



Committee of Adjustment Meeting Agenda

**April 23, 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 23, 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 April 2, 2025 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2025-20 | 85 Bloor Street West | Ward 5 |
| | Adamo Caputo on behalf of 2855101 Ontario Inc. | |
| | To permit a rental apartment building with a reduced number of parking spaces. | |
| A-2025-21 | 977 Lockie Drive | Ward 1 |
| | Abhishek Rajor on behalf of Kurian Marattil | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and landscaped open space in front yard | |
| A-2025-23 | 858 Glenforest Street | Ward 2 |
| | Hamid Mirhashemi | |
| | To permit a single detached dwelling which may include an accessory apartment with all parking spaces located in the front yard | |

A-2025-24 254 Malaga Road Ward 5

Max Lysyk

To permit an accessory building containing an accessory apartment with increased building height, lot coverage, and ground floor area

A-2025-25 2830 Ritson Road South Ward 2

Max Lysyk

To permit the commercial storage of recreational vehicles and boats

A-2025-26 Lands west of Verne Bowen Street south of Nancy Diamond Boulevard Ward 1

Minto (Harmony Road) GP Inc

To permit temporary construction offices, storage of equipment and contractor vehicles

A-2025-28 504 Colborne Street East Ward 4

K. and A. Cripps

To permit construction offices, storage of equipment and contractor vehicles.

Consent Staff Reports

B-2025-01 940 Townline Road South Ward 5

Land & Building Experts on behalf of Santhosh Vijayam Subaamani

Consent to sever a residential parcel of land, retaining a residential parcel of land with the existing building to remain

B-2025-02 lands south of 996 Farewell Street Ward 5

Land Solutions Ontario on behalf of Canadian National Railway Company

Consent to sever an industrial parcel of land with an existing building to remain, retaining an industrial parcel of land with an existing rail spur to remain

B-2025-03 154 and 158 William Street East Ward 4

1001124470 Ontario Ltd and Abdul Rehman

Consent to sever a residential parcel of land, retaining a residential parcel of land and to permit easements for vehicular access, with the existing buildings to remain

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 April 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-20**) submitted by **Adamo Caputo on behalf of 2855101 Ontario Inc. for 85 Bloor Street West** (PL 335 SHEET 31 PT LT C7 PT LT C8), 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 45-unit rental apartment building 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 rental apartment building in a R6-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Residential Parking Spaces	0.98 spaces per unit	1 space per unit
Minimum Number of Visitor Parking Spaces	0.24 spaces per unit	0.33 space per unit

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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.

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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 April 17, 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 April 21, 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 April 11, 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 April 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-21**) submitted by **Abhishek Rajor on behalf of Kurian James Marattil and Sindhura Rose Thomas** for **977 Lockie Drive** (PL 40M-2706 LT 98), 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(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	4.6m	5.75m
Minimum Landscaped Open Space in the Front Yard	40%	50%

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This Notice issued April 11, 2025.



Committee of Adjustment

File: **A-2025-23**

Ward: **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 April 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-23**) submitted by **Hamid Mirhashemi** for **858 Glenforest Street** (PL 688 PT LT 80,81), 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 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 in a garage for a single detached dwelling in a R1-A (Residential) Zone.

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Meeting

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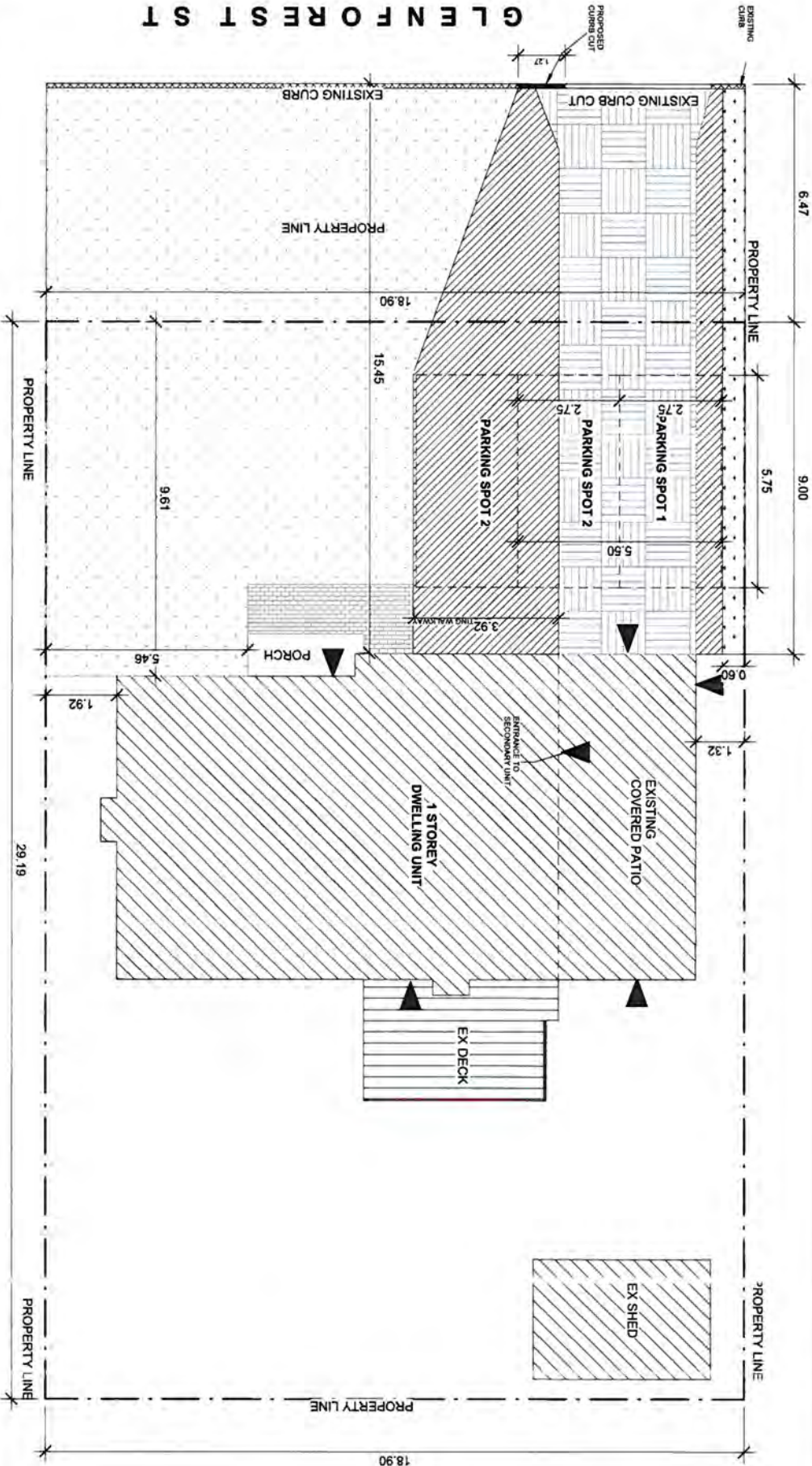
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This Notice issued April 11, 2025.

Address: 858 Glenforest Street

City of Oshawa
Economic and Development Services



QUALIFICATION INFORMATION
The undersigned has prepared this plan and is a duly Licensed Professional Engineer in the Province of Ontario, Canada. I am a member of the Ontario Professional Engineers Association (O.P.E.A.) and the Professional Engineers in Ontario (P.E.O.) and am duly registered with the Engineering Council of Ontario (E.C.O.). My registration number is 11114. I am a member of the Ontario Professional Engineers Association (O.P.E.A.) and the Professional Engineers in Ontario (P.E.O.) and am duly registered with the Engineering Council of Ontario (E.C.O.). My registration number is 11114.

REGISTRATION INFORMATION
NAME: [Signature]
DATE: [Date]
SCALE: [Scale]



FRONT YARD AREA: 167.94 SQM

EXISTING PAVINGS AREA: 14.22 SQM
PROPOSED ASPHALT FOR PARKING POST AREA: 32.57 SQM

EXISTING ASPHALT AREA: 33.48 SQM
EXISTING SOFTSCAPE AREA: 189.73 SQM

EXISTING MAIN FLOOR: 87.16 M²
NEW BASEMENT APARTMENT: 89.64 M²

ACCESS TO DWELLING UNIT

DRAWING NAME
SITE PLAN

PROJECT NAME
858 GLENFOREST ST

A01

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 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-24**) submitted by **Max Lysyk on behalf of George I. Lysyk** for **254 Malaga Road** (PL 204 PT LT 81 RP 40R-20614 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 duplex with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to a duplex in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	7.0m	4.5m
Maximum Lot Coverage of an Accessory Building as a Percentage of the Lot Area	10.5%	8%
Maximum Lot Coverage of an Accessory Building as a Percentage of the Main Building	87%	50%
Maximum Ground Floor Area	75 sq. m.	60 sq. m.

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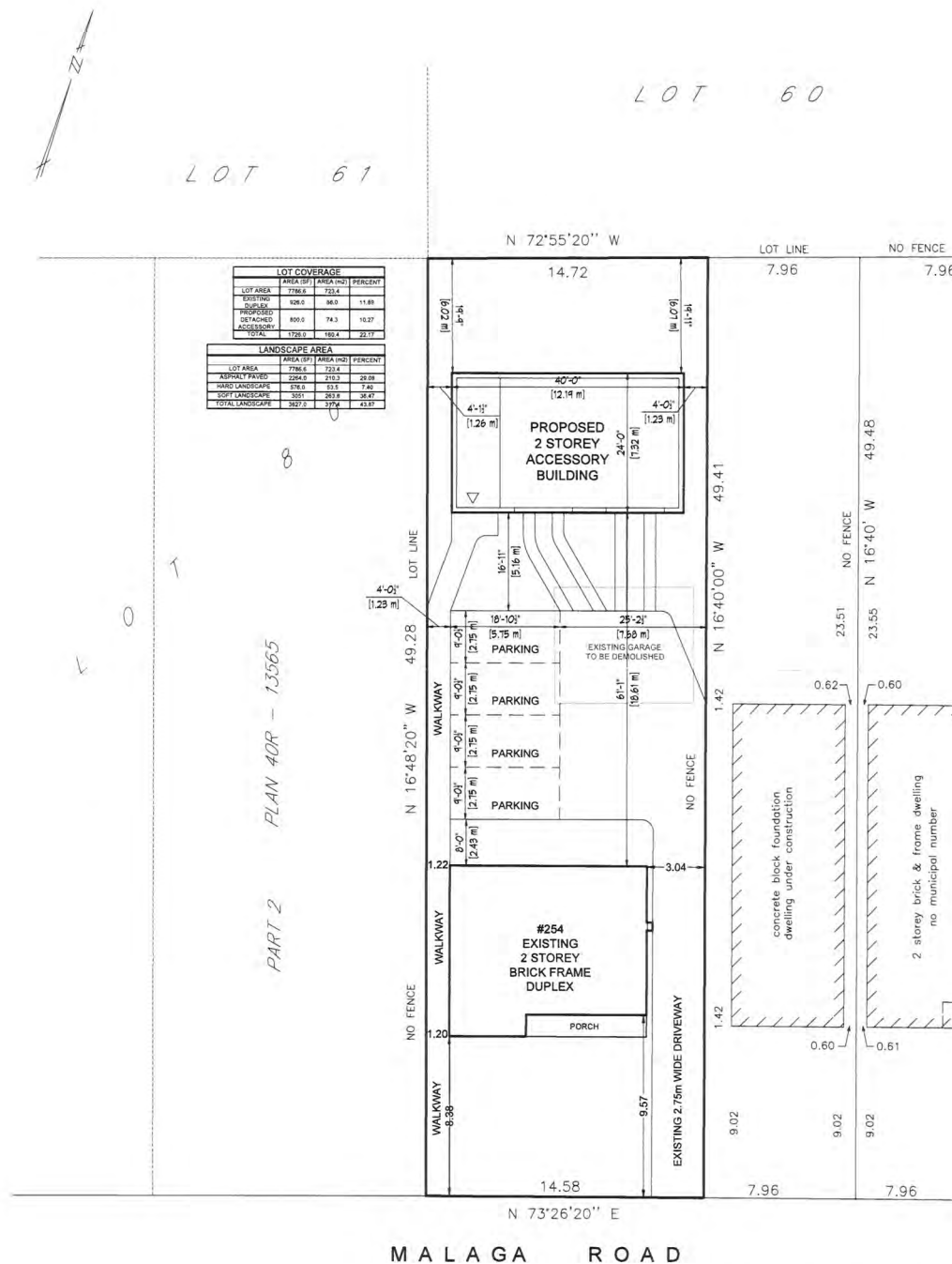
This Notice issued April 11, 2025.

Address: 254 Malaga Road



FOR REVIEW

FOR REVIEW ONLY - NOT FOR PERMIT OR CONSTRUCTION



LOT COVERAGE			
LOT AREA	AREA (SF)	AREA (M ²)	PERCENT
EXISTING	7786.6	723.4	11.88
PROPOSED	100.0	9.3	1.27
DETACHED ACCESSORY	158.0	14.5	1.87
TOTAL	7944.6	747.2	11.02

LANDSCAPE AREA			
LOT AREA	AREA (SF)	AREA (M ²)	PERCENT
ASPHALT PAVED	2264.0	210.2	28.08
HARD LANDSCAPE	576.0	53.3	7.42
SOFT LANDSCAPE	355.0	32.8	4.43
TOTAL LANDSCAPE	3195.0	296.3	40.00

FOR REVIEW ONLY - NOT FOR PERMIT OR CONSTRUCTION

via@dalyndesign.ca tel: 289-928-3993

I, LANDSCAPE ARCHITECT DANLYN DESIGN, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DESIGN WORK ON BEHALF OF DANLYN DESIGN LIMITED, A PART B SUBSECTION 2.1.1 OF THE BUILDING CODE, I AM QUALIFIED, AND THE FIRM IS REGISTERED BY THE APPROPRIATE CLASSES / CATEGORIES.

Firm BCIN: 103186 Qualified Designer BCIN: 192972 Date: _____

No.	Description	Date
1.	ISSUED FOR REVIEW	MAR 25, 2025
2.	ISSUED FOR REVIEW	MAR 31, 2025
3.		
4.		
5.		
6.		
7.		
8.		

Project: 254 MALAGA ROAD - ADU

Sheet Title: BASEMENT FLOOR PLAN

Project No.: 25-17

Drawing No.: SP

Scale: 1/4" = 1'-0"

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO DANLYN DESIGN.

H:\PLAN07-IT\mgn05-Data Trans\Attachments - Committee\Ag\AgItem\2025\05 - 23\pdsA-2025-24.pdf



Committee of Adjustment

File: **A-2025-25**

Ward: **2**

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 the commercial storage of recreational vehicles and boats as a permitted interim use, and to allow driveway access through the AG-A Zone, whereas Zoning By-law 60-94 does not permit the commercial storage of recreational vehicles and boats in AG-A (Agricultural) and FD (Future Development) Zones.

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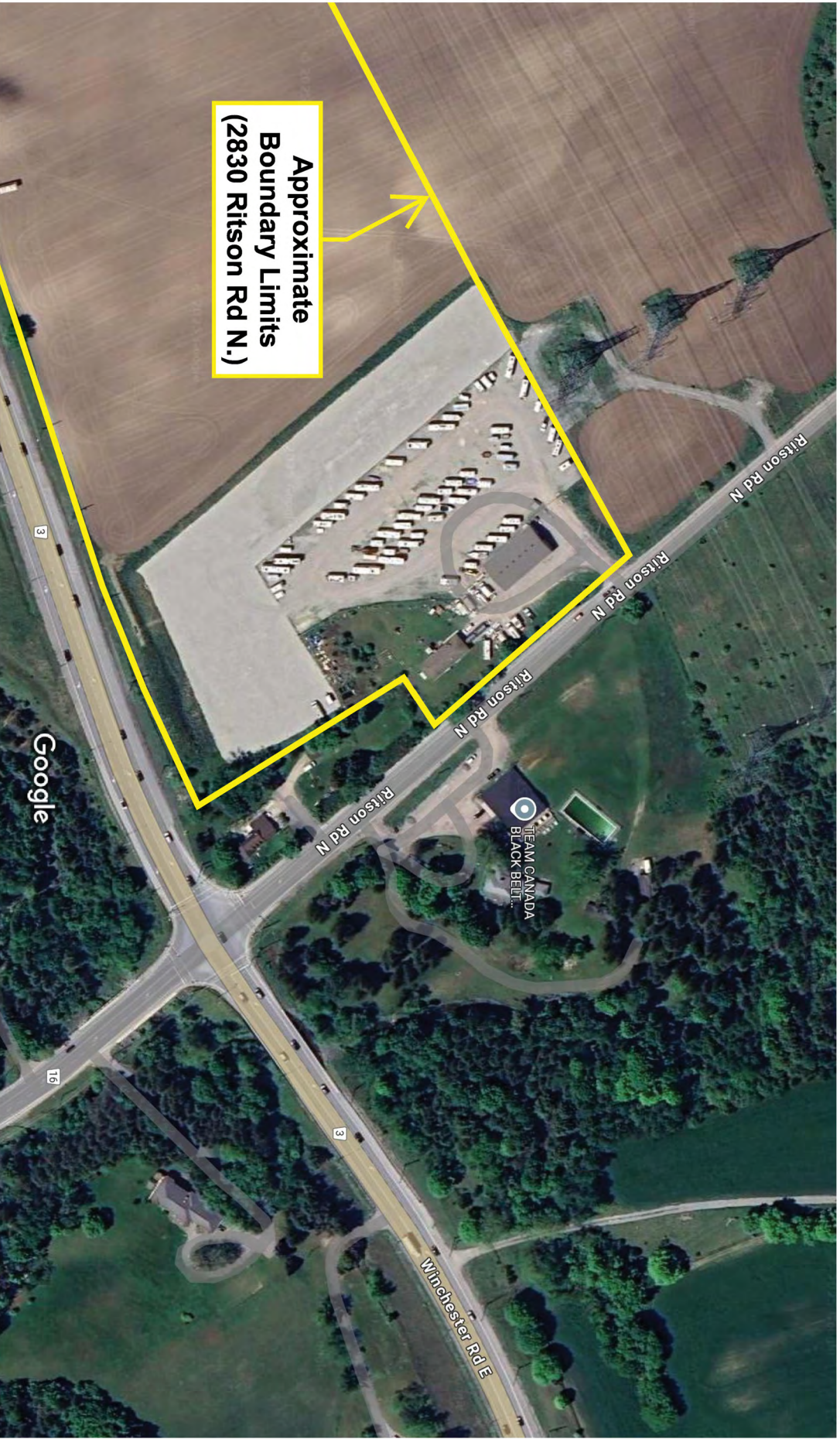
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This Notice issued April 11, 2025.

Address: 2830 Ritson Road South



2830 Ritson Road N - Aerial Image





Committee of Adjustment

File: **A-2025-26**

Ward: **1**

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 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-26**) submitted by **Minto (Harmony Road) GP Inc** for **2466 Harmony Road North** (EAST WHITBY CON 5 PT LT 5 RP 40R31697 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 construction offices and storage of equipment and contractor vehicles on a temporary basis, whereas Zoning By-law 60-94 does not permit construction offices or storage of equipment and commercial vehicles in an AG-A (Agricultural) Zone.

The lands subject to this application are also subject to an application for approval of a draft plan of subdivision (File: S-O-2017-07).

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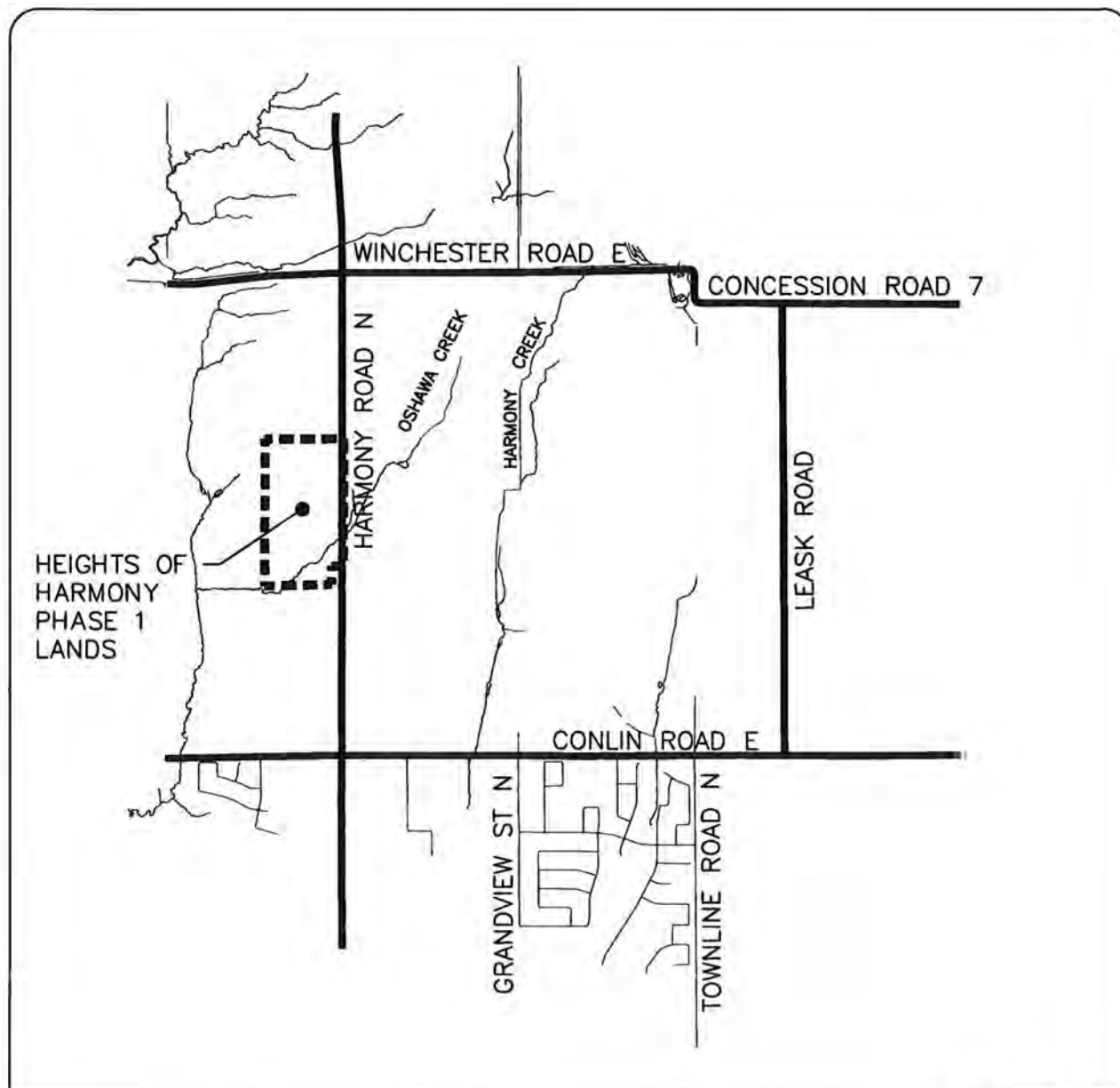
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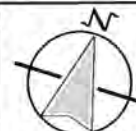
Address: 2466 Harmony Road



City of Oshawa
Economic and Development Services



PROPERTY BOUNDARY



**KEDRON - MINTO
CITY OF OSHAWA**

CEC CANDEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS

1000 STELLAR DRIVE, SUITE 402
TEL. (289) 315-3680

HURON, ONTARIO L1H 3G2
FAX (905) 794-0611

Drawn By:	H.L.	Checked By:	M.C.	Proj. No. E15046
Designed By:	H.L.	Checked By:	M.C.	DWG. No.
Scale:	N.T.S.	Date:	MAR 2025	FIG.1

KEY PLAN



Committee of Adjustment

File: **A-2025-28**

Ward: 4

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 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-28**) submitted by **K. Cripps and A. Cripps** for **504 Colborne Street East (PL 408 LT 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 an accessory building ancillary to a single detached dwelling which may include an accessory apartment with a maximum lot coverage as a percentage of the main building of 66%, whereas Zoning By-law 60-94 permits a maximum lot coverage as a percentage of the main building of 50% for an accessory building ancillary to 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 April 14, 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 23, 2025 in order for your correspondence to be provided to Committee members for the April 23, 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 April 23, 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 April 17, 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 April 21, 2025. Advance requests are highly encouraged to enable us to meet your needs adequately.

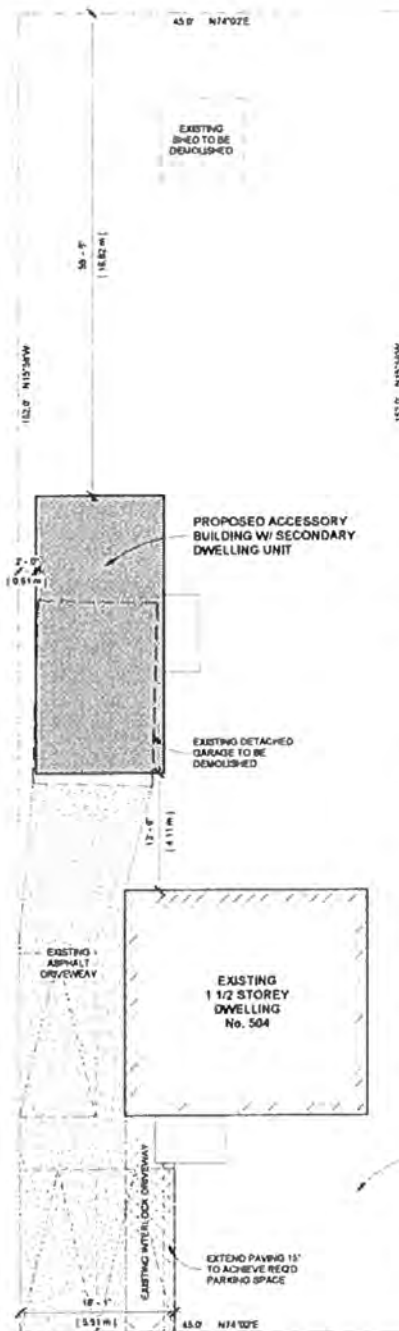
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued April 11, 2025.

Address: 504 Colborne Street East



City of Oshawa
Economic and Development Services



ZONING SUMMARY

ZONED R-1-C

	REQUIRED	PROPOSED
LOT COVERAGE	Max. 45%	17.68%
FRONT YARD LOSS	Min. 30%	36.98%
ACCESSORY BUILDINGS		
LOT COVERAGE	Max. 8%	7.02%
	Min. 30% of max. lot cov.	68.94%
	Max. 60m ²	44.50m ²
BUILDING HEIGHT		
SIDE YARD SETBACK	Max. 4.5m	3.83m
REAR YARD SETBACK	Min. 0.6m	0.61m
SEF. FROM MAIN BLDG	Min. 0.6m	16.92m
	Min. 4m	4.11m
PARKING		
PARKING SPACES (C. 75m x 5.75m)	Min. 2 + 1	2 + 1

NOTE:
EXISTING SITE PLAN INFORMATION BASED ON SURVEY BY H. FLEM LTD., DATED JANUARY 18, 1984

FRONT YARD AREA LANDSCAPED OPEN SPACE 1175 SF (54.98%)

- NOTES:**
- All work and materials are to meet the provisions of the current Ontario Building Code as a minimum standard, unless specified on these drawings or not.
 - Contractor to check and verify all dimensions and conditions prior to construction and notify Durham Drafting & Design of any discrepancies, errors or omissions that may interfere with or prevent the work as indicated.
 - Durham Drafting & Design assumes no responsibility for data and information not contained in these drawings, nor for decisions from these drawings.
 - Contractor to verify all existing dimensions and structure prior to construction.
 - All manufactured items to be installed according to specifications supplied by manufacturer.
 - Specifications provided by an engineer supersede those noted on these drawings.
 - These drawings are for the use of the client noted in the location noted only.
 - All dimensions, including total beams, are noted in imperial units.
 - Do not scale drawings.
 - All drawings © Durham Drafting & Design.

REVISIONS

#	Description	Date

COLBORNE STREET EAST

PRELIMINARY
NOT FOR CONSTRUCTION

Durham Drafting & Design
2164 Bloor Street
Beverlydale, ON
(905) 410-8989
info@durhamdrafting.ca

Karen & Alex Cropp
PROPOSED GARDEN SUITE
Model Spruce - Elevation 'A' - MOORFIELD
504 Colborne St E, Oshawa, ON

SITE PLAN
March 31, 2025
Scale 1/100

SP1



Committee of Adjustment

File: **B-2025-01**

Ward: **5**

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 April 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-01**) submitted by **Land & Building Experts on behalf of Santhosh Vijayam Subaamani** for **940 Townline Road South** (CON BF PT LT 1 NOW RP 40R-11400 PT 2), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a 601.7 sq. m. residential parcel of land retaining a 981.0 sq. m. residential parcel of land with the existing building to remain.

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.

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 April 21, 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 23, 2025 in order for your correspondence to be provided to Committee members for the April 23, 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 April 23, 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 April 17, 2025 or any day thereafter.

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.

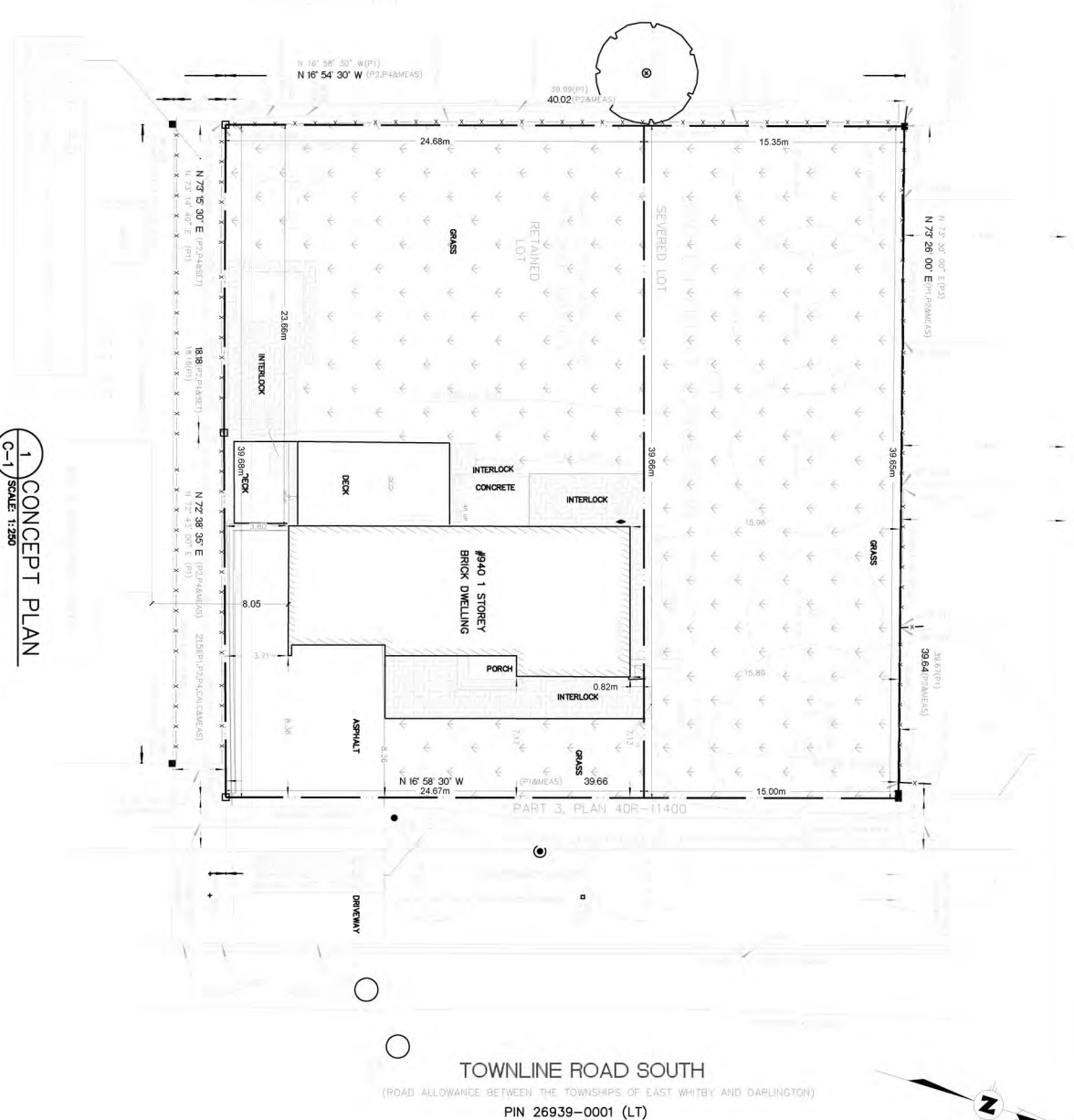
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than April 22, 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 April 9, 2025.

Address: 940 Townline Road South

City of Oshawa
Economic and Development Services



TOWNLINER ROAD SOUTH

(ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF EAST WHITEY AND DARLINGTON)

PIN 26939-0001 (LT)

FOR SEVERED LOT		FOR RETAINED LOT	
MINIMUM LOT AREA	270.0m ²	REQUIRED	270.0m ²
MINIMUM LOT FRONT YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM FRONT YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM SIDE YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM REAR YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM DRIVEWAY WIDTH	4.0m	REQUIRED	4.0m

FOR SEVERED LOT		FOR RETAINED LOT	
MINIMUM LOT AREA	270.0m ²	REQUIRED	270.0m ²
MINIMUM LOT FRONT YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM FRONT YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM SIDE YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM REAR YARD SETBACK	1.20m	REQUIRED	1.20m
MINIMUM DRIVEWAY WIDTH	4.0m	REQUIRED	4.0m

LEGEND	DESCRIPTION
[Symbol]	PROPERTY LINE
[Symbol]	SEVERED LOT
[Symbol]	GENERAL OVERLAY
[Symbol]	CONCEPT AREA
[Symbol]	SEVERED LOT
[Symbol]	TRAIL

PROJECT NAME:
**940 TOWNLINER RD.S,
OSHAWA, ON L1H 0A4**

PROJECT TITLE:
**PROPOSED LOT
SEVERANCE**

CONCEPT PLAN

SCALE NO:
C-1

PREPARED BY:
LAND & BUILDING EXPERTS

355 Adelaide Lane E. Markham, ON L3R 9V5
(416) 340-9649 landbuildingexperts.com

DATE: 02-27-2025

FOR CLIENT REVIEW: 12-03-2024

DATE: 02-27-2025

1 CONCEPT PLAN
C-1 SCALE: 1:250



Committee of Adjustment

File: **B-2025-02**

Ward: **5**

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 April 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2025-02**) submitted by **Land Solutions Ontario on behalf of Canadian National Railway Company** for **lands south of 996 Farewell Street (Roll Number 1813050024093000000)** (EAST WHITBY CON BF PT LTS 1 2 3 4 5 6 7 8 13 14 15 16 17 PT RD ALLOWANCE PL 335 SHEET 26 PT LTS C3 C4 C5 SHEET 29 PT LTS C7 AND C8), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a 4,913 sq. m. industrial parcel of land with the existing buildings to remain, retaining an industrial parcel of land with the existing rail spur to remain.

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.

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 April 21, 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 23, 2025 in order for your correspondence to be provided to Committee members for the April 23, 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 April 23, 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 April 9, 2025.



Committee of Adjustment

Files: **B-2025-03** and **B-2025-04**

Ward: 4

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 April 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2025-03** and **B-2025-04**) submitted by **1001124470 Ontario Ltd and Abdul Rehman** for **154 and 158 William Street East** (PL 18 PT LT 21 RIGHT OF WAY), Oshawa for consent.

Purpose and Effect:

B-2025-03: The purpose and effect of the application is to sever a 248.8 sq. m. residential parcel of land containing a building to remain, retaining a 554.5 sq. m. residential parcel of land containing a building to remain, and to permit an access easement for vehicular access over the severed lands.

B-2025-04: The purpose and effect of the application is to permit an access easement for vehicular access over the retained lands in application B-2025-03.

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.

Meeting

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This Notice issued April 9, 2025.

