



Committee of Adjustment Meeting Agenda

**October 29, 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 October 29, 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 October 8, 2025 be adopted.

Minor Variance Staff Reports

A-2025-89	503 Browning Street	Ward 5
	Dana Liddel	
	To permit an accessory building ancillary to a single detached dwelling with increased height	
A-2025-90	120 Central Park Boulevard South	Ward 4
	Peter and Marjorie Tunney	
	To permit an accessory building ancillary to a single detached dwelling with increased lot coverage and reduced landscaped open space in the rear yard	
A-2025-91	743 Margaret Street	Ward 5
	Jawhara Oulchija	
	To permit a single detached dwelling with reduced front yard depth	

- | | | |
|------------------|--|---------------|
| A-2025-92 | 20 and 24 Beatrice Street West | Ward 2 |
| | NPG Planning on behalf of Pricilla Facey | |
| | To permit an apartment building (stacked townhouse) with increased height and density and reduced residential parking | |
| A-2025-93 | 32 Wilson Road North | Ward 4 |
| | Nelacon Contracting Services on behalf of The Redeemed Christian Church of God Bethel Assembly | |
| | To permit a parking area for a place of worship with a reduced setback of the parking area to the street line | |
| A-2025-94 | 184 Dance Act Avenue | Ward 2 |
| | Thileepan Yoganathan on behalf of Ratnam Thivakaran | |
| | To permit a deck ancillary to a single detached dwelling with increased encroachment in the minimum rear yard | |
| A-2025-95 | 910 William Booth Crescent | Ward 3 |
| | Marcia and Edith Daley | |
| | To permit a single detached dwelling which may include two accessory apartments with reduced parking space width, length and landscaped open space in the front yard | |
| A-2025-96 | 763 Greystone Court | Ward 3 |
| | Manish Kumar on behalf of Waqas Khan | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard | |
| A-2025-97 | 1508 Cedar Street | Ward 5 |
| | Abayomi Awotungase on behalf of Mark Chambers | |
| | 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 | |

A-2025-98 770 Lexington Street Ward 3

Michael Shirzadfar on behalf of Michael Libbey, Alan Libbey and Margaret Libbey

To permit a single detached dwelling which may include an accessory apartment with reduced parking space width

A-2025-99 44 Colborne Street East Ward 4

Raja Uppuluri

To permit an apartment building with reduced residential and visitors parking, interior side yard depth and increased height

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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-89**) submitted by **Dana Liddell** for **503 Browning Street** (PL 568 PT LT 218), 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 with a maximum height of 5.2m, whereas Zoning By-law 60-94 permits a maximum height of 4.5m 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 October 27, 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 October 29, 2025 in order for your correspondence to be provided to Committee members for the October 29, 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 October 29, 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 October 24, 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 October 27, 2025. Advance requests are highly encouraged to enable us to meet your needs adequately.

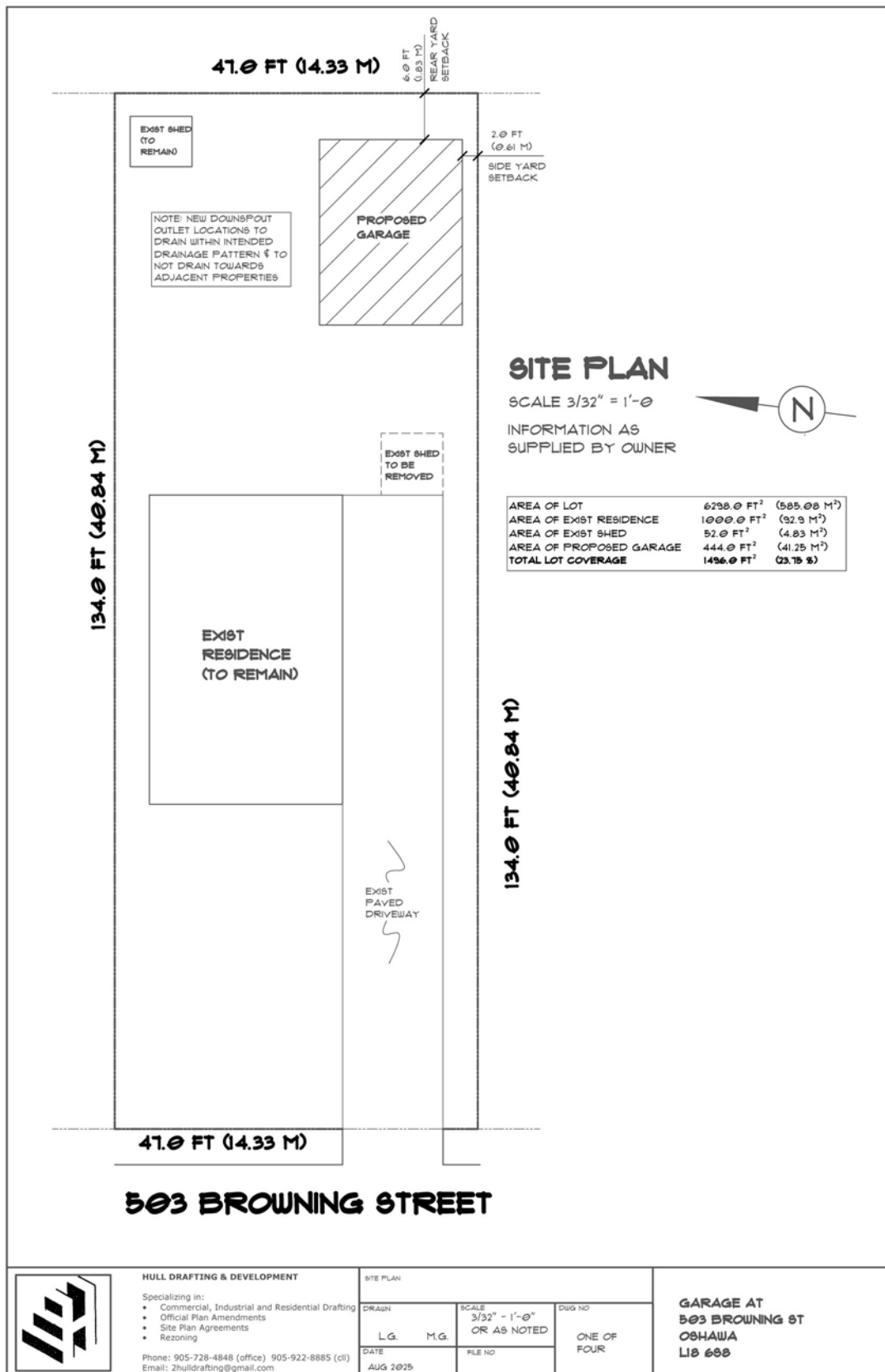
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued October 17, 2025.

Address: 503 Browning Street



City of Oshawa
Economic and Development Services



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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-90**) 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 for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Main Building	56%	50%
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Lot	13.5%	8%
Minimum Landscaped Open Space in the Rear Yard of a Corner Lot	42%	50%

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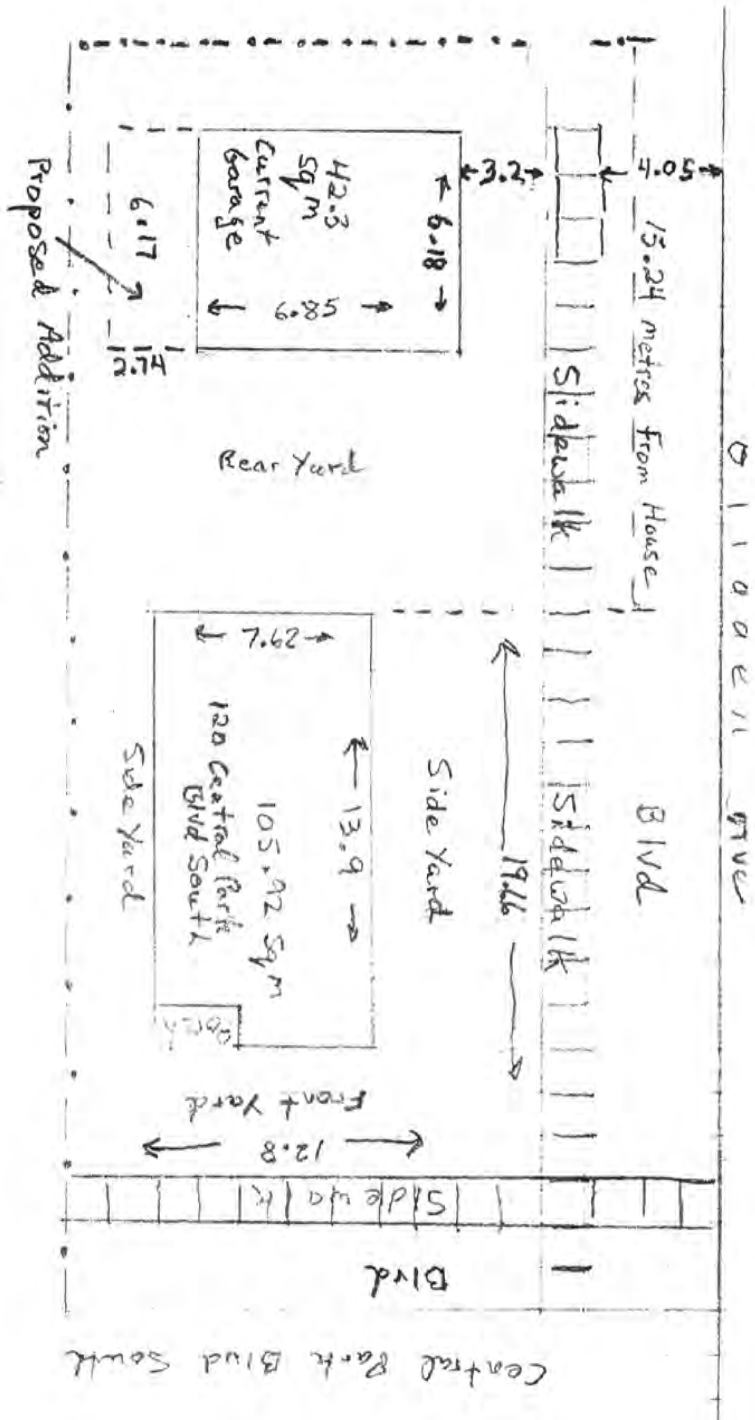
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This Notice issued October 17, 2025.

Address: 120 Central Park Boulevard South



Please Note Not to Scale

* Due to sidewalk installation there is insufficient space to nose up against the garage without blocking the sidewalk. Proposing to extend length of garage along with a complete redo as per attached estimate.

Approx 140" or 3.55 metres from back of existing garage to property line.

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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-91**) submitted by **Jawhara Oulchija** for **743 Margaret Street** (PL 141 LT 8), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a minimum front yard depth of 2.2m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 7.5m for a single detached dwelling in a R1-C (Residential) Zone.

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Purpose and Effect: The purpose and effect of the application is to permit an apartment building (stacked townhouse) 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 apartment building (stacked townhouse) in a R5-B(3) "h-63" (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height	12.3m (3 storeys)	The more restrictive of 11m or 3 storeys
Maximum Density	73 units/ha with a maximum of 21 dwelling units	68 units/ha with a maximum of 20 dwelling units
Minimum Parking	1.35 spaces/unit for residents plus 0.3 spaces/unit for visitors	1.45 spaces/unit for residents plus 0.3 spaces/unit for visitors

The subject site is also subject to an application for Site Plan Approval (File: SPA-2022-18).

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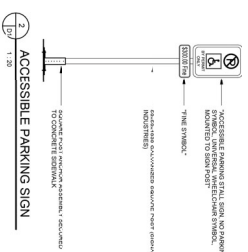
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Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-93**) submitted by **Nelacon Contracting Services on behalf of The Redeemed Christian Church of God Bethel Assembly** for **32 Wilson Road North** (PL 306 LT 36 TO 39), 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 place of worship with a parking area setback a minimum of 2.75m to the street line, whereas Zoning By-law 60-94 requires a parking area to be setback a minimum of 3.0m to any street line in a R1-C/CIN (Residential/Community Institutional) Zone.

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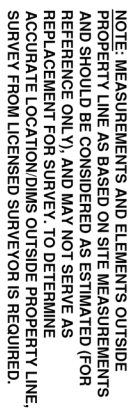
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PROPOSED SITE PLAN

SCALE: $\frac{1}{16}'' = 1'0''$

GENERAL NOTE: The contractor shall check and verify all dimensions and report all errors and omissions to the consultant. All drawings, specifications and technical details are subject to change without notice. The contractor may not be reproduced without their permission. No construction begins until all issues related to construction have been resolved and signed by DESIGN PANEL LTD.																											
REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 10%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td>XX</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				DATE	NO.	DESCRIPTION	BY				XX																
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CONSULTING ENGINEERS 36 KENNEDY ROAD SOUTH BRANDITON ON L1M 9E7 Ph: 505-444-8888 www.designpanel.com																											
DRAWING TITLE: PROPOSED SITE PLAN																											
DESIGN NO. AS		DRAWING NO. S2																									
DATE: JUNE 2024		PROJECT NO. PLT-2024-000																									

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-94**) submitted by **Thileepan Yoganathan on behalf of Ratnam Thivakaran** for **184 Dance Act Avenue** (PL 40M-2533 LT 148), 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 deck ancillary to a single detached dwelling with a maximum encroachment of 3.3m into the required minimum rear yard, whereas Zoning By-law 60-94 permits a maximum encroachment of 2.4m into the required minimum rear yard for a deck ancillary to a single detached dwelling in a R2(10) (Residential) Zone.

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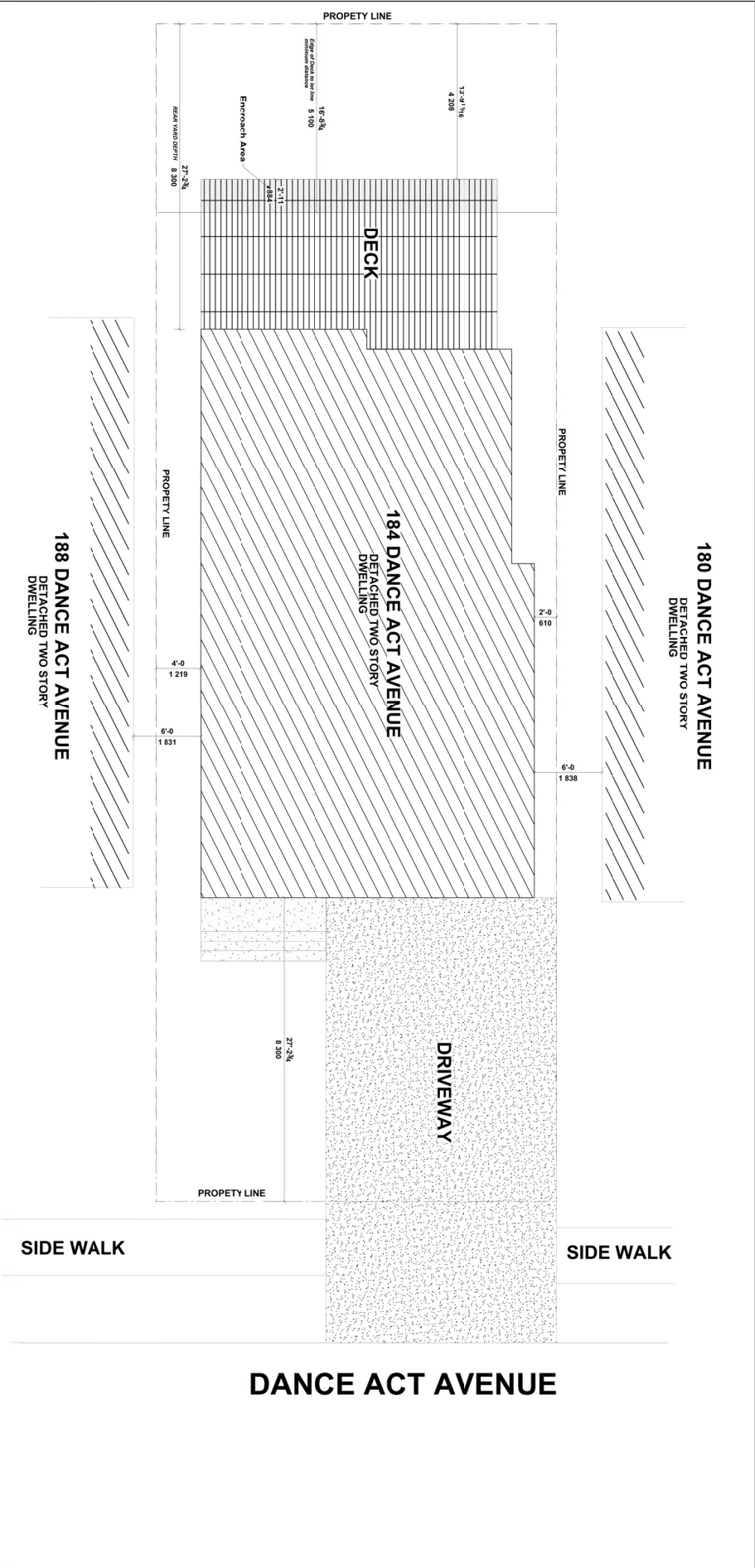
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Address: 184 Dance Act Avenue



NO.	SUBMITTAL NAME	SUBMITTAL DATE	REV. NO.	PERMIT DRAWING FOR MINOR VARIANCE	08/21/2025	REV. DATE
B				MODIFICATION		

D-00



CONNECTSTEEL.
ENGINEERING SERVICES
18 Orchard View Blvd. Oshawa, ON L1G 3N7
Tel: 905-240-7027 | <http://connectsteel.ca>

STAMP:

PROJECT NAME: 184 DANCE ACT AVENUE
ADDRESS: 184 DANCE ACT AVENUE
PROJECT NO.: 25-0841
PROJECT OWNER: HOME OWNER
SHEET TITLE: SITE PLAN

DESIGNED BY:
DRAWN BY:
CHECKED BY:

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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-95**) submitted by **Marcia and Edith Daley** for **910 William Booth Crescent** (PL M1140 LT 14), 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 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 Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%

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This Notice issued October 17, 2025.

Address: 910 William Booth Crescent

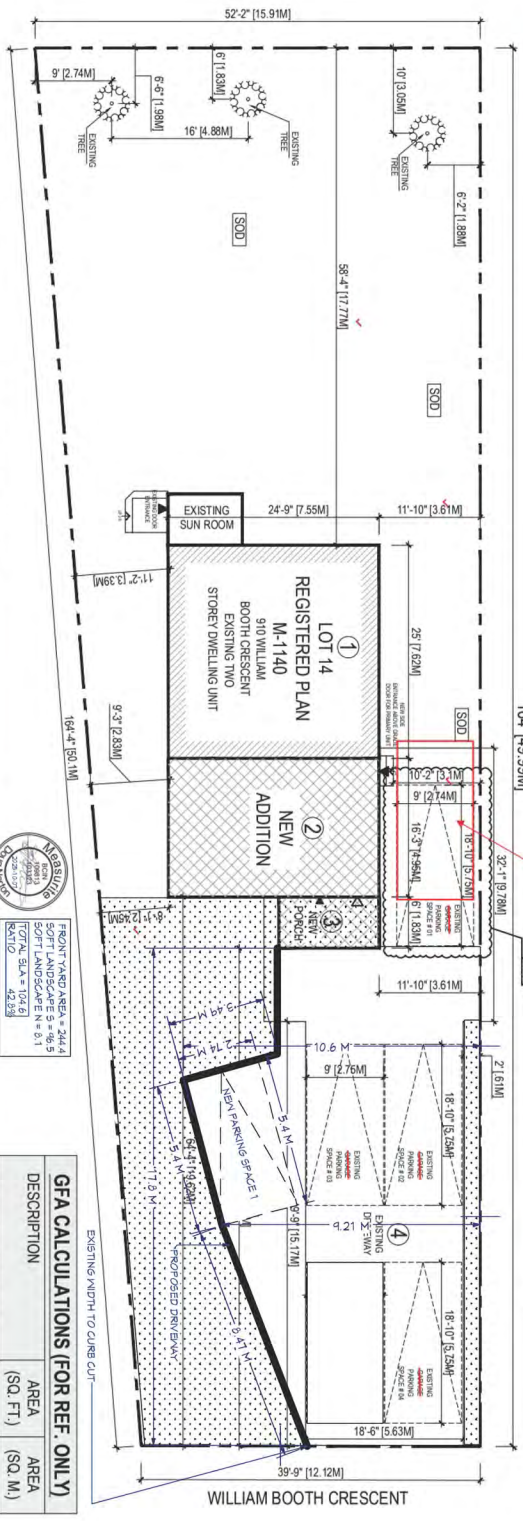


Total lot area 704.73m²
existing coverage 109.06m²
existing garage to be removed
proposed addition 43.75m²
total lot coverage 105.90m² 15%

FY area 237 m²
driveway 85.40m²
landscaping 151.6m² 63.9%

Space to be wholly
located within the side
yard, existing yard
depth (including stairs)
can accommodate

Minimum required front
yard landscaping
Complies



NEW SITE PLAN

SCALE: 3/8" = 1'-0"
ZONING: RIC
LOT NO.: 14
PLAN NO.: M-1140
LOT AREA: 7537 SQ.FT. / 700.21 SQ.M
LOT FRONTAGE: 39'-9" / 12.12 M
LOT DEPTH: 164'-0" / 49.99 M

- ① EXISTING DWELLING UNIT
- ② NEW ADDITION
- ③ NEW PORCH ENTRANCE
- ④ DRIVEWAY
- ENTRANCE / EXIT TO PRIMARY UNIT
- ENTRANCE / EXIT TO SECOND UNIT

LOT COVERAGE STATISTICS			
DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	% AGE COVERAGE
TOTAL LOT AREA	7537	700.21	100 %
EXISTING LOT COVERAGE (INCLUDING EXIST. GARAGE)	1174	109.06	15.58%
NEW ADDITION LOT COVERAGE	471	43.75	6.24 %
NEW LOT COVERAGE INCLUDING NEW ADDITION	1140	105.90	15.12%
MAXIMUM ALLOWED LOT COVERAGE	---	---	40 %

FRONT YARD AREA = 244.4
SOFT LANDSCAPE S = 46.5
TOTAL S.L.A. = 104.6
RATIO = 42.25%

GFA CALCULATIONS (FOR REF. ONLY)			
DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	
EXIST. BASEMENT G.F.A	616	57.22	
EXIST. GROUND FLR. G.F.A	741	68.84	
EXIST. ATTIC G.F.A	338	31.40	
NEW ADDITION G.F.A AT BASEMENT FLOOR	402	37.34	
NEW ADDITION G.F.A AT GROUND FLOOR	471	43.75	
NEW ADDITION G.F.A AT SECOND FLOOR	1017	94.48	
TOTAL G.F.A INCLUDING NEW ADDITION AT ALL FLOOR LEVELS	3174	294.87	

REVISION TO EXISTING SITE PLAN TO ALLOW
4 PARKING SPACES
3 TO HAVE UNRESTRICTED ACCESS TO THE STREET.
BUILDING PERMIT #
202400506
CITY OF OSHAWA

GENERAL NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCIAL GOVERNMENT OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCIAL GOVERNMENT OF ONTARIO. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCIAL GOVERNMENT OF ONTARIO.

PROJECT NOTES

1. THE PROJECT IS A RESIDENTIAL DEVELOPMENT. THE PROJECT IS A RESIDENTIAL DEVELOPMENT. THE PROJECT IS A RESIDENTIAL DEVELOPMENT. THE PROJECT IS A RESIDENTIAL DEVELOPMENT. THE PROJECT IS A RESIDENTIAL DEVELOPMENT.

weDesignBuild Inc.
201 Lakeshore Blvd. Suite 100, Unit 100
Markham, ON L3R 9V9
Tel: (905) 947-8888
www.wedesignbuild.ca

PROJECT ADDRESS
910 WILLIAM BOOTH
CRESCENT OSHAWA
DRAWING TITLE
NEW SITE PLAN
PROJECT NO.
20231006

DRAWN
M.A.M.
CHECKED
H.L.M.
DRAWING NO.
A104
DATE MODIFIED
APRIL 30, 2024

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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-96**) submitted by **Manish Kumar on behalf of Waqas Khan** for **763 Greystone Court** (PL 40M-2065 LT 109), 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 a minimum landscaped open space of 47% in the front yard whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E.Y.4.5 (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 October 27, 2025.

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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 October 29, 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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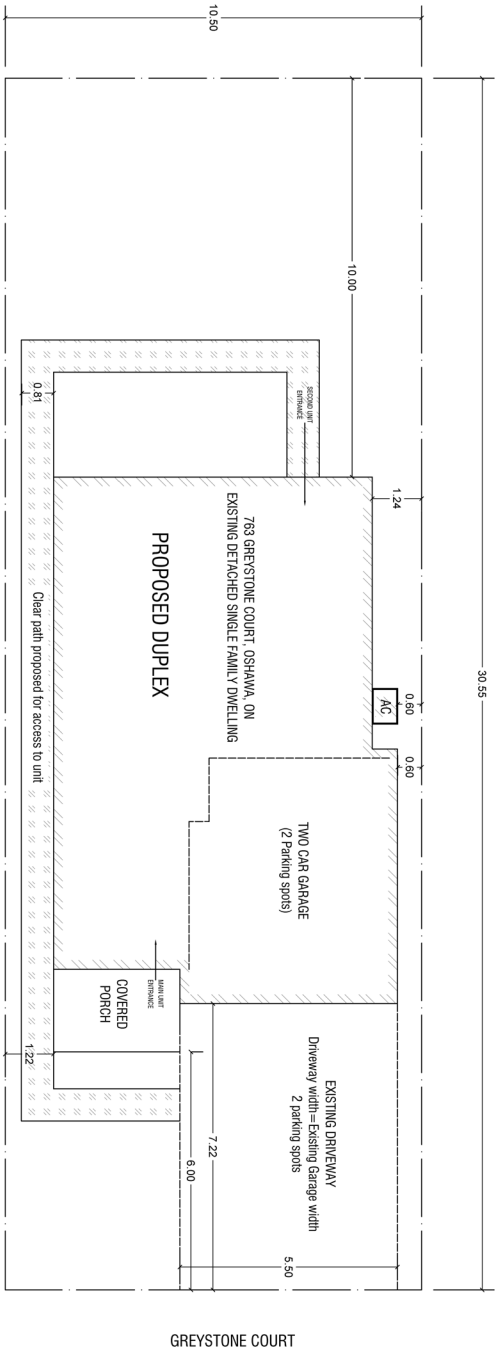
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This Notice issued October 17, 2025.

Address: 763 Greystone Court



GREYSTONE COURT

SCHEDULE		
NO.	DESCRIPTION	DATE
1.	ISSUED FOR PERMIT	Oct. 4, 25

PROJECT:

SECONDARY UNIT
MINOR VARIANCE
APPLICATION

PROJECT ADDRESS:

763 Greystone Crt.
Oshawa, ON

SHEET TITLE:

SITE PLAN

SHEET NO:

A00

PLAN VIEW
SITE PLAN

01
A00

TYPE OF VARIANCE	DIMENSIONS REQUESTED	DIMENSION REQUIRED BY ZONING BY-LAW	BASEMENT UNIT AREA
FRONT YARD LANDSCAPED	47.60 %	50 %	62.09 sqm.
OPEN SPACE			REQUIRED PARKING SPACES 02
			AVAILABLE PARKING SPACES 04
			GARAGE PARKING SPACES 02
			DRIVEWAY PARKING SPACES 02

**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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-97**) submitted by **Abayomi Awotungase on behalf of Mark Chambers** for **1508 Cedar Street** (PL 970 PT LT 38 NOW RP 40R-1104 PT 8), 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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

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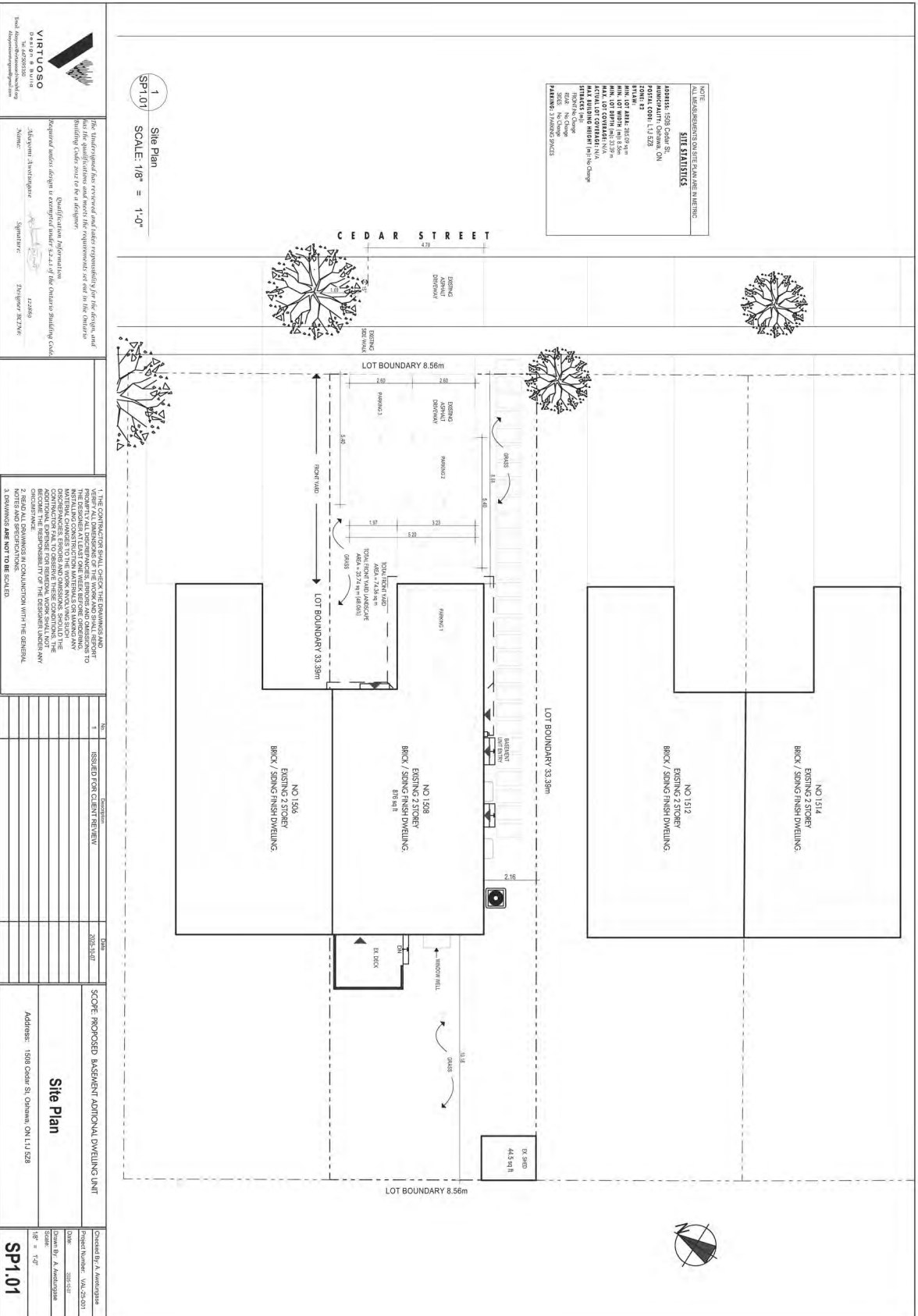
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This Notice issued October 17, 2025.



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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-98**) submitted by **Michael Shirzadfar on behalf of Michael Libbey, Alan Libbey and Margaret Libbey** for **770 Lexington Street** (PL M973 LT 3), 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 a minimum parking space width of 2.6m whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R1-C (Residential) Zone.

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

Meeting

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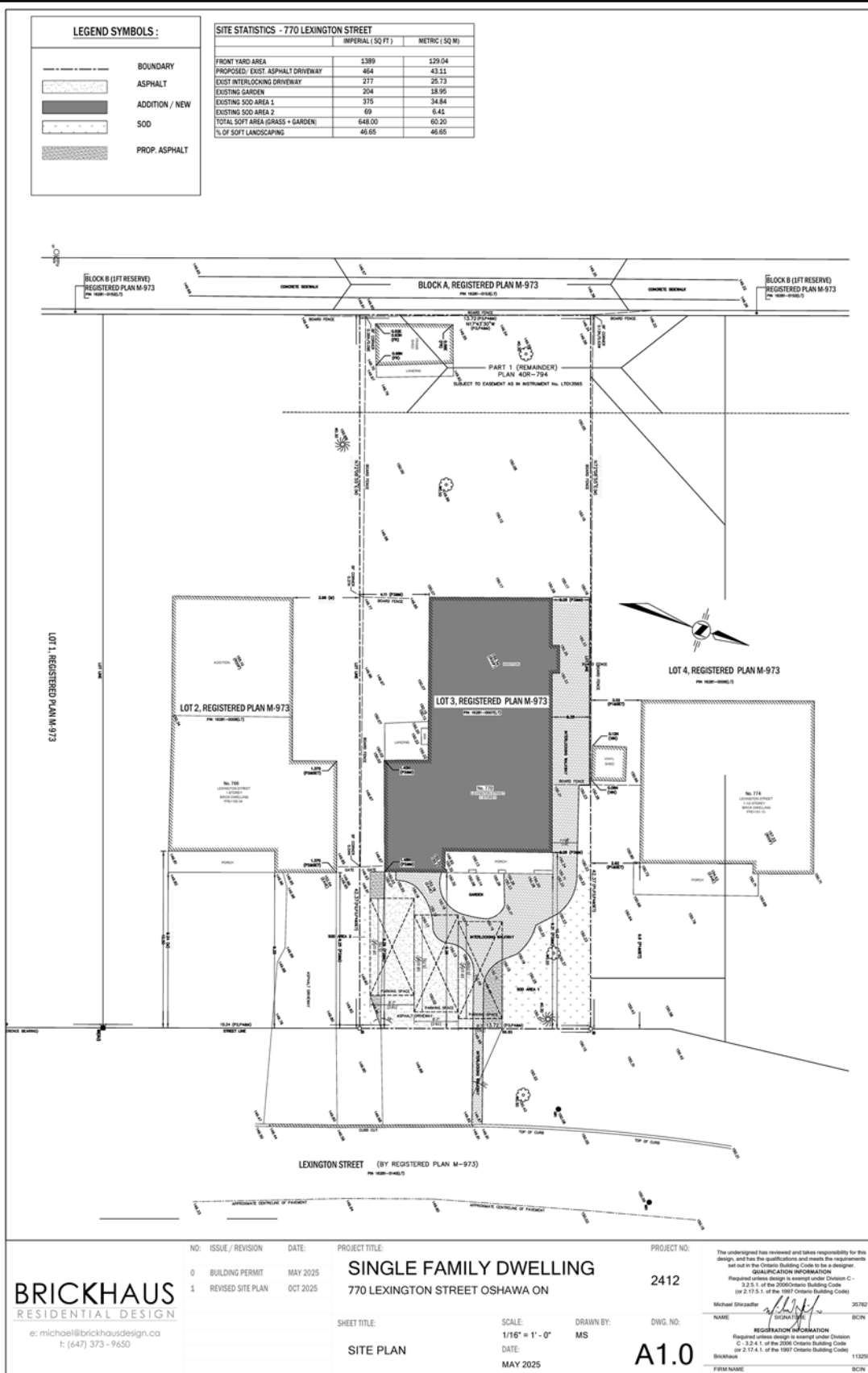
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This Notice issued October 17, 2025.

Address: 770 Lexington Street

City of Oshawa
Economic and Development Services



**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 October 29, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-99**) submitted by **Raja Uppuluri** for **44 Colborne Street East** (PL H-50008 LT 6), 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 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 an apartment building in a UGC-B (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth (East Side)	0.6m	3m
Maximum Height	25m	18m
Minimum Visitor Parking	0 parking spaces per unit	0.25 parking spaces per unit
Minimum Residential Parking for 1-bedroom units	0.3 parking spaces per unit	0.5 parking spaces per unit
Minimum Residential Parking for 2-bedroom units	0.6 parking spaces per unit	0.75 parking spaces per unit

The subject site is also subject to an application for Site Plan Approval (File SPA-2025-03).

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