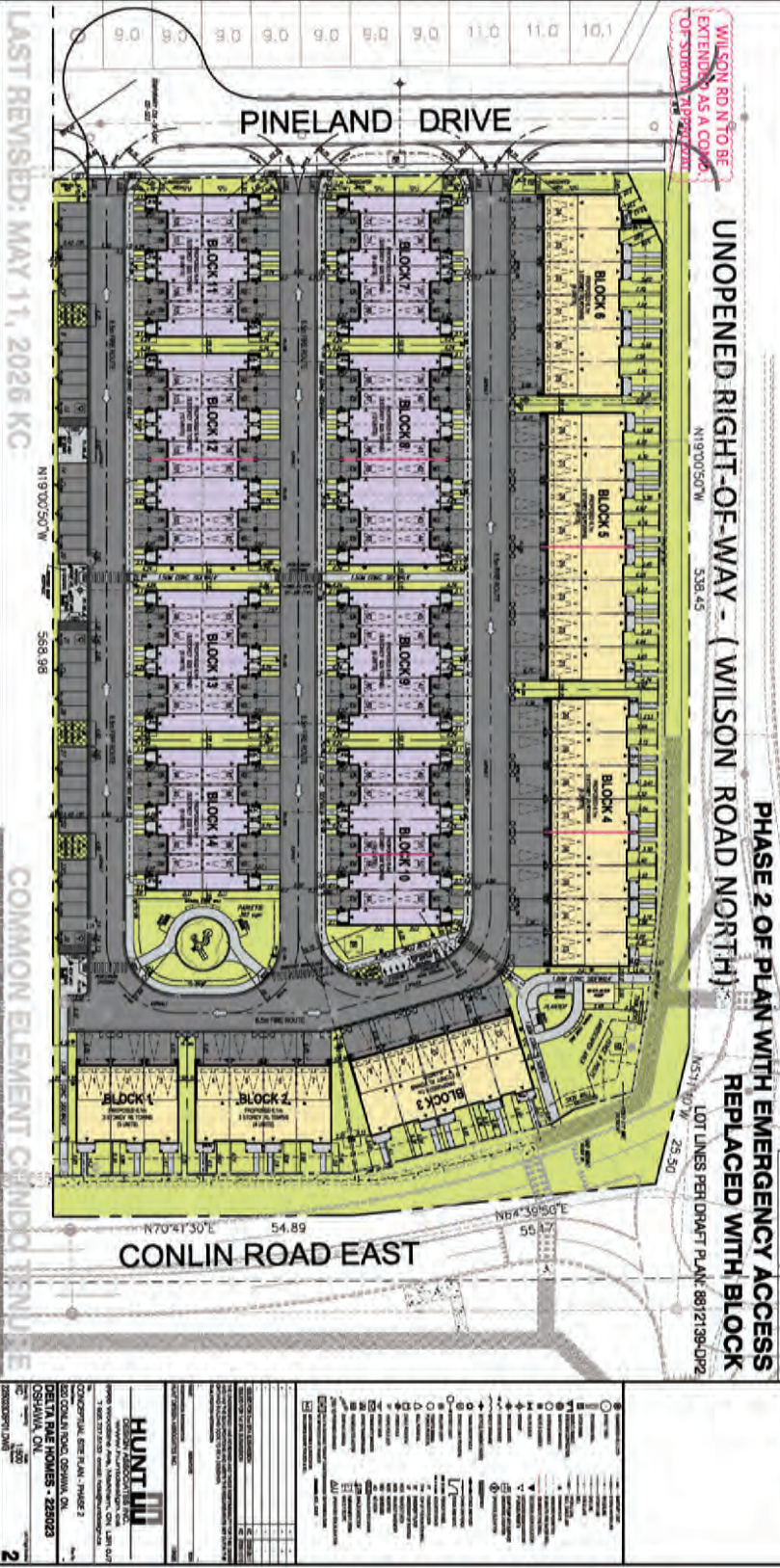
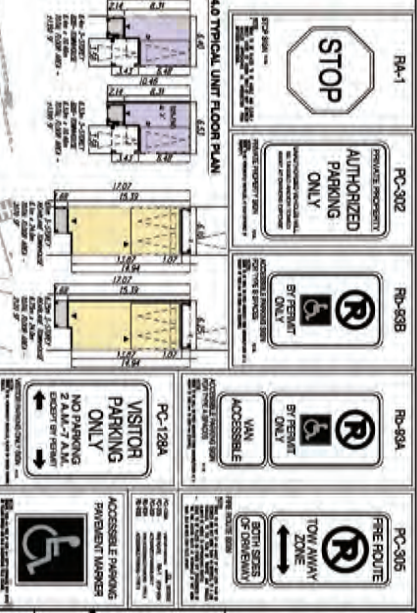
TYPE	REQUIREMENT	PROPOSED	REMARKS
MINIMUM FLOOR AREA	1,500 SQ. FT.	1,500 SQ. FT.	MINIMUM FLOOR AREA
MINIMUM LOT AREA	5,000 SQ. FT.	5,000 SQ. FT.	MINIMUM LOT AREA
MINIMUM SETBACK	5.0 M.	5.0 M.	MINIMUM SETBACK
MINIMUM FRONT SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT SETBACK
MINIMUM SIDE SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE SETBACK
MINIMUM REAR SETBACK	5.0 M.	5.0 M.	MINIMUM REAR SETBACK
MINIMUM FRONT YARD SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK	5.0 M.	5.0 M.	MINIMUM REAR YARD SETBACK
MINIMUM FRONT YARD SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK	5.0 M.	5.0 M.	MINIMUM REAR YARD SETBACK

2.0 BUILDING STANDARDS - CONT'D

TYPE	REQUIREMENT	PROPOSED	REMARKS
MINIMUM FRONT YARD SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK	5.0 M.	5.0 M.	MINIMUM REAR YARD SETBACK
MINIMUM FRONT YARD SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK	5.0 M.	5.0 M.	MINIMUM REAR YARD SETBACK

3.0 SITE CIRCULATION

TYPE	REQUIREMENT	PROPOSED	REMARKS
MINIMUM FRONT YARD SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK	5.0 M.	5.0 M.	MINIMUM REAR YARD SETBACK
MINIMUM FRONT YARD SETBACK	5.0 M.	5.0 M.	MINIMUM FRONT YARD SETBACK
MINIMUM SIDE YARD SETBACK	5.0 M.	5.0 M.	MINIMUM SIDE YARD SETBACK
MINIMUM REAR YARD SETBACK	5.0 M.	5.0 M.	MINIMUM REAR YARD SETBACK



LAST REVISED: MAY 11, 2026 KC

COMMON ELEMENT CONDO TENSURE

2

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 June 24, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File: **A-2026-28**) submitted by **GHD Limited on behalf of Minto (Harmony Road) Limited Partnership** for **2651 Harmony Road North** (EAST WHITBY CON 5 PT LT 4 RP 40R-31694 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 a proposed lot with a minimum lot area of 17 hectares, whereas Zoning By-law 60-94 requires a minimum lot area of 20 hectares in an AG-A (Agricultural) Zone.

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

The lands subject to this application are also subject to an application for consent (File: B-2026-05).

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 22, 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 24, 2026 in order for your correspondence to be provided to Committee members for the June 24, 2026 public meeting.

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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 June 24, 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 June 19, 2026 or any day thereafter.

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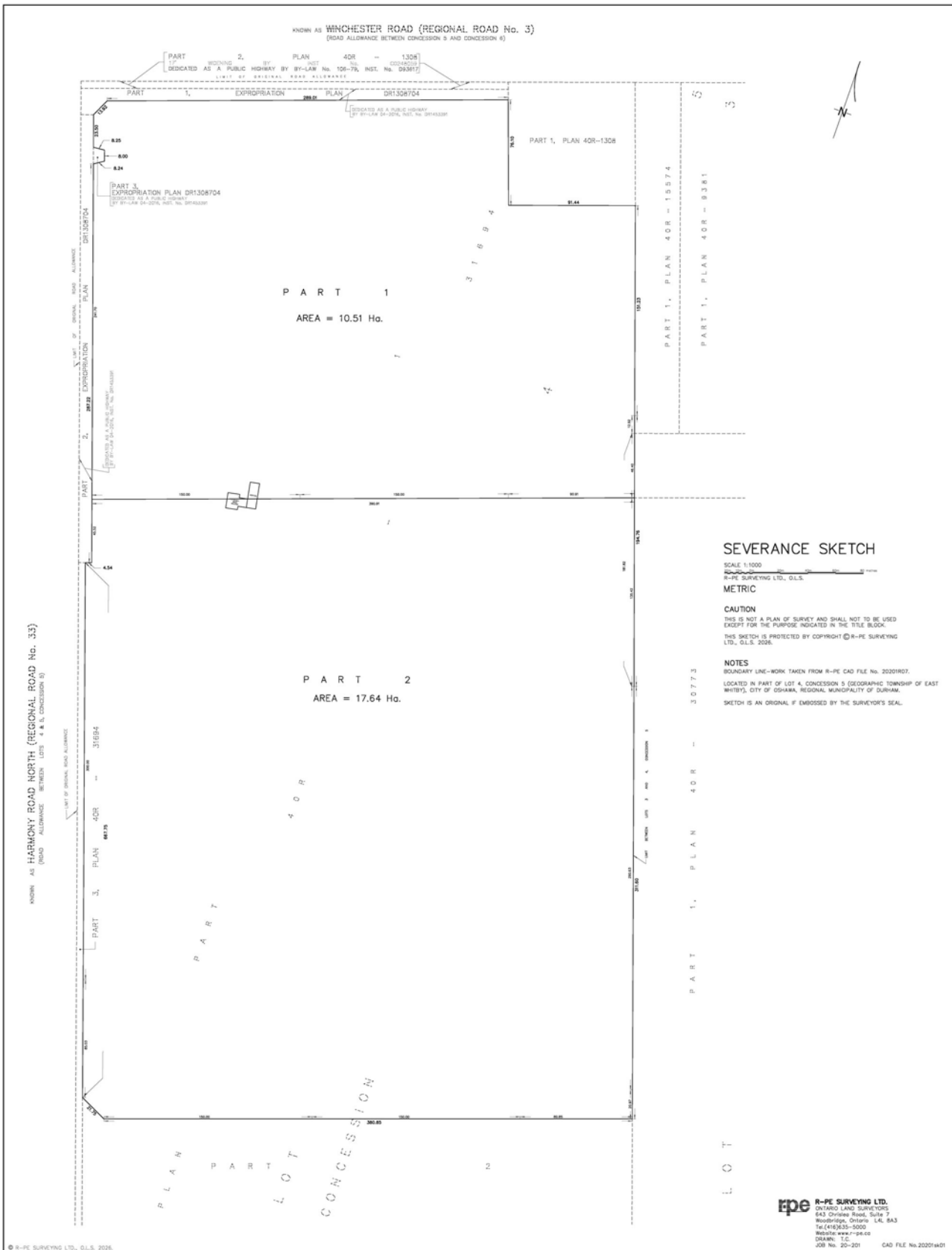
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued June 12, 2026.

Address: 2651 Harmony Road North



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 June 24, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File: **B-2026-05**) submitted by **GHD Limited on behalf of Minto (Harmony Road) Limited partnership** for **2651 Harmony Road North** (EAST WHITBY CON 5 PT LT 4 RP 40R-31694 PT 1), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a new 10.51 hectare parcel of land (Part 1 on Severance Sketch), retaining a 17.64 hectare parcel of land (Part 2 on Severance Sketch).

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.

The lands subject to this application are also subject to an application for a minor variance (File: A-2026-28).

Meeting

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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 June 10, 2026.

