



Committee of Adjustment Meeting Agenda

**September 16, 2026, 6:00 p.m.
Committee Meeting Room**

The personal information contained in your correspondence to Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at committeeofadjustment@oshawa.ca or in person.

Members of the public are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments to submit correspondence concerning this matter. Please address your comments to committeeofadjustment@oshawa.ca by 4:30 p.m. on September 16, 2026 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

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 August 26, 2026 be adopted.

Minor Variance Staff Reports

A-2026-41	303 Wentworth Street West	Ward 5
	Sookdeo Marcus and Jinhui Feng on behalf of Ludian Investments Limits	
	To permit a vapour product shop within 20m of another lot containing a vapour product shop.	
A-2026-44	2040 Verne Bowen Street	Ward 1
	Tanvir Rai on behalf of 1000711049 Ontario Inc.	
	To permit a street townhouse with reduced parking length and width and reduced 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 a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 16, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-41**) submitted by **Sookdeo Marcus and Jinhui Feng on behalf of Ludian Investments Limits** for **303 Wentworth Street West** (PL 180 PT LT 7), 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 vapour product shop having a minimum separation distance of 20m to another lot containing a vapour product shop, whereas Zoning By-law 60-94 requires a minimum separation distance of 800m between two lots containing a vapour product shop, in a CC-A (Convenience Commercial) 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 September 14, 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 September 16, 2026 in order for your correspondence to be provided to Committee members for the September 16, 2026 public meeting.

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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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on September 16, 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.

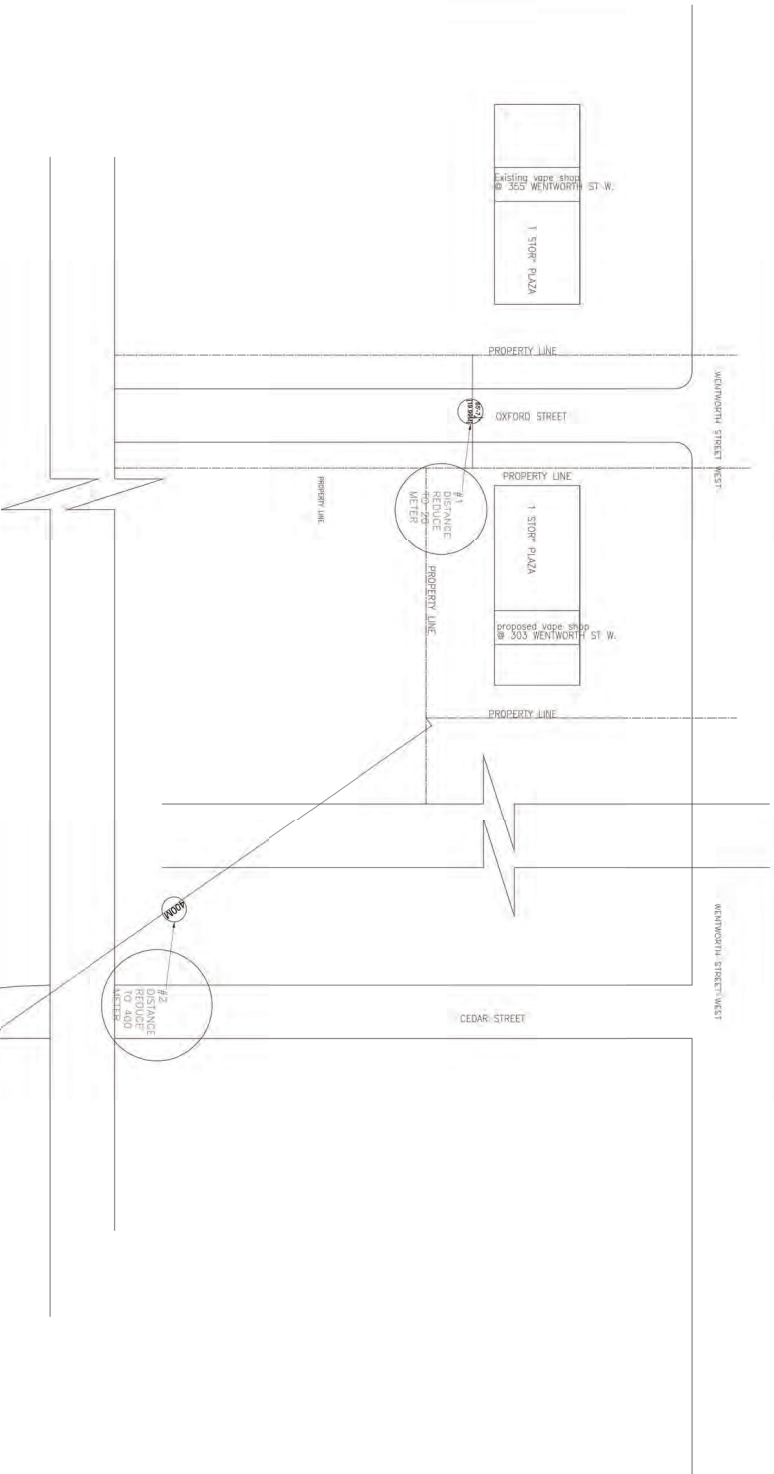
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 11, 2026 or any day thereafter.

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 September 15, 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 September 4, 2026.

Address: 303 Wentworth Street West



Zoning Classification:

#	Zoning By-law 60-94	Variance requested
1	(6) Be located closer than 800m to another lot occupied by the same use as measured along a line connecting the two closest points of the respective lots	Relief is requested from Section 5.17.1 of Zoning By-law 60-94 as amended by By-law 82-2025, which requires a minimum separation distance of 800 metres between lots occupied by a vapour product shop, measured in-the-line. Specifically, the applicant seeks to permit a vapour product shop with a reduced separation distance of approximately 20 metres/400 meters, from the adjacent lot lands.



REVISIONS			
No.	Date	Description	Drawn / Checked
1	JUN 18 2025	ISSUED FOR PERMIT	JD / JF

J. F. ENGINEERING CONSULTANTS
1800 Highway 104, Suite 101
Oshawa, ON L1H 7K6
Tel: 905-439-1111
Fax: 905-439-1112
www.jf-engineering.com

Project: STORE FIT UP
Site: 303 WENTWORTH ST.
Drawn By: JF
Checked By: JF
Scale: 1" = 1'
Project: 20260023-4-1
Sheet: A-1
Drawing: Site D

Project: STORE FIT UP
Site: 303 WENTWORTH ST.
Drawn By: JF
Checked By: JF
Scale: 1" = 1'
Project: 20260023-4-1
Sheet: A-1
Drawing: Site D

**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 September 16, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-44**) submitted by **Tanvir Rai on behalf of 1000711049 Ontario Inc.** for **2040 Verne Bowen Street** (PLAN 40M-2706 PT BLK 146 RP 40R-32355 PART 7), 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 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 in a R3-A(12) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	49%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5m	5.75m

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This Notice issued September 4, 2026.

Address: 2040 Verne Bowen Street



MINOR VARIANCE

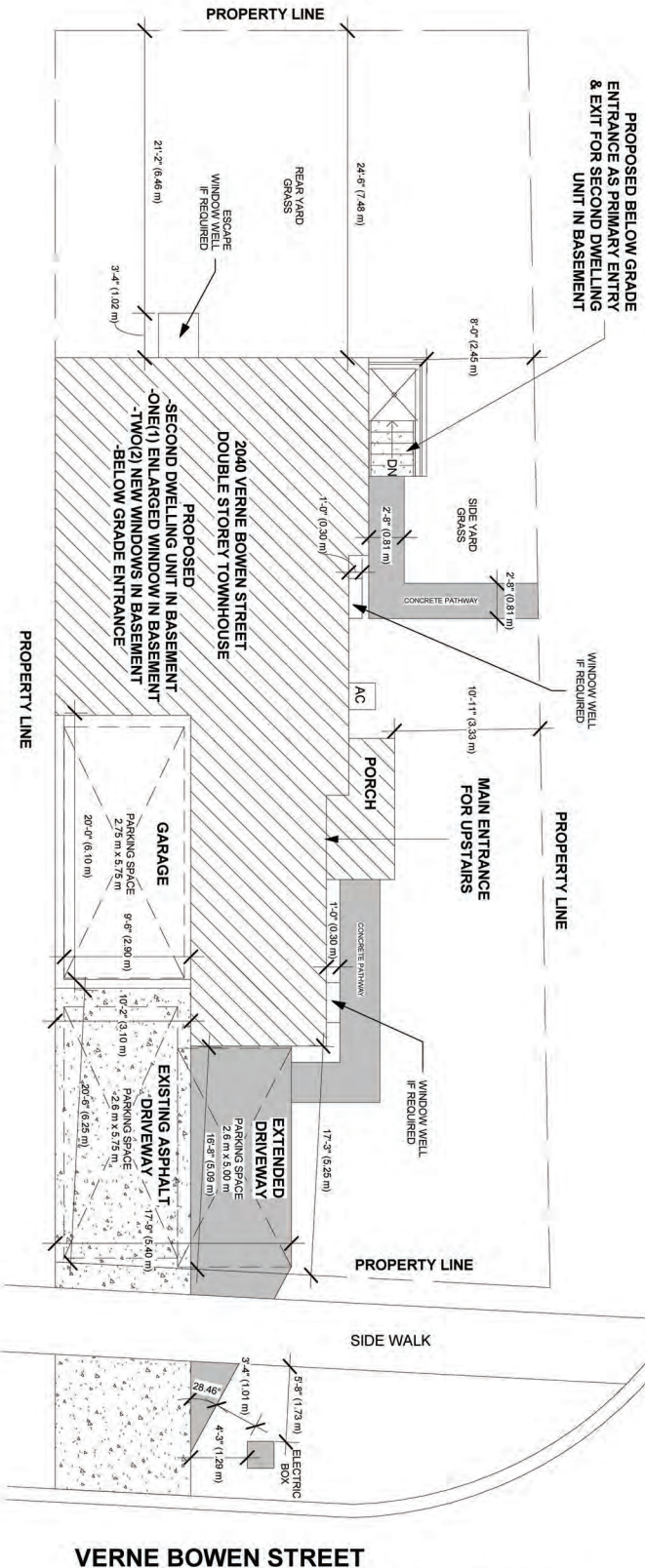
-TO PERMIT A FRONT YARD SOFT LANDSCAPED AREA OF 49.76%, WHEREAS THE ZONING BY LAW REQUIRES A MINIMUM 50% OF SOFT LANDSCAPED AREA IN THE FRONT YARD;

-TO PERMIT PARKING SPACES WITH SIZES 2.6m X 5.75m AND 2.6m X 5.0m, WHEREAS THE ZONING BY LAW REQUIRES A PARKING SPACES TO BE 2.75m X 5.75m.

TOTAL FRONT YARD AREA = 633 SF
FRONT YARD SOFT LANDSCAPED AREA: 315 SF
(49.76% OF TOTAL FRONT YARD AREA)

ANDREW MURDOCH STREET

SITE PLAN



THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

The undersigned has reviewed and taken responsibility for the design and construction of the proposed works and warrants that the design and construction of the proposed works shall conform to the applicable codes and requirements of the City of Oshawa and the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
(Required unless design is exempted under 3.2.5 Division C of OBC)

DESIGNER BCIN
Tamir Rai 103482

FIRM BCIN
Noble Prime Solutions Ltd 118716

JUL 08/26

01 ISSUED FOR VARIANCE JUL 08/26

ADDRESS 2040 VERNE BOWEN ST OSHAWA, ON

OWNER PS 24R-30086

PROJECT NAME NOBLE PRIME SOLUTIONS LTD.

UNIT 19, 2131 WILLIAMS PARKWAY

BRAMPTON, ON.

info@noblefield.ca (437) 888 1800

DATE JUL 08/26 SCALE 1:100

DESIGNER A-1