



Committee of Adjustment Meeting Agenda

**August 26, 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 August 26, 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

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 5, 2026 be adopted.

Minor Variance Staff Reports

A-2026-40	182-188 Park Road South	Ward 4
	1579394 Ontario Inc. on behalf of 2679520 Ontario Inc.	
	To permit an auto repair garage in the existing building	
A-2026-29	185 Waverly Street South	Ward 4
	Clinton Dochuk on behalf of 2509818 Ontario Inc.	
	To permit a semi-detached dwelling or converted dwelling which may include an accessory apartment with reduced parking space length and landscaped open space in the front yard	
A-2026-34	637 Merritt Street	Ward 5
	Halina Popvykh on behalf of Mayya Petrovski	
	To permit an apartment building with reduced lot frontage	

A-2026-42 641 Merritt Street

Ward 5

Denys Petrovski on behalf of Mayya Petrovski

To permit an apartment building with reduced lot frontage, reduced distance of a parking area to a street line, to permit parking spaces in in the front yard, and to permit tandem parking

Consent Staff Reports

B-2026-07 126 Farewell Street

Ward 3

Batory Planning and Management on behalf of Nutshell Investments Ltd.

Consent to sever a 480.9 sq. m. residential parcel of land, retaining a 480.9 sq. m. residential 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 Minor Variances**

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 26, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-42**) submitted by **Denys Petrovski on behalf of Mayya Petrovski** for **641 Merritt Street** (PL 159 PT LT 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 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 PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	19.8m	25.0m
Minimum Distance of a Parking Area to a Street Line	0m	3.0m
Parking in the Front Yard	To Permit	Not Permitted
Tandem Parking Between One Residential Space and One Visitor Space	To Permit	Not Permitted
Tandem Parking Between Two Residential Spaces	To Permit	Not Permitted

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 August 24, 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 August 26, 2026 in order for your correspondence to be provided to Committee members for the August 26, 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: 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 August 26, 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.

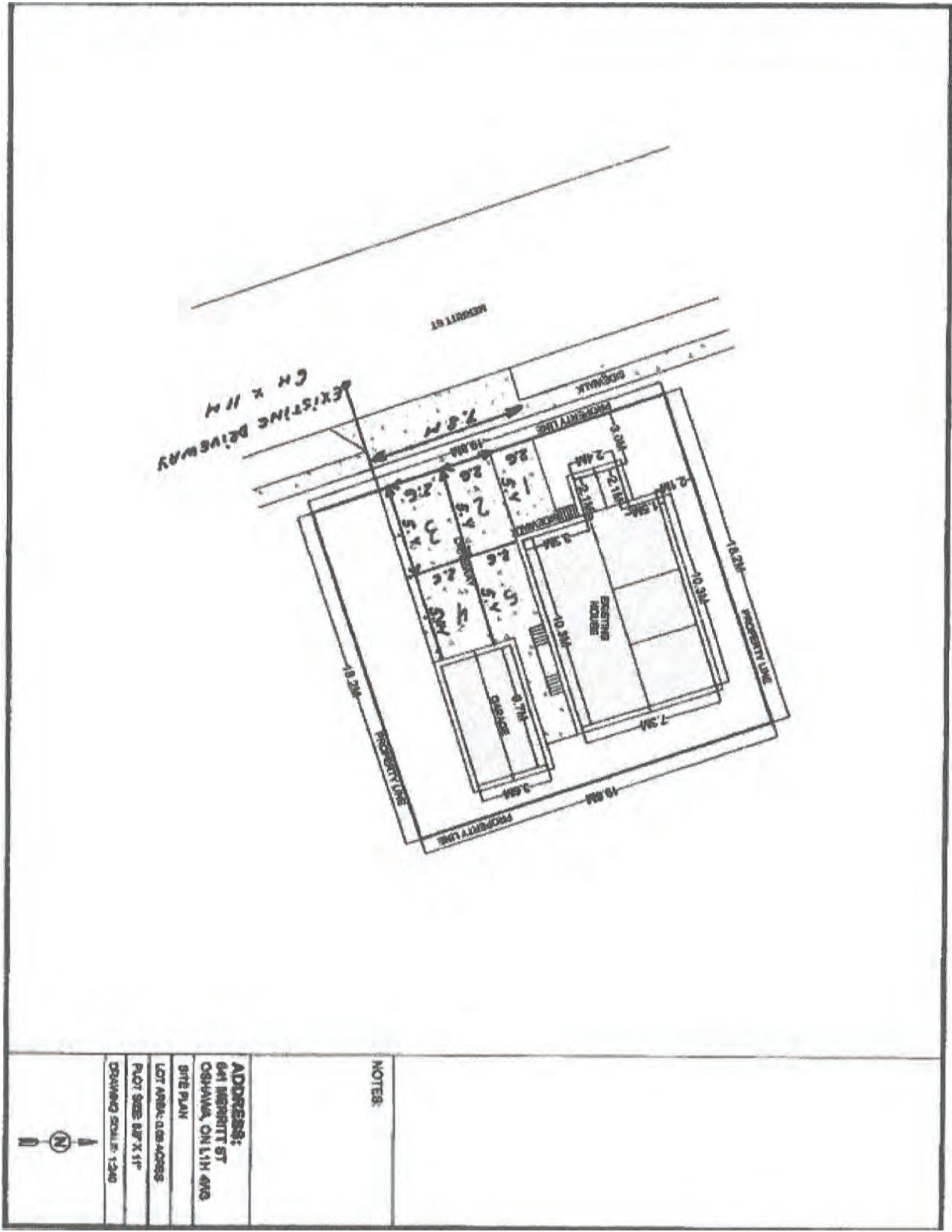
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on August 21, 2026 or any day thereafter.

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 August 25, 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 August 14, 2026.

Address: 641 Merritt Street



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 August 26, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2026-07**) submitted by **Batory Planning and Management on behalf of Nutshell Investments Ltd.** for **126 Farewell Street** (PL 302 LT 12 PT LT 13), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a vacant 480.9 sq. m. residential parcel of land, retaining a vacant 480.9 sq. m. residential 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 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 26, 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 August 21, 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.

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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 August 12, 2026.

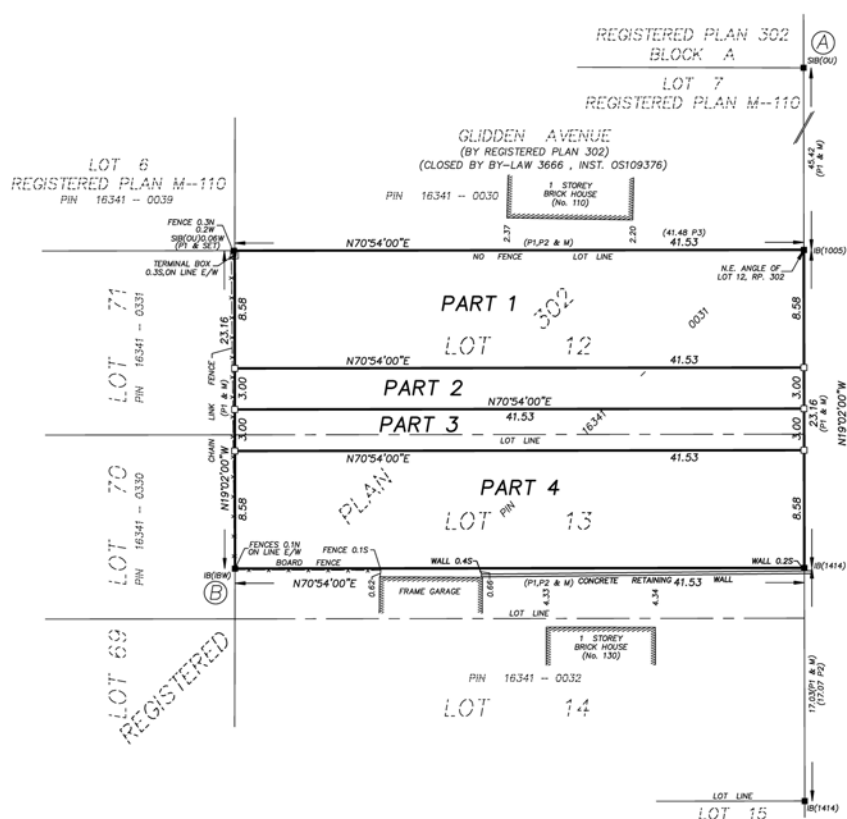
Address: 126 Farewell Street



City of Oshawa
Economic and Development Services



SCHEDULE			
PART	LOT	REGISTERED PLAN	PIN
1	PART OF 12	302	ALL OF 16341-0031
2			
3	PART OF 12 & 13		
4	PART OF 13		



PLAN OF SURVEY OF
LOT 12 & PART OF LOT 13,
REGISTERED PLAN 302
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 457MM
IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:250

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- P DENOTES ROUND
- WT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES SURVEY BY IBW SURVEYORS LTD., OLS,
DATED JUNE 5, 2023 (A-041268 SRPR)
- P2 DENOTES SURVEY BY G. DOUGLAS COGGAN, OLS,
DATED JUNE 12, 1986 (86064)
- P3 DENOTES REGISTERED PLAN 302
- OU DENOTES ORIGIN UNKNOWN
- 1005 DENOTES DONEVAN & FLEISCHMANN CO. LTD., OLS
- 1414 DENOTES G. DOUGLAS COGGAN, OLS
- IBW DENOTES IBW SURVEYORS LTD., OLS

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM
ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE
APPLIED:

P2,P3 - 01°28'00" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999961.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)(2010).			
URBAN ACCURACY PER SEC. 14(2), OREG. 216/10.			
POINT ID	NORTHING	EASTING	
A	4863093.23	673647.20	
B	4863014.80	673630.37	
CAUTION: COORDINATES CHANGE IN THIS PLAN, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN			
 IBW SURVEYORS			
IBWSURVEYORS.COM 1.800.667.0696			
comes available at: ProtectYourBoundaries.ca			
PARTY CHIEF: [DRAWN, PLS.]		CHECKED: [PLOT DATE: MAR. 26/24]	A-041268
FILE: A-041268-R			

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON

DRAFT

DATE XXXXXXXXXX, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM V-XXXXX