



Committee of Adjustment Meeting Agenda

**April 2, 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 April 2, 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 March 12, 2025 be adopted.

Minor Variance Staff Reports

- | | | |
|-------------------|---|---------------|
| A-2024-136 | 599 Burton Road | Ward 5 |
| | Whurner Investment Inc. | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and width and landscaped open space in the front yard, and to permit partial tandem parking | |
| A-2025-12 | Binbrook, Cayenne, Crystal | Ward 1 |
| | Land Solutions Ontario on behalf of Oshawa (Conlin) BT Developments Inc. | |
| | To permit single detached dwellings with reduced rear yard depth and increased lot coverage | |
| A-2025-13 | 589 Dorchester Drive | Ward 5 |
| | Mohammad Tahir | |
| | To permit a street townhouse dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, parking space length and parking space width | |

- A-2025-14 112 Annis Street Ward 5**
- Max Lysyk on behalf of George, Paul, Tony and George I. Lysyk
- To permit a single detached dwelling which may include an accessory apartment with reduced interior side yard depth, percentage of accessory apartment floor area located wholly above or below another dwelling unit, and parking space width
- A-2025-15 1438 & 1454 Simcoe Street North Ward 2**
- D. G. Biddle & Associates Ltd. on behalf of Holland Homes Inc.
- To permit apartment buildings (stacked townhouses) with reduced front yard depth, exterior side yard depth, interior side yard depth, rear yard depth and increased lot coverage
- A-2025-16 275 Humber Avenue Ward 4**
- Paul Barros
- To permit a single detached dwelling which may include two accessory apartments with reduced rear yard depth and a parking space partially located in the sight triangle
- A-2025-17 283 Humber Avenue Ward 4**
- Paul Barros
- To permit a single detached dwelling which may include two accessory apartments with reduced rear yard depth, parking space width, and all parking spaces located in the front yard
- A-2025-18 140 Bloor Street East Ward 5**
- Max Lysyk on behalf of Paul and George Lysyk
- To permit a maximum of 2 refreshment vehicles on a vacant lot with reduced minimum distance between stationary refreshment vehicles
- A-2025-19 108 Division Street Ward 4**
- Mark Beech
- To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and landscaped open space in the front 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. 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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-12**) submitted by **Land Solutions Ontario on behalf of Oshawa (Conlin) BT Developments Inc.** for **2218, 2222, 2213 Cayenne St, 2118, 2122, 2130 Crystal Dr, 2139, and 2135, 2131, 2123 Binbrook Dr** (PL 40M-2763 LTS 47, 48, 54, 116, 117, 119, 127, 128, 129, 131), 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 for a single detached dwelling in a R1-E(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth (Lots 47, 48, 131)	6.5m	7.5m
Minimum Rear Yard Depth (Lots 116, 127, 128, 129)	7m	7.5m
Maximum Lot Coverage (Lots 47, 48, 54, 116, 117, 119, 127, 128)	50%	45%

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 March 31, 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 April 2, 2025 in order for your correspondence to be provided to Committee members for the April 2, 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: 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 April 2, 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.

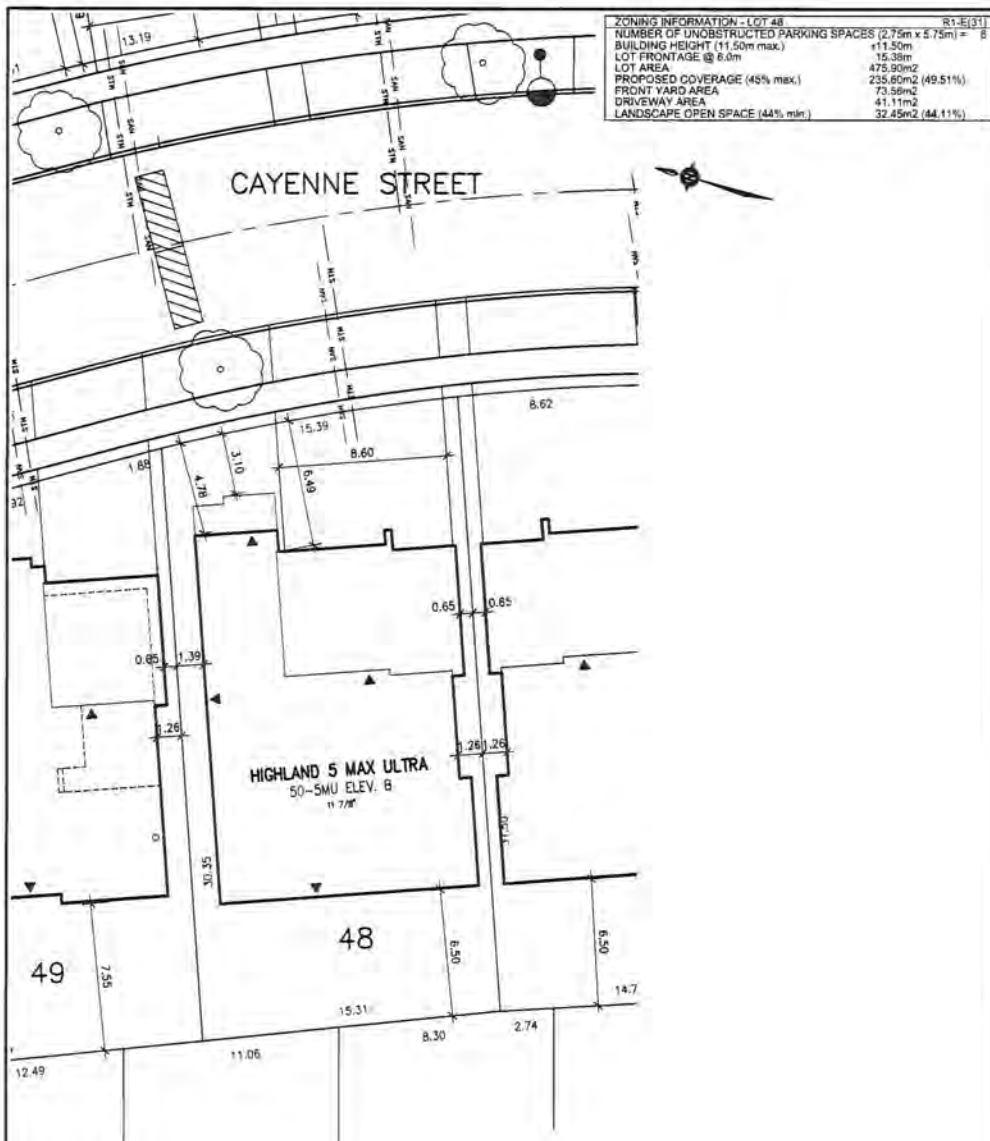
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 28, 2025 or any day thereafter.

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 March 31, 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 March 21, 2025.

Address: 1340 Conlin Road East



ZONING INFORMATION - LOT 48		R1-E(31)
NUMBER OF UNOBSTRUCTED PARKING SPACES (2.75m x 5.75m) =		8
BUILDING HEIGHT (11.50m max.)		11.50m
LOT FRONTAGE @ 6.0m		15.38m
LOT AREA		475.90m ²
PROPOSED COVERAGE (45% max.)		235.60m ² (49.51%)
FRONT YARD AREA		73.56m ²
DRIVEWAY AREA		41.11m ²
LANDSCAPE OPEN SPACE (44% min.)		32.45m ² (6.81%)

NOTE: DRIVEWAYS ARE TO BE 1.2m CLEAR OF UTILITY STRUCTURES & HYDRANTS.
THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITARY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.
NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES IF MIN. DIMENSIONS ARE NOT MAINTAINED. BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
NOTE: BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.
THE AS-CONSTRUCTED SEWER INVERTS ARE NOT AVAILABLE AT THE TIME OF THIS APPROVAL. THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITARY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.
BUILDER TO VERIFY ADEQUACY OF FOOTING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.
EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER HILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

I, Tony Palumbo, review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.
Individual BCIN: 20193

Tony Palumbo
Signature

Treasure Hill

1-1681 Langstaff Road, Vaughan, Ontario L4K 5T3
T: 416-987-5500 • F: 905-326-3600

Project Name:
**OSHAWA (CONLIN) DEVELOPMENTS,
CITY OF OSHAWA**

Sheet Title:
**LOT SITING PLAN
REGISTERED PLAN No: 40M-2763
LOT: 48**

Date: FEB. 12, 2025	Drawn by: TP	Scale: 1:250
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FF FINISHED FLOOR ELEVATION	HYDRO-SERVICE LATERAL	SLUMP PUMP
UF UNDERSIDE FOOTING ELEVATION	WATER SERVICE	COMMUNITY MALSIDE
BF FIN. BASEMENT FLOOR SLAB	DOUBLE SAN. CONNECTION	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPASHPAD)
TFW TOP OF FOUNDATION WALL	SAN SINGLE SAN. CONNECTION	SWALE DIRECTION
UPR UNDERSIDE FOOTING AT REAR	ETH SINGLE ETH CONNECTION	EMBANKMENT 2:1 SLOPE
UPF UNDERSIDE FOOTING AT FRONT	CBX CATCH BASIN	THIS LOT CONTAINS ENGINEERED FILL
MBS MINIMUM BASEMENT ELEVATION	HYDRANT	FLAG LEAD PRESENT CAUTION WHEN EXCAVATING
WOB WALK OUT BASEMENT	PROPOSED VALVE	RETAINING WALL
WUB WALK UP BASEMENT	TRANSFORMER	PRIVACY FENCE (SEE LANDSCAPE PLAN)
REV REVERSE PLAN	STREET LIGHT POLE	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
OW SIDE WINDOW LOCATION	BELL POSITION	
O SIDE WINDOW LOCATION	GRADE LEVEL BELL BOX	
FD FLOOR DRAIN	ROGERS VAULT	
AC AIR CONDITIONER	ROGERS CABINET WITH VAULT	
RYU REAR YARD UPGRADE		
SYU SIDE YARD UPGRADE		

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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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-13**) submitted by **Mohammad Tahir** for **589 Dorchester Drive** (PL M1080 PT BLK L NOW RP 40R-3433 PT 58,89), 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 street townhouse 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 street townhouse dwelling in a R3-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	41%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m

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 March 31, 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 April 2, 2025 in order for your correspondence to be provided to Committee members for the April 2, 2025 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 April 2, 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 March 28, 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 March 31, 2025. Advance requests are highly encouraged to enable us to meet your needs adequately.

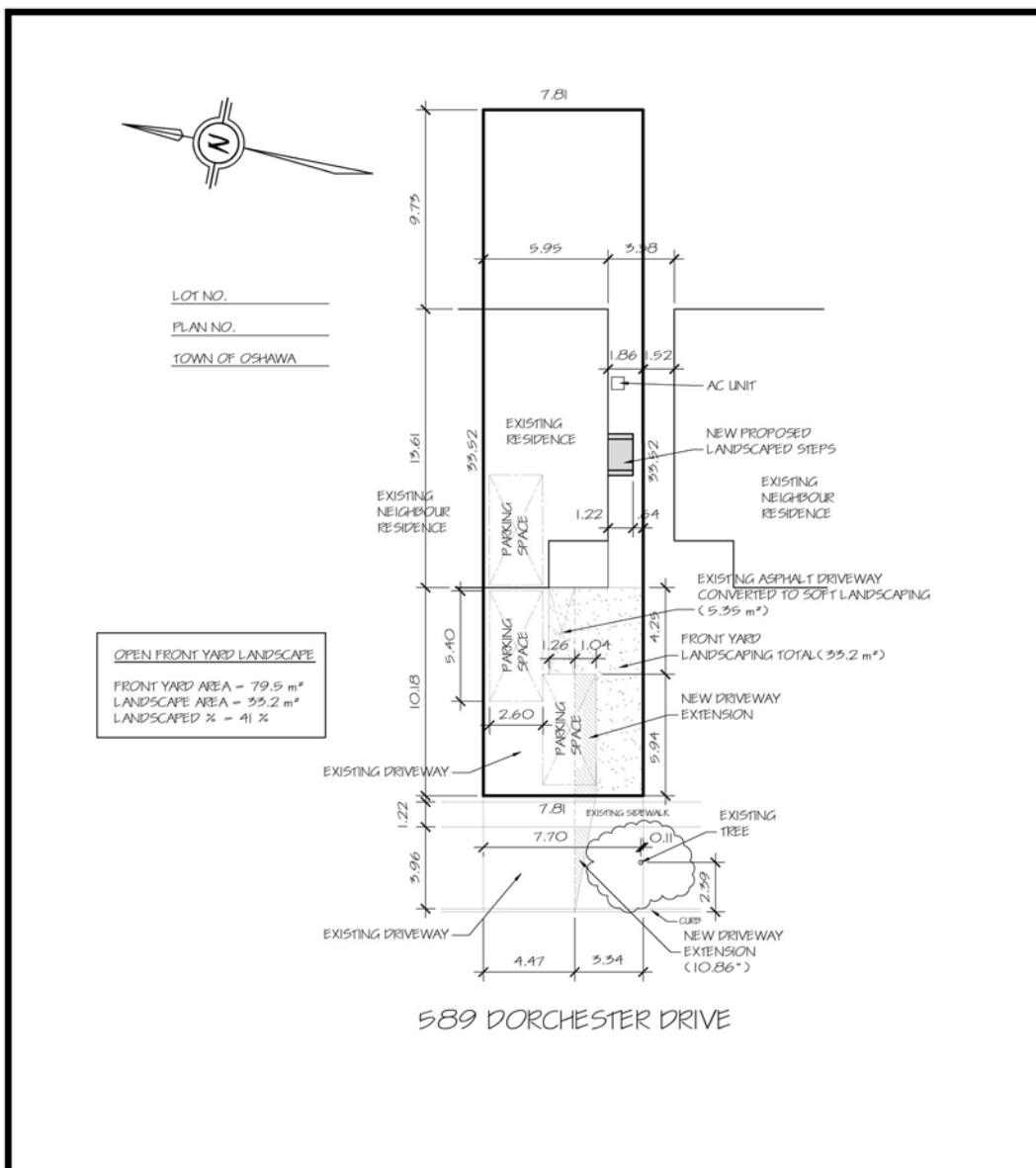
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued March 21, 2025.

Address: 589 Dorchester Drive



City of Oshawa
Economic and Development Services



MINOR VARIANCE

1. MINIMUM LOT WIDTH REQUIRED FOR A LOT WITH AN ACCESSORY APARTMENT IS 11 m.
- PROPOSED LOT WIDTH IS 7.81 m
2. MINIMUM OF 50 PERCENT OF THE FRONT YARD TO BE LANDSCAPED
- PROPOSED FRONT YARD LANDSCAPING IS 41 PERCENT

PLAN OF PROPOSED MINOR VARIANCE
FOR
589 DORCHESTER DRIVE

OSHAWA

ONTARIO

new castle
drafting & design inc.

76 Baldwin St. Newcastle, Ontario L1B 1H1

PH. 905-987-5263 FX. 905-987-1180

web site: www.newcastledrafting.ca email: ncdrafting@on.aibn.com

SCALE
1:200

DATE
JAN.22,2025

DRAWN
TRJ

SHT 1 OF 1

DRAWING NUMBER
25-01-11



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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-14**) submitted by **Max Lysyk on behalf of George, Paul, Tony and George I. Lysyk** for **112 Annis Street** (PL 335 SHEET 29 PT LT C15 RP 40R-32398 PTS 3 TO 4), 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 R1-E(1) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth between Dwelling Unit and the Rear Lot Lines of the Properties Municipally Known as 116, 120 and 130 Annis Street	1.2m	5.5m
Minimum Floor Area of an Accessory Apartment located wholly above or below another Dwelling Unit	0%	50%
Minimum Parking Space Width	2.6m	2.75m

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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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-15**) submitted by **D. G. Biddle & Associates Ltd. on behalf of Holland Homes Inc.** for **1438 and 1454 Simcoe Street North** (PL 357 SHEET 11E1 PT LT 4 NOW RP 40R-8060 PT 2, 3, 4), 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 apartment buildings (stacked 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 stacked townhouses in the R4-A/R6-B “h-76” (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.7m	6.0m
Minimum Exterior Side Yard Depth	2.9m	4.5m
Minimum Interior Side Yard Depth	2.2m	4.5m
Minimum Rear Yard Depth	3.0m	16.0m
Maximum Lot Coverage	29%	22%

The subject site is also subject to an application for Site Plan Approval (File: SPA-2023-04).

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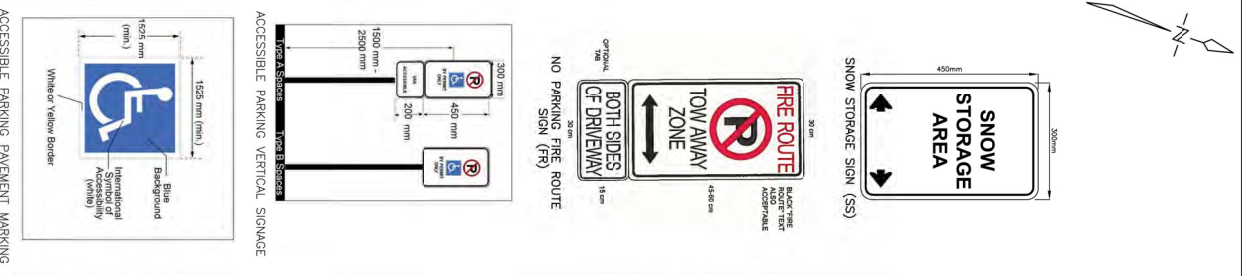
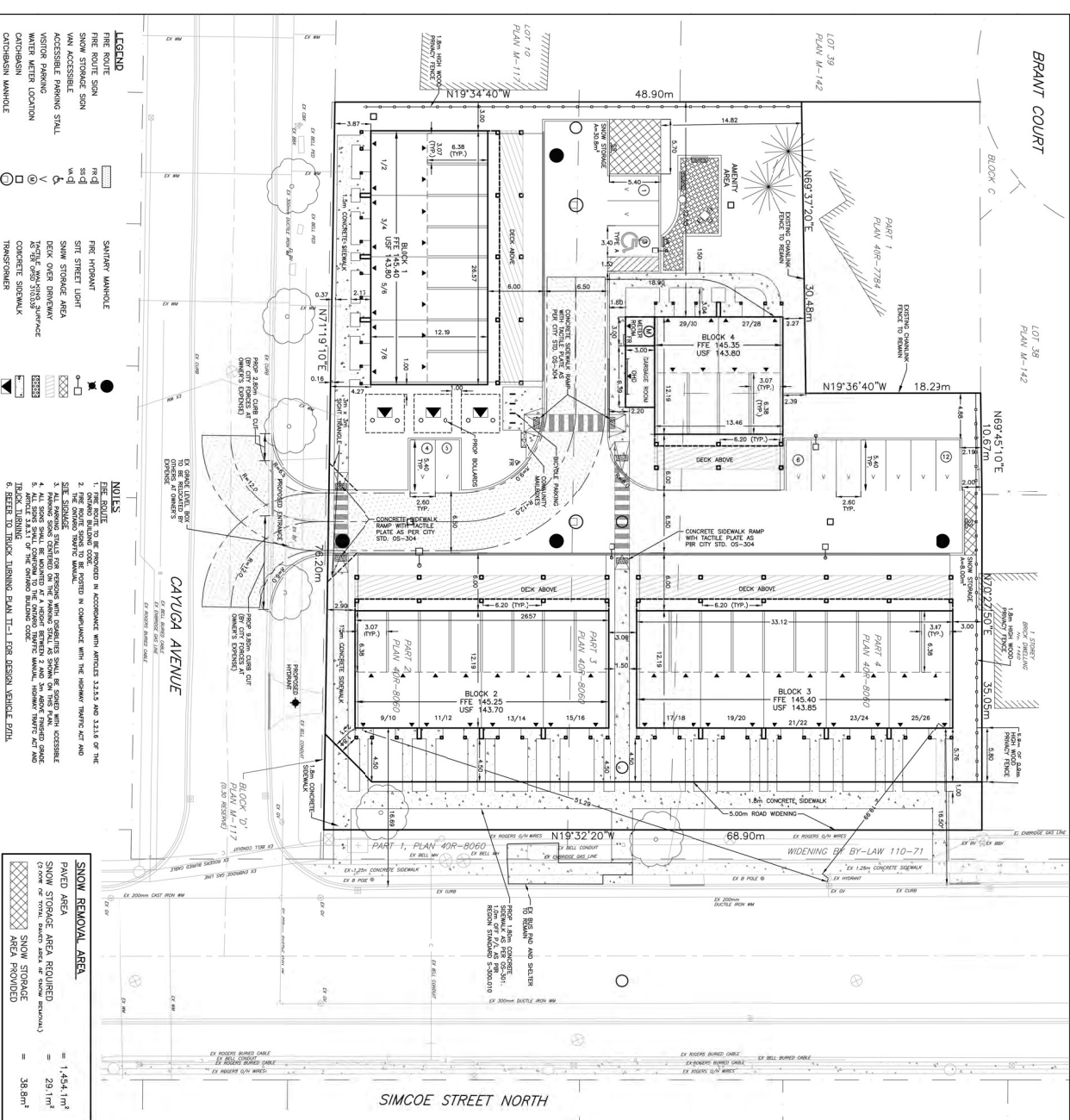
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Address: 1438 & 1454 Simcoe Street North

Economic and Development Services
CITY OF OSHAWA



<p>KEY PLAN</p>																					
<p>BENCH MARK</p> <p>CITY OF OSHAWA BENCH MARK NO. 86, PARADED ELEVATION 142.417M</p>																					
<p>SITE PLAN STATISTICS</p> <table border="1"> <tr><td>EXISTING ZONING</td><td>614-402-8-71-75</td></tr> <tr><td>EXISTING AREA</td><td>4,637.2m²</td></tr> <tr><td>ROAD WIDENING</td><td>357.2m²</td></tr> <tr><td>NET SITE AREA</td><td>4,281.7m²</td></tr> <tr><td>UNITS</td><td>30, 07 UNITS/14</td></tr> <tr><td>RESIDENTIAL</td><td>1,415.6m²</td></tr> <tr><td>LANDSCAPE AREA</td><td>1,611.6m²</td></tr> <tr><td>ASPHALT AREA</td><td>1,454.1m²</td></tr> <tr><td>CONCRETE</td><td>34.0%</td></tr> <tr><td>LANDSCAPE AREA</td><td>96.6m²</td></tr> </table>		EXISTING ZONING	614-402-8-71-75	EXISTING AREA	4,637.2m ²	ROAD WIDENING	357.2m ²	NET SITE AREA	4,281.7m ²	UNITS	30, 07 UNITS/14	RESIDENTIAL	1,415.6m ²	LANDSCAPE AREA	1,611.6m ²	ASPHALT AREA	1,454.1m ²	CONCRETE	34.0%	LANDSCAPE AREA	96.6m ²
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<p>PARKING REQUIRED RESIDENT 50 PARKING REQUIRED VISITOR 11 PARKING REQUIRED RESIDENT 60 PARKING PROVIDED VISITOR 12 TOTAL PARKING PROVIDED 72</p>																					
<p>REQUIREMENTS NOT FOR CONSTRUCTION</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th><th>BY</th></tr> <tr><td>1</td><td>27 JUL 24</td><td>NOTED AS PER CITY COMMENTS AND DRAWING RE-LOCATION</td><td>DM</td></tr> <tr><td>2</td><td>28 JUN 24</td><td>NOTED SITE PLAN AND ENTRANCE</td><td>DM</td></tr> <tr><td>1</td><td>21 DEC 23</td><td>NOTED AS PER 1ST SUBMISSION COMMENTS</td><td>DM</td></tr> </table>		NO.	DATE	REVISION	BY	1	27 JUL 24	NOTED AS PER CITY COMMENTS AND DRAWING RE-LOCATION	DM	2	28 JUN 24	NOTED SITE PLAN AND ENTRANCE	DM	1	21 DEC 23	NOTED AS PER 1ST SUBMISSION COMMENTS	DM				
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<p>1438 & 1454 SIMCOE STREET NORTH</p>																					
<p>SITE PLAN</p>																					
<p>D.G. BIDDLE & ASSOCIATES 96 King Street East Oshawa, Ontario, L1H 1R6 Phone: 905-717-8200 info@dgbiddle.com dgbiddle.com</p>																					
<p>PROJECT NO. 117080</p>																					
<p>SCALE: 1:200</p>																					
<p>DESIGN BY: M.K.M.</p>																					
<p>CHECKED BY: D.W.M.</p>																					
<p>DATE: DECEMBER 2022</p>																					
<p>SP-1</p>																					

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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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-16**) submitted by **Paul Barros** for **275 Humber Avenue** (Part 3, Plan 40R-32471), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are to permit a single detached dwelling which may contain two accessory apartments 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	6.0m	7.5m
Parking Space Partially Located within a Sight Triangle	To Permit	Not Permitted

The subject site is also subject to applications for Removal of Part Lot Control (File: PLC-2023-06) and Minor Variance (File: A-2025-17).

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 March 31, 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 April 2, 2025 in order for your correspondence to be provided to Committee members for the April 2, 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: 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 April 2, 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 March 28, 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 March 31, 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.

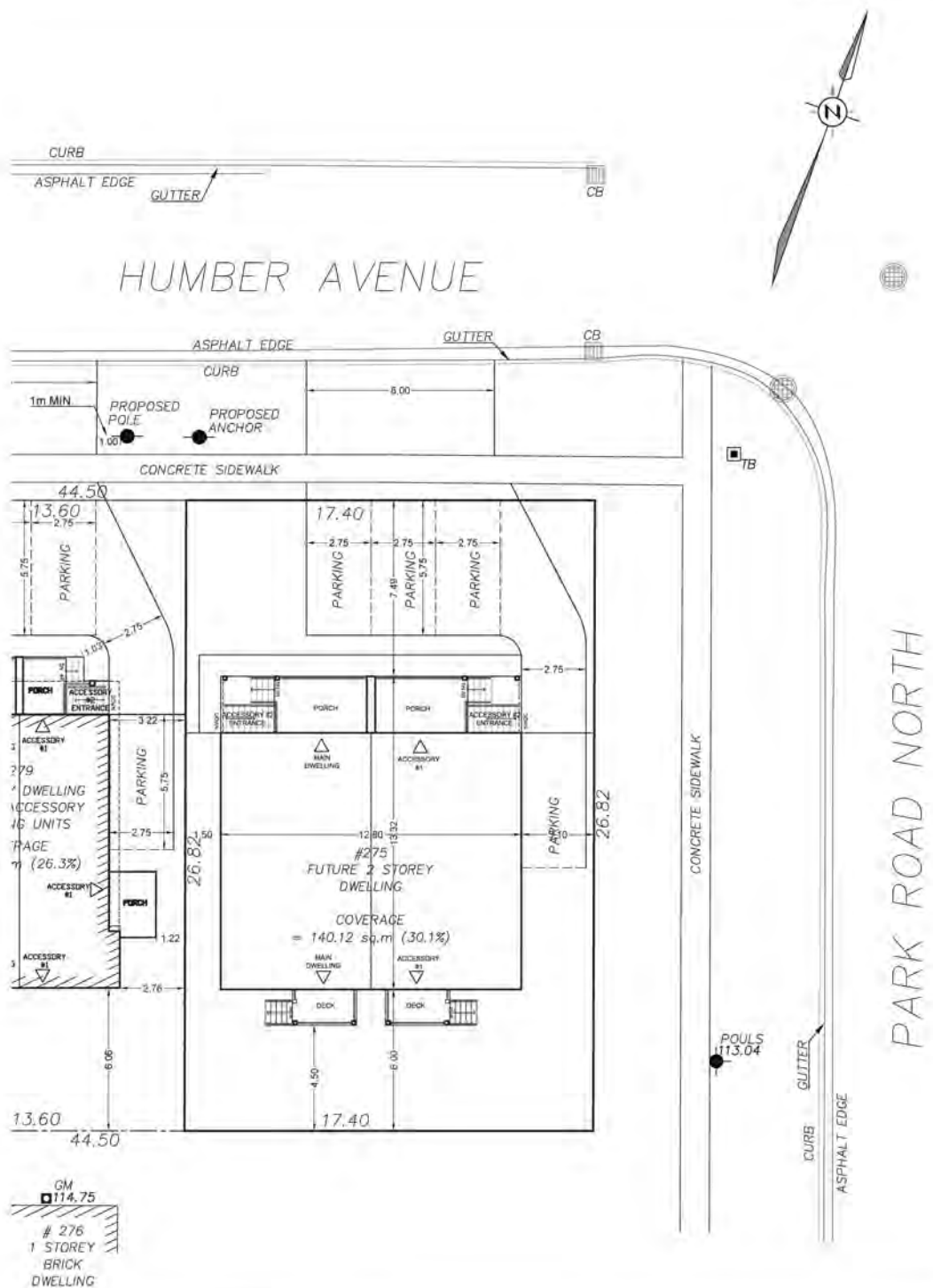
This Notice issued March 21, 2025.

Address: 275 Humber Avenue



City of Oshawa
Economic and Development Services

FOR REVIEW



Danlyn Design

1640@danlyn.ca tel. 905.681.3903
I, CLARENCE DANLYN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN SHOWN ON THESE PLANS AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. (FIRM SIGNATURE) AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION.

Firm BCIN: 110180 Qualified Designer BCIN: 102075 Date:

No.	Description	Date
1	FOR REVIEW	JAN 8 2024
2	FOR REVIEW	JAN 8 2024
3	FOR REVIEW	MAR 5 2025
4	FOR REVIEW	MAR 10 2025
5		
6		
7		
8		

Project: PART OF LOT 35, PLAN 645
Sheet Title: #275 HUMBER AVENUE PROPOSED SITE PLAN

Project No.: 24-01
Drawing No.: SP1
Scale: 1:150

THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DANLYN DESIGN. ANY REVISIONS MUST BE APPROVED BY DANLYN DESIGN.

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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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-17**) submitted by **Paul Barros** for **283 Humber Avenue** (Part 1, Plan 40R-32471), 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 contain two accessory apartments 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	6m	7.5m
Minimum Parking Space Width	2.6m	2.75m
Parking Space Location	All in the Front yard	Minimum One Parking Space in a Side Yard, Rear Yard or in a Garage

The subject site is also subject to applications for Removal of Part Lot Control (File: PLC-2023-06) and Minor Variance (File: A-2025-16).

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 March 31, 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 April 2, 2025 in order for your correspondence to be provided to Committee members for the April 2, 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: 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 April 2, 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 March 28, 2025 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 March 21, 2025.

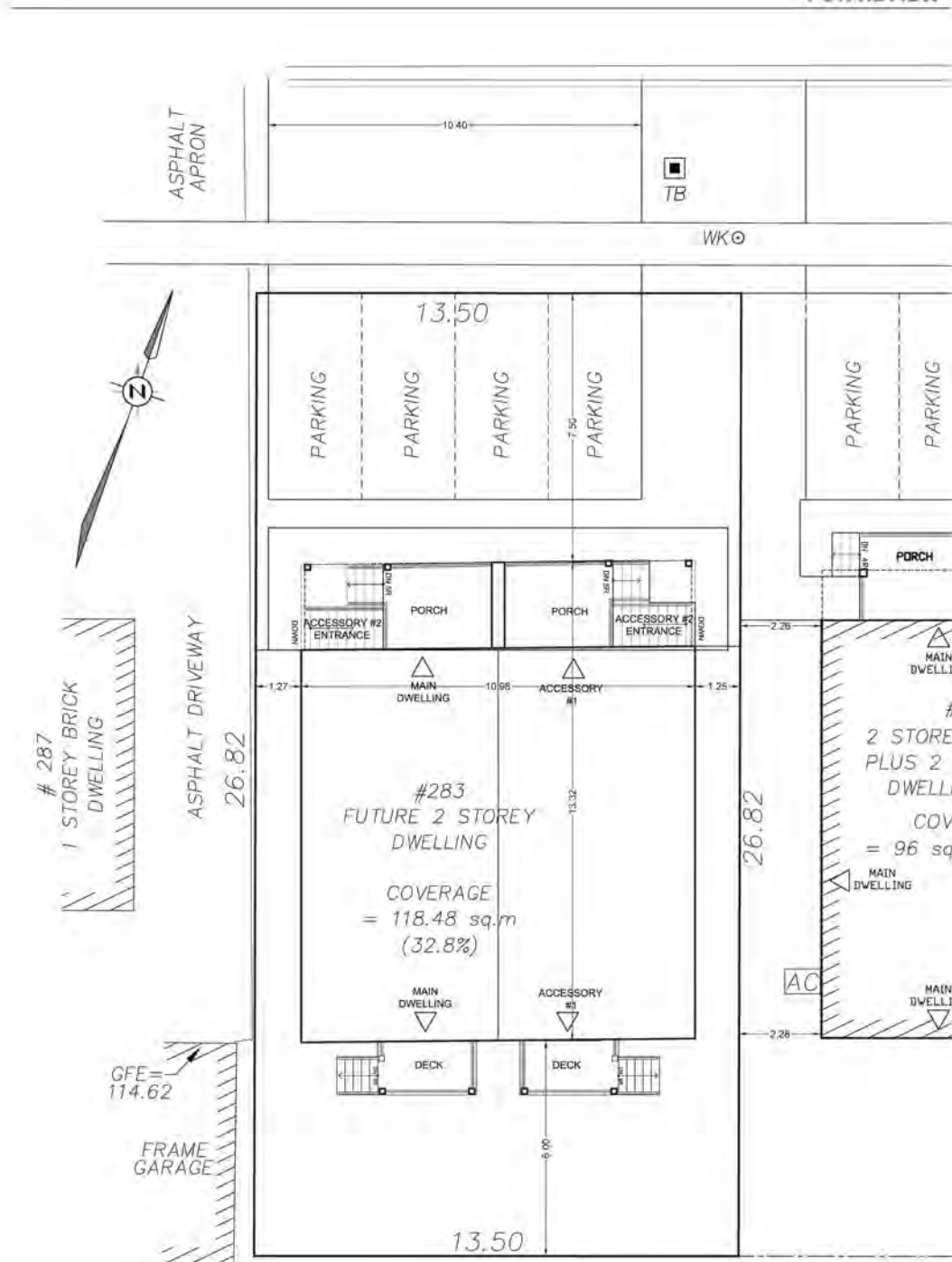
Address: 283 Humber Avenue



City of Oshawa
Economic and Development Services



FOR REVIEW



Danlyn Design

1142@danlyn.ca Tel: 809-887-3903
I, CLARENCE DANLYN, DECLARE THAT I HAVE PREPARED AND I AM DESIGN RESPONSIBLE FOR THE DESIGN SHOWN ON THIS PLAN AND I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. I AM NOT PROVIDING ANY SERVICES OR PRODUCTS TO ANY OTHER PARTY AND I AM NOT PROVIDING ANY SERVICES OR PRODUCTS TO ANY OTHER PARTY.

No.	Description	Date
1	FOR REVIEW	JAN 4 2024
2	FOR REVIEW	JAN 9 2024
3	FOR REVIEW	MAR 5 2025
4	FOR REVIEW	MAY 16 2025
5		
6		
7		
8		

Project: PART OF LOT 35, PLAN 645
Sheet Title: #283 HUMBER AVENUE PROPOSED SITE PLAN

Project No.: 24-01
Drawing No.: SP2
Scale: 1:100



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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-18**) submitted by **Max Lysyk on behalf of Paul and George Lysyk** for **140 Bloor Street East** (PL 159 PT LT 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 maximum of 2 refreshment vehicles 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 refreshment vehicle in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Stationary Refreshment Vehicles located on a Vacant Lot	To Permit	Not Permitted
Minimum Distance between Stationary Refreshment Vehicles, Restaurants or Playground Equipment in a City Park	0.0m	80.0m

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 March 31, 2025.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 2, 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.

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This Notice issued March 21, 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 April 2, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-19**) submitted by **Mark Beech** for **108 Division Street** (PL 121 PT LT 14, 15), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are 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 R3-A.T18/R5-B.T18/R6-B.T18/R7-A.T18 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	3.9m	5.75m
Minimum Landscaped Open Space in the Front Yard	37%	50%
Parking Space Assigned to the Accessory Apartment is Directly Accessible from a Street	Not Directly Accessible	Directly Accessible
Encroachment into a Driveway Sight Triangle	To Permit	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 March 31, 2025.

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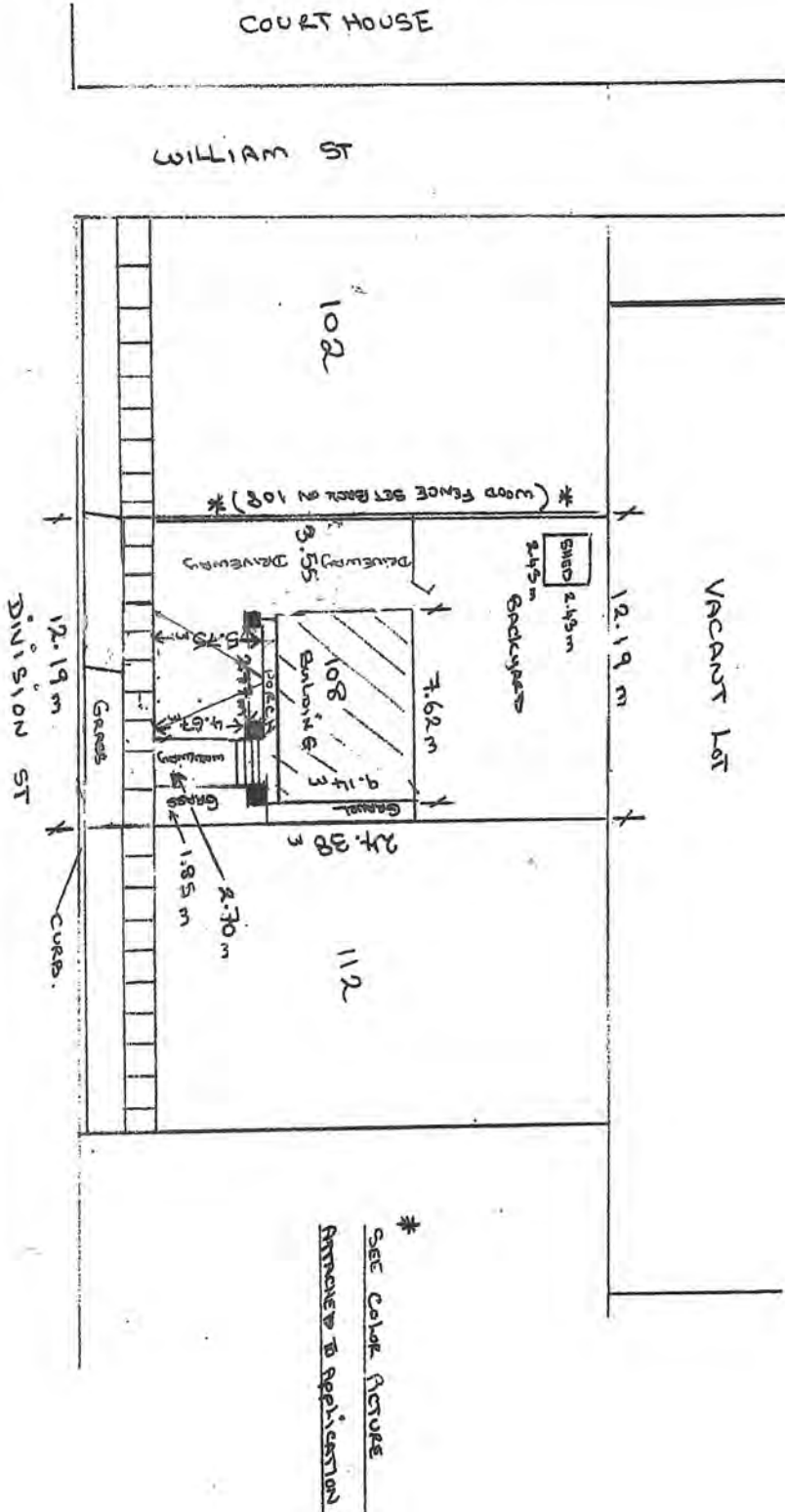
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This Notice issued March 21, 2025.

Address: 108 Division Street



COSTCO PLAZA

SITE PLAN

108 DIVISION ST.
OSHAWA, ON L1G5M1
MADE VARIANCE FOR