



Committee of Adjustment Meeting Agenda

**October 15, 2026, 6:00 p.m.
Arts Resource Centre**

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 15, 2026 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings and agendas.

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:

Dean Lindsay
Douglas Thomson
Fred Eismont
Gord Foster
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 September 16, 2026 be adopted.

Minor Variance Staff Reports

A-2026-45	319 Celina Street	Ward 4
	Kruti Shah on behalf of Wesley Booker	
	To permit an accessory building with reduced interior side yard depth and increased lot coverage	
A-2026-46	584 Arnhem Drive	Ward 4
	Chuan Liang on behalf of Hong Cheng and Xin Wang	
	To permit a single detached dwelling which may include two accessory apartments with reduced parking space length and to permit all parking spaces to be located in the front yard	

A-2026-47 2603 Secreto Drive Ward 2

Jitendar Talaha

To permit a street townhouse dwelling which may include an accessory apartment with reduced parking space width and length, and reduced landscaped open space in front yard

A-2026-48 1288 Eldorado Avenue Ward 3

Daniel Allan on behalf of Rodolphe Constantin Nguemkam Nouadjie and Annabelle Kitia Tchakounte Wandji

To permit a semi-detached dwelling which may include an accessory apartment with reduced landscaped open space in front yard, reduced parking space width and length, and to permit a parking space located partially in a side yard

A-2026-49 2101 Verne Bowen Street Ward 1

Moffet & Duncan Architects Inc. on behalf of Durham District School Board

To permit an elementary school with an increased height

A-2026-50 374 Farewell Street Ward 5

11373846 Canada Corp on behalf of The Pentecostal Assemblies of Canada

To permit two single detached dwellings to be erected as model homes prior to the registration of draft plan of subdivision S-O-2024-01

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 October 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-45**) submitted by **Kruti Shah on behalf of Wesley Booker** for **319 Celina Street** (PL H-50005 PT LT 39), 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 CO-C “h-97” “h-103” (Central Oshawa) Zone.

Zoning Item	Column 1	Column 2
New Building Accessory to an Existing Residential Use	To Permit	Not Permitted
Minimum Interior Side Yard Depth for an Accessory Building	0m	0.6m
Maximum Lot Coverage for an Individual Accessory Building	10%	8%

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 Green Room, Arts Resource Centre, 45 Queen Street. 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 13, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on October 15, 2026 in order for your correspondence to be provided to Committee members for the October 15, 2026 public meeting.

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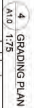
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 9, 2026 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than October 14, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued October 2, 2026.



ZONING		SITE DATA	
LOT NO.	58	LOT NO.	59
LOT AREA		LOT AREA	
EXISTING		EXISTING	
EXISTING LOT COVERAGES		EXISTING LOT COVERAGES	
BE. CHITLING W/OT COVERAGE		BE. CHITLING W/OT COVERAGE	
+1.9892 M		+1.9892 M	
BE. ST. ROAD		BE. ST. ROAD	
+2.7892 M		+2.7892 M	
BE. LOT 57N		BE. LOT 57N	
+7.8892 M		+7.8892 M	
TOTAL LOT COVERAGES		TOTAL LOT COVERAGES	
+12.6676 M		+12.6676 M	
PROPOSED LOT COVERAGES		PROPOSED LOT COVERAGES	
DEVELOPING FOOT PRINT		DEVELOPING FOOT PRINT	
PROPOSED LOT COVERAGES		PROPOSED LOT COVERAGES	
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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 October 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-46**) submitted by **Chuan Liang on behalf of Hong Cheng and Xin Wang** for **584 Arnhem Drive** (PL 844 LT 277), 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 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 Length (Main Unit Spaces Only)	4.9m	5.75m
Location of Parking Spaces	All parking spaces in the Front Yard	No person shall in a Residential Zone use a single detached dwelling upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage

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 Green Room, Arts Resource Centre, 45 Queen Street. 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 13, 2026.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on October 15, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 9, 2026 or any day thereafter.

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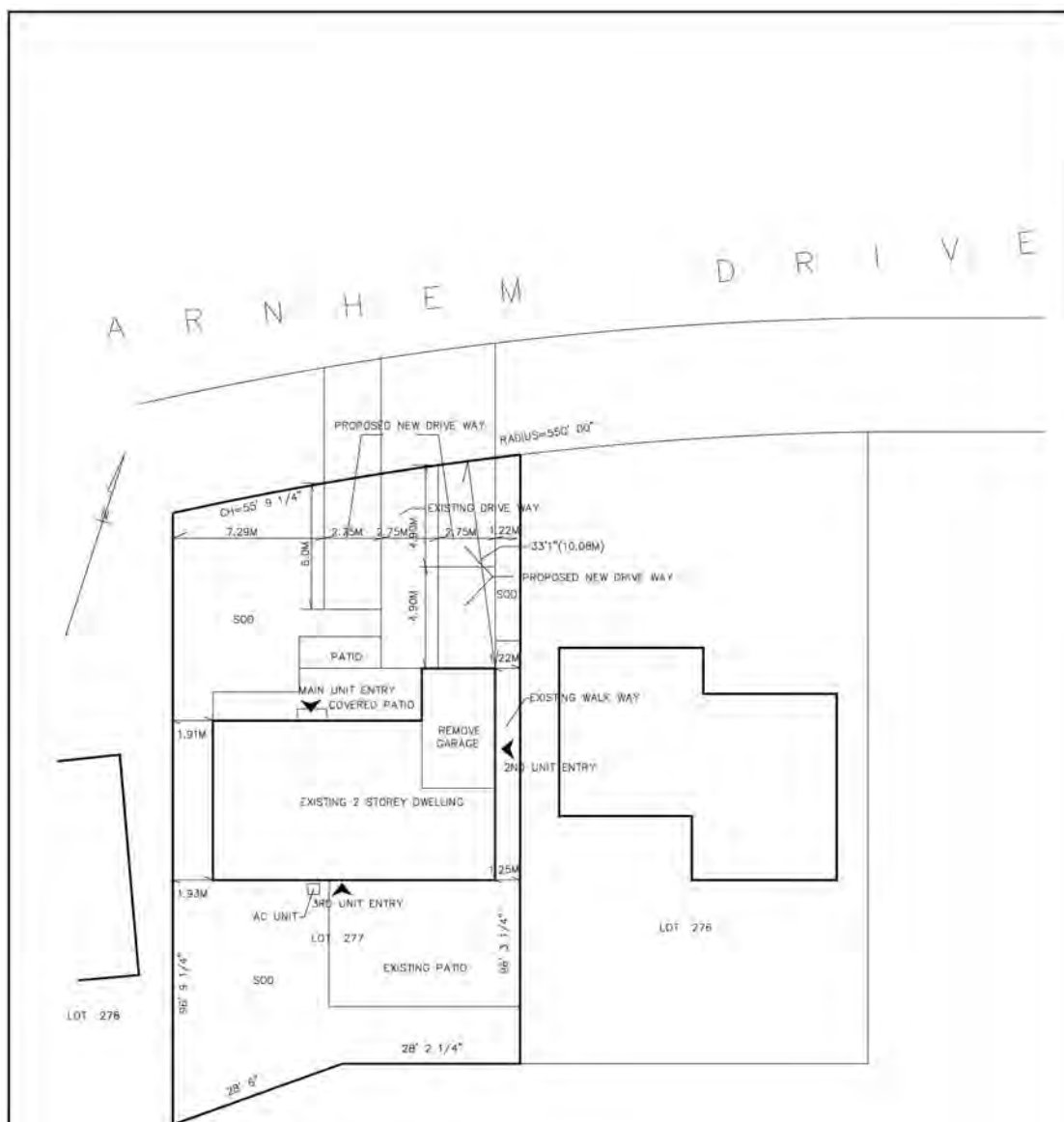
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued October 2, 2026.

Address: 584 Arnhem Drive



City of Oshawa
Economic and Development Services



SITE PLAN

1/16"=1'

STATISTICS:

SITE AREA	482.47M ²
BUILDING STOREY	2
BUILDING AREA	135.66 M ² (INCLUDING COVERED PORCH)
COVERAGE	27.70 %
GROSS FLOOR AREA	197.70 M ²
FRONT YARD AREA	161.46 M ²
PAVED DRIVEWAY AREA	71.50 M ²
LANDSCAPE AREA	90.16 M ²
LANDSCAPE/FRONT YARD AREA	55.80 %

CHUAN LIANG ARCHITECTS

1500 MCCOWAN RD
STOUFFVILLE ON L4A 4E8
T: 437.238.9921
Email: Lchangba@hotmail.com



PROJECT INFORMATION

PODIUMPROS

PROJECT NUMBER: 2610

DRAWN BY: CL

CHECKED BY: IB

DATE: AUG.2026

SCALE: 1/16"=1'

DRAWING TITLE

SITE PLAN

PROJECT

584 ARNHEN DRIVE

OSHAWA, ON L1G 2G6

CLIENT INFORMATION

HOWE CHONG & SON (P&S)

584 ARNHEN DRIVE

OSHAWA, ON L1G 2G6

EMAIL: PEATHYCHONG77@GMAIL.COM

TEL: 905 437 2361

DRAWING NO.

A1.1

NO.	ISSUED/REVISED	DATE
1		
2	REMOVE GARAGE	SEP 09/26
1	KEEP GARAGE	AUG 12/26

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 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-47**) submitted by **Jitendar Talaha** for **2603 Secreto Drive** (PL 40M-2717 PT BLK 20 RP 40R-31961 PT 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 street townhouse dwelling which may include an accessory apartment with the variances in Column 1 below, instead of Column 2 below, as required by Zoning By-law 60-94 for a street townhouse dwelling in a R3-A(9) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	4.6m	5.75m
Minimum Landscaped Open Space in the Front Yard	40%	50%

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

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This Notice issued October 2, 2026.

Address: 2603 Secreto Drive



GENERAL NOTE:
CONTRACTOR SHALL CHECK ALL DIMENSION DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH CONSTRUCTION. DISCREPANCIES ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK. CONSULTANTS SHALL BE RESPONSIBLE FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
DRAWINGS ARE NOT TO BE SCALED.

NO.	REVISION	DATE

CONSULTANTS:
Canam Engineering Inc
PHONE: +1 647-466-6315
EMAIL: info@canamengineering.com
96 Russell Creek Drive, Brampton, ON L6R 4A1

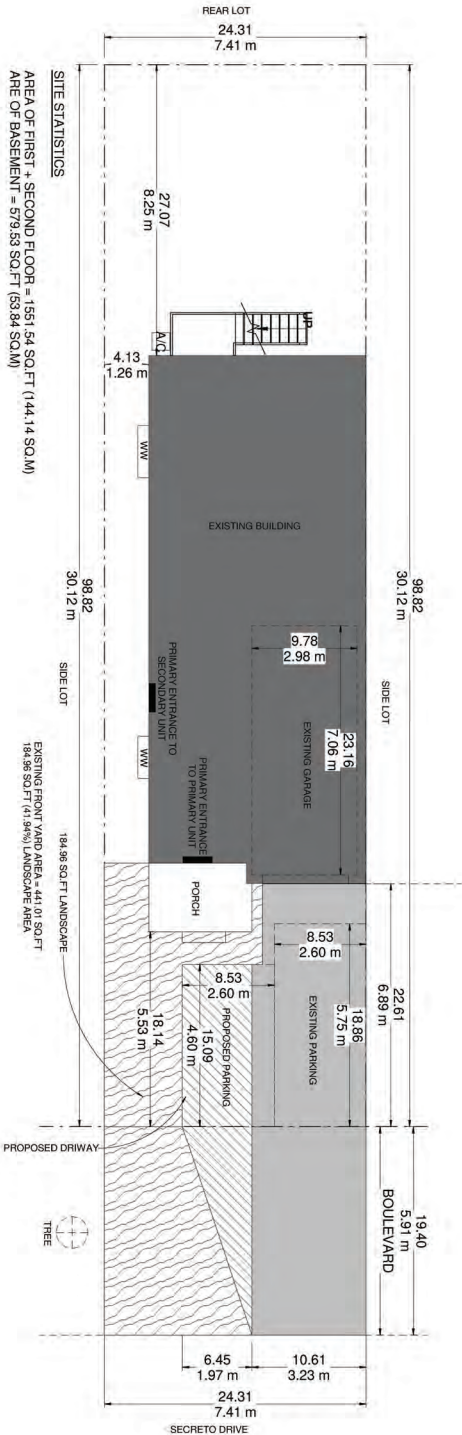
PROJECT:
SECOND DWELLING UNIT

PROPERTY ADDRESS:
**2603 SECRETO DRIVE,
OSHAWA, ON**

SHEET TITLE:
SITE PLAN

DATE
01-08-2026

SHEET
A02



SITE PLAN
3/32" = 1'-0"

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 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-48**) submitted by **Daniel Allan on behalf of Rodolphe Constantin Nguemkam Nouadjie and Annabelle Kitia Tchakounte Wandji** for **1288 Eldorado Avenue** (PL M1019 PT LT 62 NOW RP 40R-2499 PT 5), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a 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 for a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	43%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Location of Parking Spaces	Front Yard and Partially in a Side Yard	No person shall in a Residential Zone use a semi-detached dwelling upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage

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The City of Oshawa’s Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings and agendas.

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.

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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 October 2, 2026.

Address: 1288 Eldorado Avenue

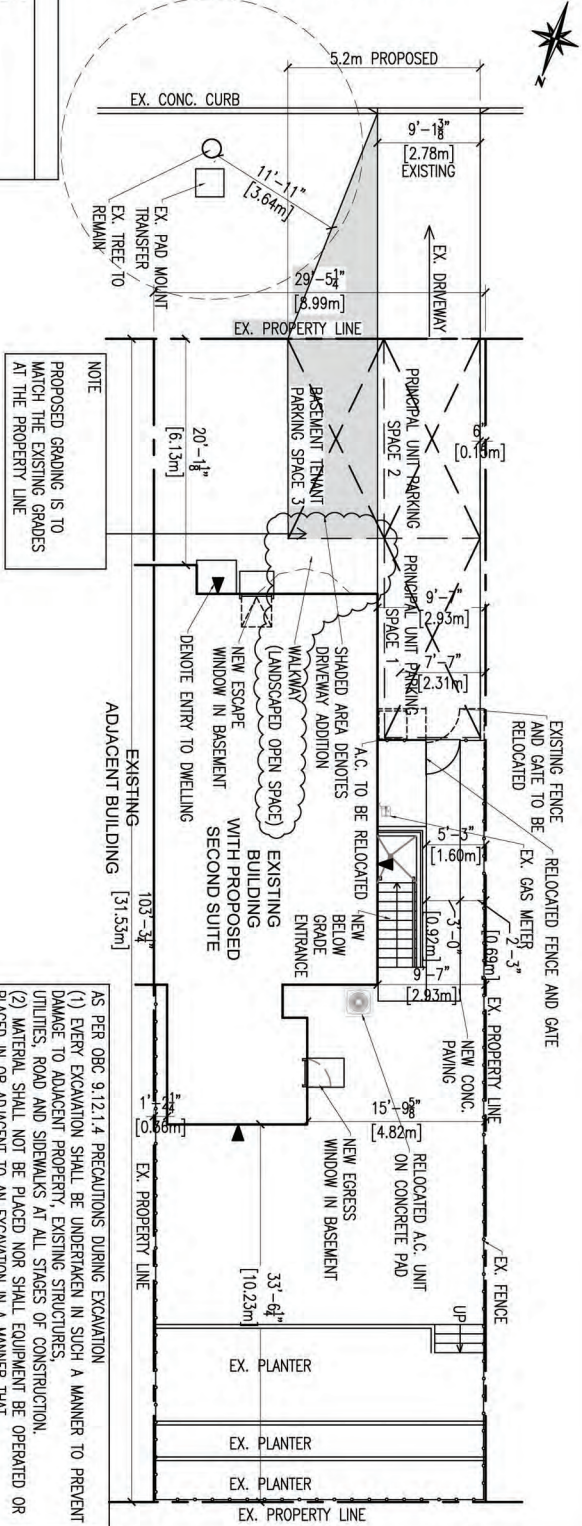


- GENERAL NOTES**
1. ALL INFORMATION SHOWN AND DESCRIBED AS EXISTING SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES SHALL BE REPORTED TO DITCHLINE INTERNATIONAL.
 2. DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
 4. THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS SATISFIES THE MINIMUM REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C.). DEVIATIONS FROM THE REQUIRED MINIMUMS MUST BE GREATER THAN 10% OF THE MINIMUMS. ANY CHANGES TO THE SCOPE OF WORK, DITCHLINE INTERNATIONAL MUST BE ADVISED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK. ALL RECONSTRUCTION AND REPAIRS MUST BE IN ACCORDANCE WITH THE O.B.C.
 5. ALL FOUNDATION COMPONENTS AFFECTED BY THE EXISTING FOUNDATION SHALL BE REINFORCED FOR THE DURATION OF THE REPAIR/RECONSTRUCTION WORK.
 6. ALL WALLING MUST BE IN ACCORDANCE WITH TABLE 9.23.3.4. OF THE 2024 O.B.C.

SITE STATISTICS

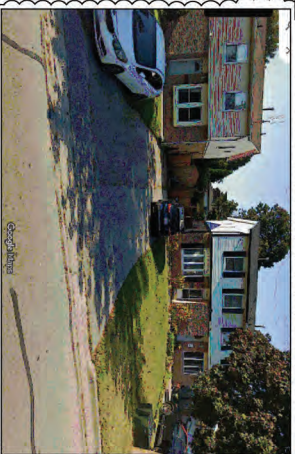
PROPOSED SECOND SUITE AREA	= 61.2 s.m
EXISTING FIRST FLOOR AREA	= 78.9 s.m
EXISTING UPPER FLOOR AREA	= 66.4 s.m
PROPOSED PARKING SPACE	= 3 SPACE AT MINIMUM 2.6m x 5.4m
EXISTING FRONT YARD AREA	= 291 s.m
PROPOSED FRONT SOFT LANDSCAPING AREA	= 257 s.m (43%)

1288 ELDORADO AVENUE

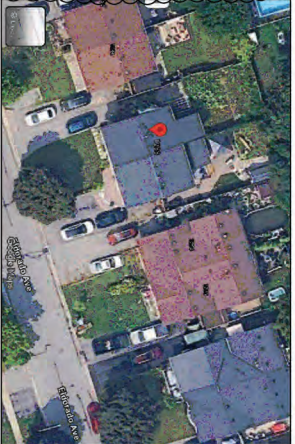


NOTE
PROPOSED GRADING IS TO MATCH THE EXISTING GRADES AT THE PROPERTY LINE

PROPOSED SITE PLAN
SCALE : 3/16" = 1'-0"



FRONT PICTURE
N.T.S.



ARIEL VIEW
N.T.S.



LOCATION PLAN
N.T.S.

AS PER OBC 9.12.1.4 PRECAUTIONS DURING EXCAVATION
(1) EVERY EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTY, EXISTING STRUCTURES, UTILITIES, ROAD AND SIDEWALKS AT ALL STAGES OF CONSTRUCTION.
(2) MATERIAL SHALL NOT BE PLACED NOR SHALL EQUIPMENT BE OPERATED OR PLACED IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS

No.	REVISION	SPECIAL NOTES	Owner Name & Address:	Sheet Title	Date:	Client	Scale:	Drawn by:	Reviewed by:	Project No.	Drawing No.
1	19.06.2026	CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. OWNER, BUILDER/CONTRACTOR SHALL FOLLOW ALL PLANS, SECTIONS & DETAILS AS PER DITCHLINE INTERNATIONAL. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. THESE DRAWINGS MUST NOT BE SCALED. THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF DITCHLINE INTERNATIONAL. WRITTEN AUTHORITY.	1288 ELDORADO AVENUE OSHAWA, ON	PROPOSED SITE PLAN SITE STATISTICS LOCATION PLAN	19.06.2026	1627	As shown	DA	-	DP2026-2771	A1.0
2	04.06.2026										
3	29.06.2026										
4	29.06.2026										
5	29.06.2026										
6	29.06.2026										
7	29.06.2026										

DEFAULT SHEET SIZE : 11x17

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 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-49**) submitted by **Moffet & Duncan Architects Inc. on behalf of Durham District School Board** for **2101 Verne Bowen Street** (PL 40M-2706 BLK 168 & PL 40M-2771 BLK 141), 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 elementary school with a maximum height of 12.9m, whereas Zoning By-law 60-94 permits a maximum height of 12m for an elementary school in a CIN/R1-E(32) (Community Institutional/Residential) Zone.

The subject site is also subject to an application for Site Plan Approval (File SPA-2026-08).

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 Green Room, Arts Resource Centre, 45 Queen Street. 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 13, 2026.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on October 15, 2026 in order for your correspondence to be provided to Committee members for the October 15, 2026 public meeting.

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City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on October 15, 2026. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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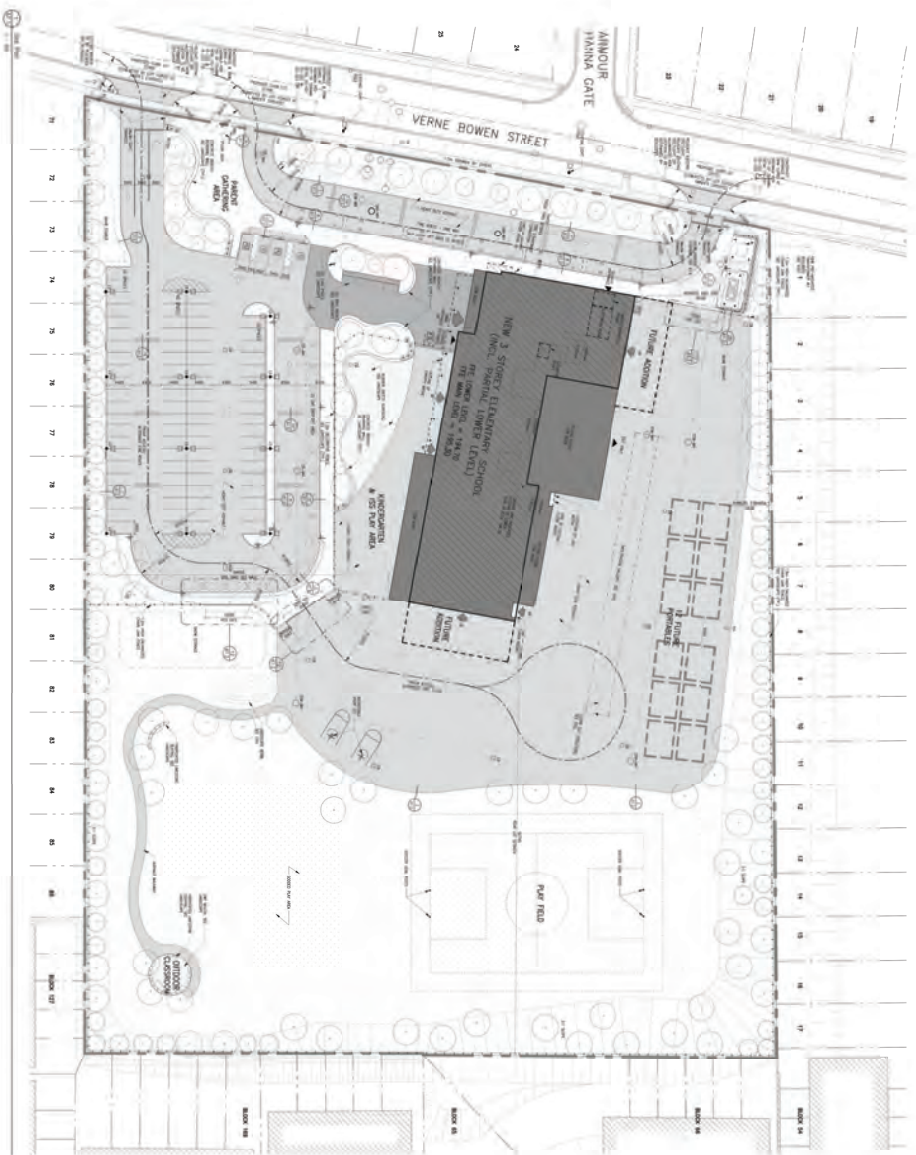
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 9, 2026 or any day thereafter.

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

This Notice issued October 2, 2026.

Address: 2101 Verne Bowen Street



SITE SPECIFICS

1. THE PROPOSED DEVELOPMENT IS A 3-STORY ELEMENTARY SCHOOL (INC. BASEMENT LOWER LEVEL) WITH A TOTAL AREA OF 10,000 SQ. M. (107,639 SQ. FT.).

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City of Oshawa
Economic and Development Services

2101 Verne Bowen Street
Oshawa, Ontario L1V 1A1
Tel: 905.882.2200
Fax: 905.882.2201
www.oshawa.ca

MOORE & ASSOCIATES INC.
ARCHITECTS INC.

DDSB
DESIGN DEVELOPMENT SERVICES

ENVIRONMENTAL NORTH DOWNSIDE
PLANNING & DESIGN

SITE PLAN

A1.1

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 October 15, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-50**) submitted by **11373846 Canada Corp on behalf of The Pentecostal Assemblies of Canada** for **374 Farewell Street** (EAST WHITBY CON 1 PT LT 6 RP 40R-30582 PT 2 AND PT PT 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 the erection of two single detached dwellings as model homes prior to registration of the plan of subdivision whereas Zoning By-law 60-94 permits a maximum of one single detached dwelling or semi-detached building to be erected as model homes prior to the registration of the plan of subdivision, in a R2(16) "h-107" (Residential) Zone.

The subject site is also subject to applications for a Draft Plan of Subdivision and Site Plan Approval (Files S-O-2024-01 and SPA-2024-01).

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

Meeting

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