



Committee of Adjustment Meeting Agenda

**November 4, 2026, 6:00 p.m.
Green Room, 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 November 4, 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 October 15, 2026 be adopted.

Minor Variance Staff Reports

A-2026-51	1132 Schooling Drive	Ward 1
	Wassay Gulrez on behalf of Talha Muhammad Khan	
	To permit a semi-detached dwelling which may include an accessory apartment with reduced parking spaces	
A-2026-52	1880 Fosterbrook Street	Ward 1
	Pankaj Bhatia on behalf of Venuka Maddukuri	
	To permit a single detached dwelling which may include an accessory apartment with reduced parking space length, parking space width and front yard landscaped open space	
A-2026-53	36 Park Road South	Ward 4
	1001073216 Ontario Inc.	
	To permit a personal service establishment with reduced parking	

A-2026-54 John Dalby Drive and Frederick Smith Street Ward 1

Austin C. Ibeson on behalf of Conlin (Oshawa) 130 Acres Inc.

To permit single detached dwellings with reduced landscaped open space in front yard

A-2026-55 91 Glovers Road Ward 2

Pahari Designs Ltd. on behalf of Junior Aning

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

A-2026-56 Heathrow Path and Stanstead Path Ward 1

Luis A. Hernandez on behalf of Durham Common Elements Condominium Corporation No. 387

To permit a reduced number of visitor parking spaces

Consent Staff Reports

B-2026-08 144 First Avenue Ward 5

First Avenue Investments (Oshawa) Inc.

Consent to create a 0.56 ha parcel of land, retaining a 0.52 ha parcel of land

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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-51**) submitted by **Wassay Gulrez on behalf of Talha Muhammad Khan** for **1132 Schooling Drive** (PL 40M-2476 PT LT 30 RP 40R-27823 PTS 1 AND 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 a semi-detached dwelling which may include an accessory apartment with a minimum of 2 parking spaces for the main unit and 0 parking spaces for the accessory apartment, whereas Zoning By-law 60-94 requires a minimum of 2 parking spaces for a main dwelling unit and 1 parking space for an accessory apartment in a semi-detached dwelling in a R2(3) (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 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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 public meeting.

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

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 November 4, 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.

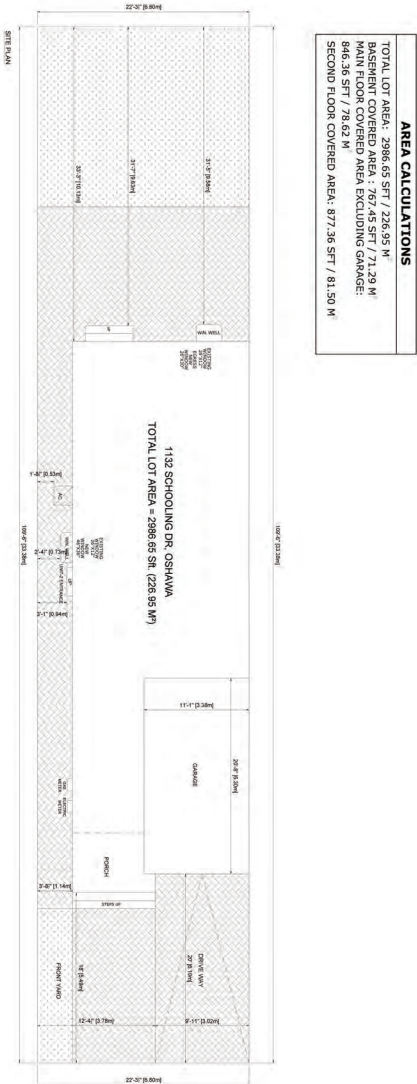
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 30, 2026 or any day thereafter.

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 November 3, 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 23, 2026.

Address: 1132 Schooling Drive



ALPH HOMES
3487 BALA DR. MISSISSAUGA
ON L4M0G8. TEL: +1 (437) 894-5292

DESIGNED BY:
WASSAY GILREZ Ph.D., P. Eng.
Seal & SIG.



TITLE

SITE PLAN

ADDRESS

1132 SCHOOLING DR, OSHAWA

NOTES:

1. CONTRACTOR TO CONFIRM ON SITE PRIOR TO COMMENCEMENT THAT ALL THE EXISTING STRUCTURAL MEMBERS MATCH THE INFORMATION STATED IN ALL THIS PERMIT DRAWINGS.
2. CONTRACTOR TO REPORT TO THE DESIGNER FOR ANY DISCREPANCIES BETWEEN THE EXISTING STRUCTURAL MEMBERS AND INFORMATION STATED IN THIS PERMIT DRAWINGS.

DRAWN BY:

DATE:

SCALE:
1/8" = 1'-0"

REVISED DWS:

DRAWING NO:

A-03

SHEET SIZE 23 1/2" x 16 1/2"

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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-52**) submitted by **Pankaj Bhatia on behalf of Venuka Maddukuri** for **1880 Fosterbrook Street** (PL 40M-2721 LT 50), 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 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 R2.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Landscaped Open Space	47%	50%
Minimum Parking Space Length	4m	5.75m
Minimum Parking Space Width	2.6m	2.75m

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

Meeting

This public meeting is open to the public and will take place in person in the 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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 public meeting.

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

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 November 4, 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.

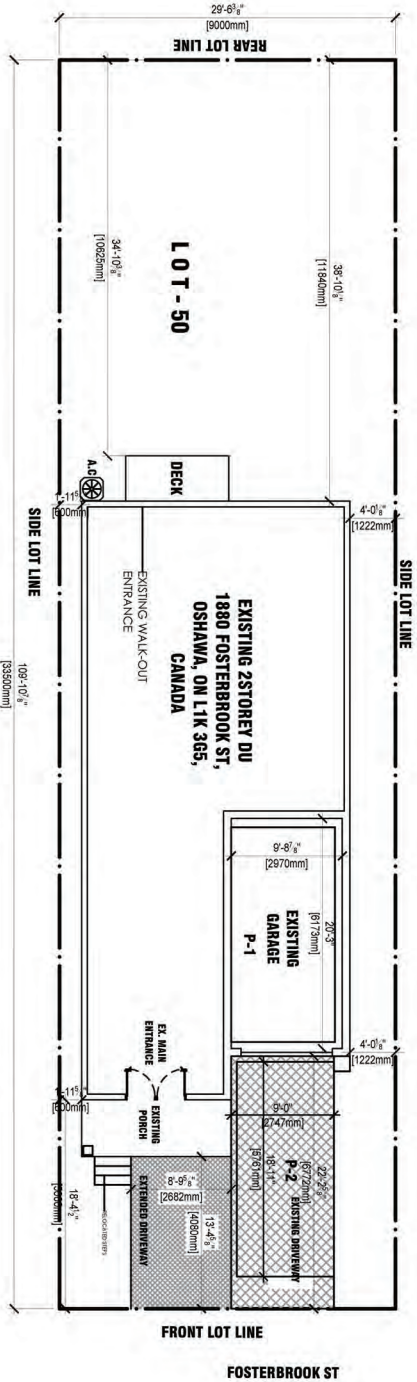
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 30, 2026 or any day thereafter.

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 November 3, 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 23, 2026.

Address: 1880 Fosterbrook Street



Area & Space Breakdown
Lot Area: 301.50 sq.m.
Bldg. Area: 111.76 sq.m. (37.1%) - NO change
Front Yard: 50.42 sq.m.
Existing Landscaped Open Space: 35.05 sq.m. (99.5%)
Proposed Landscaped Open Space: 24.1 sq.m. (47.8%)
Proposed Third Parking Space: 4.0 mt x 2.68 mt

PROPERTY LINE	EXISTING ASPHALT DRIVEWAY
---------------	---------------------------

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

Http://WeDoBuildingPermits.ca
289-946-0997

ISSUE BY	DESCRIPTION	DATE	Y-14-M-DO

GENERAL NOTES:
DO NOT SCALE DRAWINGS. VERIFY
DIMENSIONS AND LOCATIONS ON SITE
BEFORE BEGINNING WORK. NOTIFY
ARCHITECT/ENGINEER IMMEDIATELY OF ANY
ERRORS, OMISSIONS OR DISCREPANCIES.

THE UNDERSIGNED HAS REVIEWED AND TAKES
RESPONSIBILITY FOR THIS DESIGN AND HAS THE
DESIGN SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE
WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION:
NAME: *Robert Bata*
FIRM: *Robert Bata*
TITLE: *101562*

REGISTRATION INFORMATION:
FIRM NAME: *SAI/PMC CONSULTING INC.*
FIRM NO.: *110355*

PROJECT NORTH

1880 FOSTERBROOK ST.
OSHAWA, ON L1K 3G5,
CANADA

DRAWING TITLE
SITE PLAN

DATE: 2/26	ISSUED FOR: BUILDING PERMIT
DRAWN BY: SM	CHECKED BY: PB
PROJECT NO.	SHEET NO.
SCALE: AS NOTED	A-0

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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-53**) submitted by **1001073216 Ontario Inc.** for **36 Park Road South** (PL 357 SHEET 13B PT LT 3 NOW RP 40R-12657 PT 1), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of this application is to permit a personal service establishment with a minimum of 1 parking space per 30 sq. m. of gross floor area, whereas Zoning By-law 60-94 requires a minimum parking rate of 1 parking space per 24 sq. m. of gross floor area for a personal service establishment in a OC-B (Office Conversion) 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 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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 public meeting.

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

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 November 4, 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.

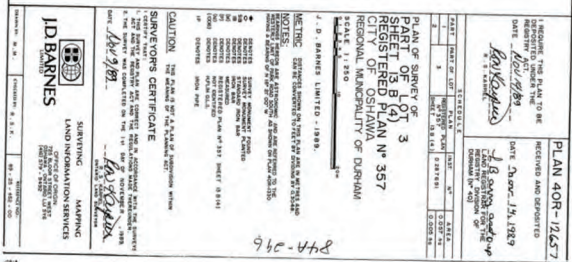
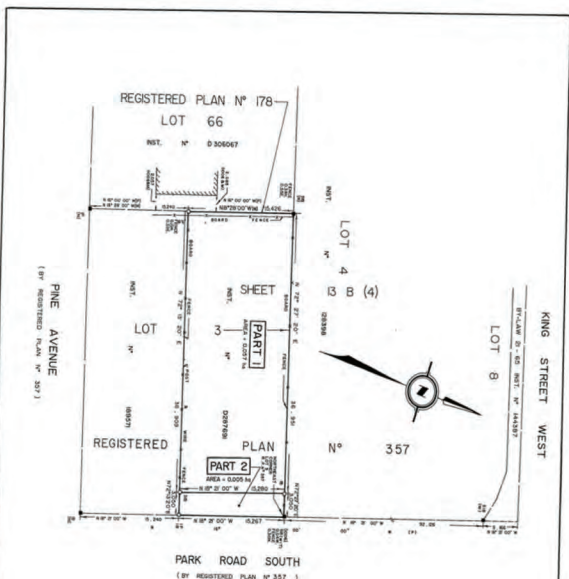
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 30, 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 November 3, 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 23, 2026.

[illegible]

NOTES:

THE ABOVE-NAMED HAS INVENTED AND HAS INVENTED FOR HIM/HER OTHERS THE FOLLOWING INVENTION(S) IDENTIFIED BY THE CLASS OF THE INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION IN THE INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION	CLASSIFICATION INFORMATION RECLASSIFIED INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION	INVENTOR INFORMATION INVENTOR IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION
REGISTRATION INFORMATION RECLASSIFIED INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION	INVENTOR INFORMATION INVENTOR IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION	INVENTOR INFORMATION INVENTOR IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION
CLASSIFICATION INFORMATION RECLASSIFIED INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION	INVENTOR INFORMATION INVENTOR IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION	INVENTOR INFORMATION INVENTOR IDENTIFIED BY THE CLASS OF THE INVENTION 2000 INVENTION IDENTIFIED BY THE CLASS OF THE INVENTION

☐ ISSUED FOR CONSTRUCTION

☐ ISSUED FOR PRICING

☐ ISSUED FOR BLDG. PERMIT

☐ ISSUED FOR PRELIM. REVIEW



CDI
Inc.

**Architectural Building Design
Consultant**

CITYSCAPE DESIGN INNOVATION INC.

38 SELWAPANO CRESCENT
WOODBRIIDGE, ONTARIO
L4H 0X2

cell: [416-779-7333](tel:4167797333)
email: info@cityscape.com
BUS: (2249) 553-6579

Chief/Project

PROPOSED STRUCTURAL REPAIR:
36 PARK ROAD SOUTH
OSHAWA, ONTARIO

<u>SITE STATISTICS:</u>	
<u>LOT AREA:</u>	EXISTING (NO CHANGE)
<u>LOT COVER/USE:</u>	EXISTING (NO ADDITION PROPOSED)
<u>SPACES:</u>	
FRONT YARD (F)	7.39m
REAR YARD (R)	19.45m
LEFT SIDE (S)	1.65m
RIGHT SIDE (N)	4.35m
<u>BUILDING LENGTH:</u>	12.27m
<u>BUILDING HEIGHT:</u>	9.0m
<u>BUILDING AREA, EXISTING BUILDING AREA</u>	
<u>BASEMENT FLOOR:</u>	72.41 Sq.M.
<u>FIRST FLOOR:</u>	105.12 Sq.M.
<u>SECOND FLOOR:</u>	105.12 Sq.M.

** NOTE: UNACCESSIBLE CRAWL SPACE AREA IN THE BASEMENT IS 32.17 Sq.M. IN THE BASEMENT CALCULATION **

1
SP-2

PROPOSED ARCHITECTURAL SITE PLAN

1:200

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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-54**) submitted by **Austin C. Ibeson on behalf of Conlin (Oshawa) 130 Acres Inc.** for **John Dalby Drive and Frederick Smith Street** (EAST WHITBY CON 5 PT LT 6 RP 40R-25612 PTS 4 TO 6 PT PT 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 37 single detached dwellings with a minimum landscaped open space in the front yard of 43% (proposed Lots 60-65, 69-75, 77-87, 91-101 and Blocks 102 and 103 in draft 40M plan for draft plan S-O-2014-02 phase 2, and Blocks 186 and 187, Plan 40M-2706), 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(32) 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 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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 public meeting.

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

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 November 4, 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 30, 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 November 3, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

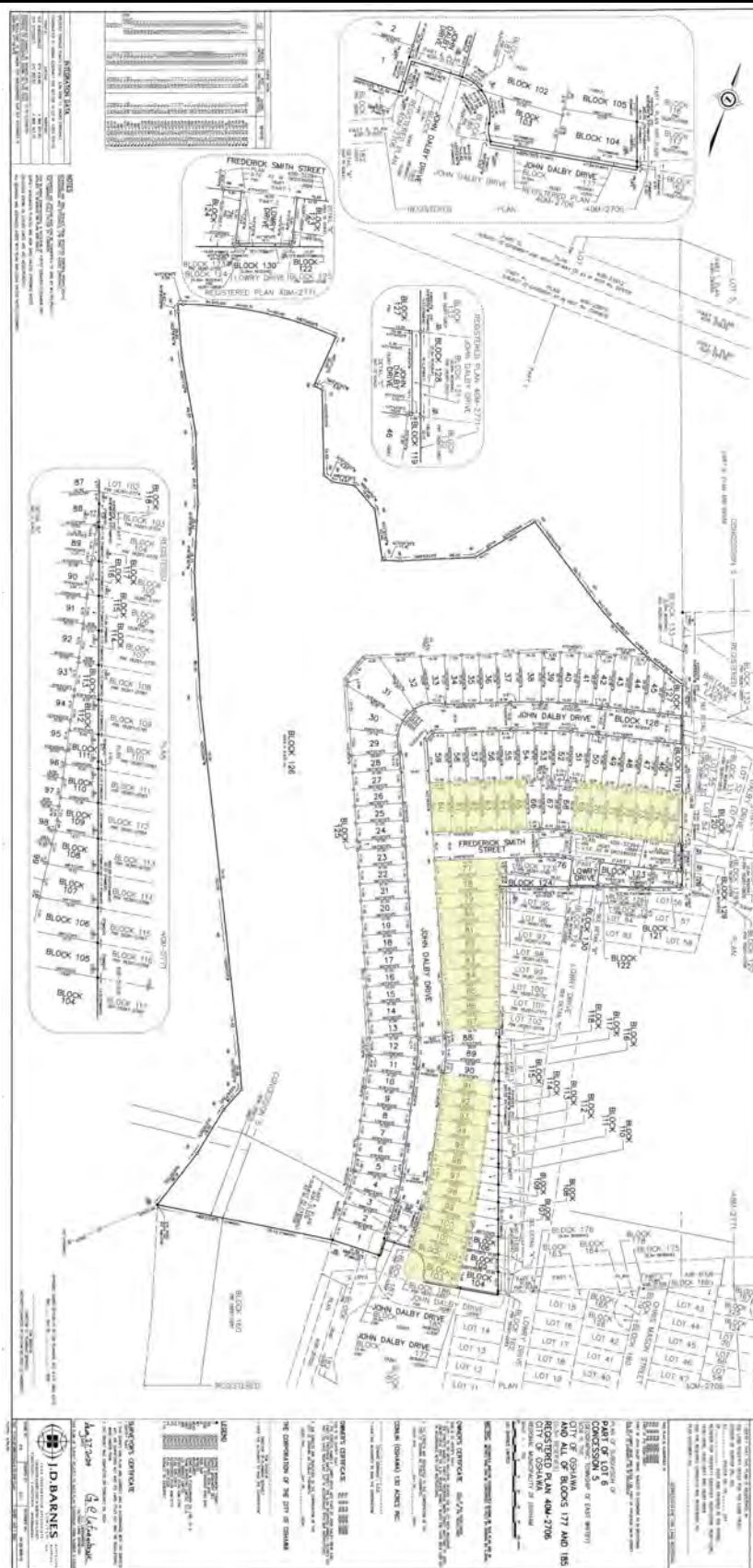
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued October 23, 2026.

Address: John Dalby Drive and Frederick Smith Street



City of Oshawa
Economic and Development Services



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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-55**) submitted by **Pahari Designs Ltd. on behalf of Junior Aning** for **91 Glovers Road** (PL M985 PT LT 2 NOW RP 40R-1568 PT 3), 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, 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 Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m

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

Meeting

This public meeting is open to the public and will take place in person in the 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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 public meeting.

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

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 November 4, 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.

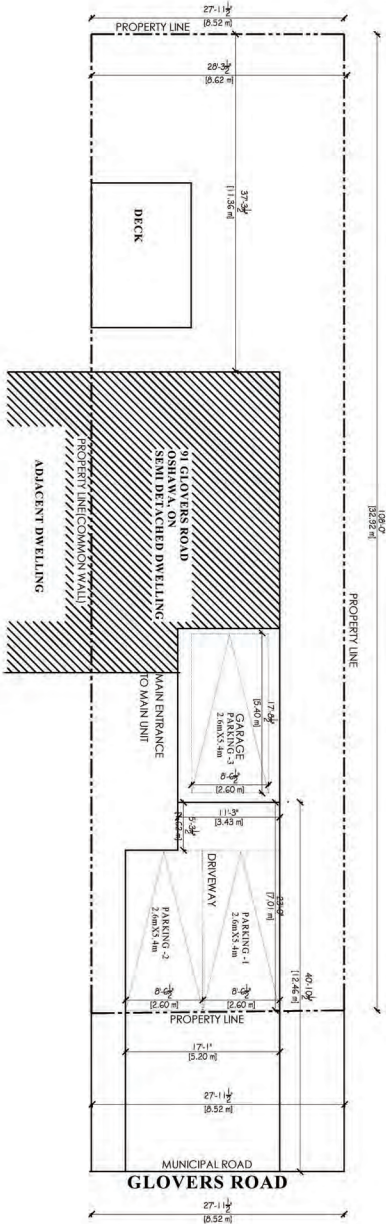
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 30, 2026 or any day thereafter.

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 November 3, 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 23, 2026.

Address: 91 Glovers Road



AREA OF MAIN UNIT: 1030 SQ.FT
AREA OF SECOND UNIT: 465 SQ.FT
SECOND UNIT : 45% OF THE MAIN UNIT AREA

LANDSCAPED OPEN SPACE CALCULATION
TOTAL FRONTAGE: 8.52m
TOTAL FRONT DEPTH : 7.01m
TOTAL FRONT YARD AREA: 59.8sq.m
PROPOSED DRIVEWAY WIDTH: 5.2m
DRIVEWAY AREA: 33.8sq.m
FRONTYARD LANDSCAPE %: 43%

GENERAL NOTE

- DO NOT SCALE THE DRAWINGS
- CONTRACTORS TO CARRY LIABILITY INSURANCE FOR PERFORMING THE WORK
- CONTRACTORS RESPONSIBLE TO ENSURE PROPER SAFETY PRECAUTIONS ARE IN PLACE THROUGH OUT THE CONSTRUCTION FOR ALL CONSTRUCTION METHODS AND MATERIAL SUPPLIES.
- OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION INCLUDING ANY SAFETY PRECAUTIONS.
- PRECAUTIONS DURING CONSTRUCTION
- EXISTING STRUCTURE TO BE PROTECTED DURING CONSTRUCTION FROM ANY WEATHER ISSUES, SECURITY OR RELATED DAMAGES.
- VERIFY/ REINFORCE EXISTING SITE CONDITIONS DURING CONSTRUCTION.
- INSPECTIONS
- ALL CONSTRUCTION TO ADHERE TO THE ONTARIO BUILDING CODE REQUIREMENT AS WELL AS OTHER CODES AND AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR ARE RESPONSIBLE TO ARRANGE FOR REQUIRED INSPECTIONS BY LOCAL BUILDING AUTHORITIES

The undersigned has reviewed and takes responsibility for design and construction of the proposed project and is not responsible for any other aspects of the project. The undersigned is not responsible for any other aspects of the project.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.2.1 (Division O of Ontario Building Code)

Rashmi Sharma
Name
Signature
Rashmi Sharma
Company BCIN: 117298



91 Cordgrass Crescent
Brampton, ON L6R 2A2
647-608-0096
pandardesigns@gmail.com

Project Title:
BASEMENT SECOND UNIT

Project Address:
**91 GLOVERS ROAD
OSHAWA, ON**

Drawing Title:
**SITE PLAN
(PROPOSED)**

Scale:
1:150

Date:
OCT, 2026

DESIGNED BY:
Rashmi Sharma
BCIN No: 114300

Project No. Sheet No.
A1

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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-56**) submitted by **Luis A. Hernandez on behalf of Durham Common Elements Condominium Corporation No. 387** for **Heathrow Path and Stanstead Path (DCECP387 LVL 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 the supply of a minimum of 32 visitor parking spaces (0.288 visitors parking spaces per condominium block townhouse dwelling unit), whereas Zoning By-law 60-94 requires a minimum of 40 visitor parking spaces (0.35 visitors parking spaces per condominium block townhouse dwelling unit) in a R4-A(8) (Residential) Zone for 111 condominium block townhouse dwelling units and 4 condominium single detached dwellings.

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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 public meeting.

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

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 November 4, 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 30, 2026 or any day thereafter.

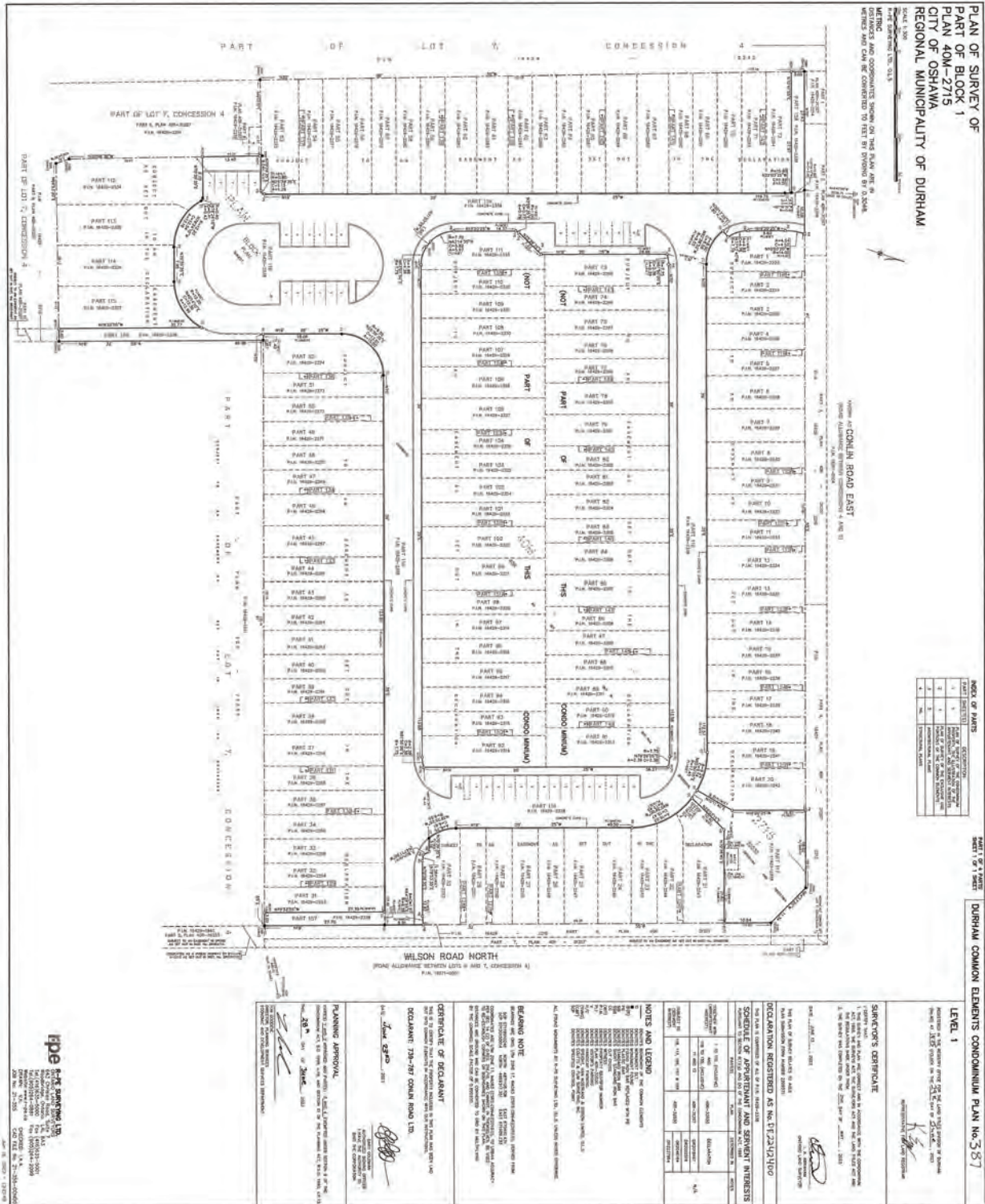
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than November 3, 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 23, 2026.

Address: Heathrow Path & Stanstead Path

City of Oshawa
Economic and Development Services



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 November 4, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2026-08**) submitted by **First Avenue Investments (Oshawa) Inc.** for **144 First Avenue** (PL 335 SHEET 20 PT LT C36 RP 40R-25101 PT 7), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to create a 0.56 ha parcel of land, retaining a 0.52 ha parcel of land.

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 seven (7) 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 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 November 2, 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 November 4, 2026 in order for your correspondence to be provided to Committee members for the November 4, 2026 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 November 4, 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 30, 2026 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 November 3, 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 21, 2026.

