

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1019 Summitview Crescent**

An application has been submitted by **Syed Jaffar Abbas Nasqvi** for variances from the City's Zoning By-law 60-94.

The application relates to **1019 Summitview Crescent** (PL 40M1802 PT LT 21 NOW RP 40R16735 PT 19), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling in a R2.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Length (third space only)	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: S. Nasqvi, 1019 Summitview Crescent, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

S. Nasqvi provided an overview of the application.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Syed Jaffar Abbas Nasqvi** for **1019 Summitview Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer



**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 75 John Street West and 130 Centre Street South**

An application has been submitted by **Sunrise Seniors Place** for a variance from the City's Zoning By-law 60-94.

The application relates to **75 John Street West and 130 Centre Street South** (PL H-50004 BLK O PT LT 1, 2 PL 53 PT LT 19, 20 NOW RP 40R11910 PT 1 PT PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit senior citizens apartment buildings with 61 parking spaces, whereas Zoning By-law 60-94 requires a minimum of 63 parking spaces for a senior citizens apartment building in a R6-D.D534 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: L. Klets, D. G. Biddle & Associates  
M. Fry, D. G. Biddle & Associates

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

L. Klets provided an overview of the application.

In response to a question from F. Eismont, M. Fry replied the generator is located on the south side of the west building at surface level.

Moved by A. Johnson, seconded by F. Eismont,

"**THAT the application by Sunrise Seniors Place for 75 John Street West and 130 Centre Street South, Oshawa, Ontario, be approved.**"

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.

Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 59 Wilson Road South**

An application has been submitted by **Clinton Dochuk on behalf of Travis Wilson** for variances from the City's Zoning By-law 60-94.

The application relates to **59 Wilson Road South** (PL 278 LT 27), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling which may include an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.5m	2.75m
Minimum Parking Space Length	5.17m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: C. Dochuk, Hom Drafting and Design

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

C. Dochuk provided an overview of the application.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Clinton Dochuk on behalf of Travis Wilson** for **59 Wilson Road South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 179 College Avenue**

An application has been submitted by **Lillian Panea** for a variance from the City's Zoning By-law 60-94.

The application relates to **179 College Avenue** (PL 196 LT 58, PT LT 57), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with all parking in the front yard, whereas Zoning By-law 60-94 requires one parking space to be located in the side or rear yard or in a garage for a single detached dwelling in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: L. Panea, 179 College Avenue, Oshawa  
J. Crushank, 596 Burton Road, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

L. Panea provided an overview of the application.

In response to a question from A. Johnson, D. Dutta replied there is enough landscape open space due to front porch.

Jon Crushank commented house will impact mature trees. How close is the house to the property line? The house will shadow yard and property. Concern for truck overhanging sidewalk.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **Lillian Panea** for 179 College Avenue, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 179 College Avenue**

An application has been submitted by **Lillian Panea** for a variance from the City's Zoning By-law 60-94.

The application relates to **179 College Avenue** (PL 196 LT 58, PT LT 57), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with all parking in the front yard, whereas Zoning By-law 60-94 requires one parking space to be located in the side or rear yard or in a garage for a single detached dwelling in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: L. Panea, 179 College Avenue, Oshawa  
J. Crushank, 596 Burton Road, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

L. Panea provided an overview of the application.

In response to a question from A. Johnson, D. Dutta replied there is enough landscape open space due to front porch.

Jon Crushank commented house will impact mature trees. How close is the house to the property line? The house will shadow yard and property. Concern for truck overhanging sidewalk.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Lillian Panea** for **179 College Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 117 Kawartha Avenue**

An application has been submitted by **Hugo Lo on behalf of Bazil Marshall and Corrina Clippingdale-Marshall** for a variance from the City's Zoning By-law 60-94.

The application relates to **117 Kawartha Avenue** (PL 684 LT 6), Oshawa, Ontario.

The purpose and effect of the application is to permit a duplex which may include an accessory apartment with a minimum parking space length of 5.1m, whereas Zoning By-law 60-94 requires a minimum parking space length of 5.4m for a duplex which may include an accessory apartment in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: H. Lo, 156 Stalmaster Road, Markham

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

H. Lo provided an overview of the application. Single level addition at rear of building for accessory apartment.

In response to a question from F. Eismont, H. Lo replied the building is currently a duplex.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Hugo Lo on behalf of Bazil Marshall and Corrina Clippingdale-Marshall** for **117 Kawartha Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The Owner shall be required to obtain an Access to Property Permit (curb cut) prior to the issuance of a building permit."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Deb Dutta, Assistant Secretary-Treasurer



**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1129 Norman Crescent**

An application has been submitted by **Conlin Reaume on behalf of Robyn Sawyer** for variances from the City's Zoning By-law 60-94.

The application relates to **1129 Norman Crescent** (PL 279 PT LT 10), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum front yard depth of 4.5m, whereas Zoning By-law 60-94 requires a minimum 6.0m front yard depth for a single detached dwelling in a R1-D (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: T. Bellamy, 300 Toronto Street, Newcastle

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

T. Bellamy provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Conlin Reaume on behalf of Robyn Sawyer** for **1129 Norman Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1466 Valley Drive**

An application has been submitted by **Anissa Clarke** for a variance from the City's Zoning By-law 60-94.

The application relates to **1466 Valley Drive** (PL 40M1399 PT LT 30 NOW RP 40R9843 PT 9), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with 37% landscaped open space in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% of the front yard to be maintained as landscaped open space for a single detached dwelling which may include an accessory apartment in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: A. Clarke, 1466 Valley Drive, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

A. Clarke provided an overview of the application. Seeking to register existing apartment.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **Anissa Clarke** for **1466 Valley Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 511 Albert Street**

An application has been submitted by **Ladak Zahir-Abbas** for a variance from the City's Zoning By-law 60-94.

The application relates to **511 Albert Street** (PL 279 PT LT 10), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling with a minimum front yard depth of 5.6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 6.0m for a semi-detached dwelling in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: L. Zahir-Abbas, 511 Albert Street, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

L. Zahir-Abbas provided an overview of the application. The purpose of the application is for a porch enclosure, unheated space, existing concrete porch.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Ladak Zahir-Abbas** for **511 Albert Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 2099 Kedron Street**

An application has been submitted by **Aravind Gopi on behalf of Rajesh Maruote and Keerthi Changat** for variances from the City's Zoning By-law 60-94.

The application relates to **2099 Kedron Street** (PL 40M2047 LT 81), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling which may include an accessory apartment in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	43%	50%
Maximum Encroachment of Unenclosed Deck into Required Rear Yard	3.4m	2.4m
Parking Space Location	Partial Tandem	Tandem Parking not permitted

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: A. Gopi, 381 Elmgrove Avenue, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

A. Gopi provided an overview of the application.

F Eismont acknowledged that written comments were received for this application.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **Aravind Gopi on behalf of Rajesh Maruote and Keerthi Changat** for **2099 Kedron Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1741 Shelburne Street**

An application has been submitted by **Srinivas Amanchi and Manisha Varagani** for variances from the City's Zoning By-law 60-94.

The application relates to **1741 Shelburne Street** (PL 40M2483 LT 10), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling which may include accessory apartment in a R1-E.C45 (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Landscaped Open Space in the Front Yard	43%	50%
Minimum Parking Space Width	2.6m	2.75m
Parking Space Location	Permit partial tandem parking	Tandem parking not permitted

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: S. Amanchi, 1741 Shelburne Street, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

S. Amanchi provided an overview of the application.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Srinivas Amanchi and Manisha Varagani** for **1741 Shelburne Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The driveway shall have a maximum width of 5.2 metres."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 0 Ritson Road North**

An application has been submitted by **LANDx Developments on behalf of Downing Street (Ritson Rd) Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **0 Ritson Road North** (RCP 1087 LT 28 PL 335 SHT 3 PT LT C9 SHT 4 PT LT C32 PL 150 ALL EVEN LTS 168 TO 194 PT LTS 166 196 40R17295 PT 1,2,3,9)), Oshawa, Ontario.

The purpose and effect of the application is to permit apartment buildings (stacked townhouses) with a driveway to Oshawa Boulevard North with a 1.75m by 1.75m driveway sight triangle on the north side of the driveway, whereas Zoning By-law 60-94 requires a 3.0m by 3.0m driveway sight triangle for apartment buildings in a R6-B(14) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: S. Knoll, GSP Group  
K. Shadid (No address provided)

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

S. Knoll provided an overview of the application.

In response to a question from K. Shahid, E. Kohek replied the subject site is immediately north of Canada Post lands and has frontage on Ritson Road and on Oshawa Boulevard North.

F. Eismont commented Ritson corridor more used than Oshawa Boulevard.

S. Knoll commented that a traffic study was prepared.

F. Eismont acknowledged that written public comments were received for this application.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **LANDx Developments on behalf of Downing Street (Ritson Rd) Inc.** for **0 Ritson Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.



3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 2492 Orchestrate Drive**

An application has been submitted by **Harold Leonardo Escobar on behalf of Irshad Ahmad Khan** for variances from the City's Zoning By-law 60-94.

The application relates to **2492 Orchestrate Drive** (PL 40M2690 LT 33), Oshawa, Ontario.

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 which may include two accessory apartments in a R1-E(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	4.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	45%	50%

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: H. Escobar, 1207-355 Grandravine Drive, Toronto

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department recommended the Committee reserve its decision since the notification sign was not posted.

H. Escobar provided an overview of the application. Proposing 2 basement apartments.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Harold Leonardo Escobar on behalf of Irshad Ahmad Khan** for **2492 Orchestrate Drive**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 279 Humber Avenue (Part 2 of Draft 40R-Plan)**

An application has been submitted by **Vladimir Bulakh on behalf of Paulo Barros** for variances from the City's Zoning By-law 60-94.

The application relates to **279 Humber Avenue (Part 2 on Draft 40R-Plan)** (PL 646 PT LT 35), Oshawa, Ontario.

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 which may include two accessory apartments in a R1-C (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	40%	50%

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: P. Barros, 279 Humber Avenue, Oshawa  
S. Prins, 276 Park Road North, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

P. Barros provided an overview of the application.

S. Prins expressed objection to the applications.

In response to a question from S. Prins, F. Eismont replied the Committee takes staff reports into consideration and do not always agree with recommendations. Staff do lots of work behind the scenes to ensure the best possible outcome.

In response to a question from S. Prins, D. Lindsay replied that the only variances being requested are minimum parking space width and landscaped open space.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Vladimir Bulakh on behalf of Paulo Barros for 279 Humber Avenue (Part 2 of Draft 40R-Plan)**, Oshawa, Ontario, be approved subject to the following conditions:

1. The applicant will provide an updated site plan to the satisfaction of the City of Oshawa showing the parking space in the interior side yard with a width of 2.6m prior to the issuance of a building permit.
2. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartments."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 116 Merivale Court**

An application has been submitted by **Shivani Khapare** for a variance from the City's Zoning By-law 60-94.

The application relates to **116 Merivale Court** (PL 40M2681 LT 8), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum rear yard depth of 3.9m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-C(13) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: S. Ahmed, 944 Crawford Drive, Peterborough  
K. Stonebridge, 117 Eastlawn Street, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

S. Ahmed provided an overview of the application. Will start construction after approval, depends on weather.

K. Stonebridge commented on concerns about privacy and asked if he could put a higher fence on the property. E. Kohek replied contact Service Oshawa for a fence variance.

Moved by A. Johnson, seconded by D. Lindsay,

"THAT the application by **Shivani Khapare** for **116 Merivale Court**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum height of any portion of building less than 7.5m from the rear lot line shall be one storey.
2. The maximum width of any portion of building less than 7.5m from the rear lot line shall be 4.6m.
3. The maximum length of any portion of deck less than 7.5m from the rear lot line shall be 3.8m."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 178 Celina Street**

An application has been submitted by **Rakib Mustafa** for variances from the City's Zoning By-law 60-94.

The application relates to **178 Celina Street** (PL H-50005 PT LT 20), Oshawa, Ontario.

The purpose and effect of the application is to permit a fourplex 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 fourplex in a R2/R3-A/R5-C/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth - First Floor	Existing	6m
Minimum Front Yard Depth - Second Floor	2.6m	6m
Minimum Exterior Side Yard Depth – First Floor	Existing	3m
Minimum Exterior Side Yard Depth – Second Floor	2.1m	3m
Minimum Landscaped Open Space in the Rear Yard	23%	50%

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: A. Aurougozeb, 26<sup>th</sup> Architectural and Design Inc.  
P. Stevenson, 11 Ash Street, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with conditions.

A. Aurougozeb provided an overview of the application.

P. Stevenson expressed concerns with the proximity of building windows to their property.

P. Stevenson asked a question in regards to parking and site access, A. Aurougozeb responded that they would be willing to discuss implementing measures to provide a barrier to the neighbouring property.

Moved by A. Johnson, seconded by D. Lindsay,

"THAT the application by **Rakib Mustafa** for **178 Celina Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment.
2. In accordance with the Oshawa Accessibility Design Standards the applicant shall provide 1 Type A accessible parking space.
3. This approval shall only apply to the building existing as of December 13, 2023 and any additions to the existing building."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer



**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 305 Oshawa Boulevard South**

An application has been submitted by **1596451 Ontario Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **305 Oshawa Boulevard South** (PL 267 PT LT 159,160), Oshawa, Ontario.

The purpose and effect of the application is to permit two semi-detached dwellings with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for two semi-detached dwellings in a R2 (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Lot Area for a Semi-Detached Dwelling	221m <sup>2</sup>	225m <sup>2</sup>
Minimum Lot Frontage for a Semi-Detached Dwelling	6.1m	7.5m
Minimum Lot Area for a Semi-Detached Building	442m <sup>2</sup>	450m <sup>2</sup>
Minimum Lot Frontage for a Semi-Detached Building	12.2m	15m

The subject site is also subject to an application for Land Division (File LD-2023-068).

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: S. Lennox, 3060 Concession Rd, Pickering  
T. Newlove, 314 Oshawa Boulevard South, Oshawa  
B. Baxter, 301 Oshawa Boulevard South, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

S. Lennox provided an overview of the application.

T. Newlove expressed opposition to the application and expressed concerns in regards to parking and the design of the proposed dwellings.

In response to questions from T. Newlove, D. Lindsay replied only lot area and lot frontage is before this Committee.

In response to questions from B. Baxter, S. Lennox replied it is a identical build to 283 Oshawa Boulevard South.

Moved by F. Eismont, seconded by D. Lindsay,

"THAT the application by **1596451 Ontario Limited** for **305 Oshawa Boulevard South**, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the semi-detached building."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 399 Thornton Road North (Part 1)**

An application has been submitted by **Paulo Barros** for variances from the City's Zoning By-law 60-94.

The application relates to **399 Thornton Road North (Part 1 on Draft 40R-Plan)** (EAST WHITBY CON 2 PT LT 16 PL M1143 BLK A AND RP 40R31452 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling on a proposed lot 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 single detached dwellings which may include an accessory apartment in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.5m	13.5m
Minimum Lot Area	300m <sup>2</sup>	405m <sup>2</sup>
Minimum Landscaped Open Space in the Front Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: P. Barros, 399 Thornton Road North, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with respect to minimum lot frontage and lot area, and recommended partial denial of the application with respect to landscape open space in the front yard.

P. Barros provided an overview of the application.

In response to a question from A. Johnson, P. Barros stated he must provide a road widening of 10 feet to Region.

In response to a question from D. Lindsay, D. Dutta relied compounding issue with multi-use path, tapered driveway and fire hydrant.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **Paulo Barros** for **399 Thornton Road North (Part 1)**, Oshawa, Ontario, be approved, in part for lot frontage and lot area, subject to the following condition:

1. The Owner shall obtain an Access to Property Permit (curb cut) for a curb cut with a maximum width of 3.0m prior to the issuance of a building permit."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED, in part.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.

Moved by D. Lindsay, seconded by F. Eismont,

“THAT the application by **Paulo Barros** for **399 Thornton Road North (Part 1)**, Oshawa, Ontario, be denied, in part for landscaped open space in front yard.

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE DENIED, in part.

The DENIAL of the application herein is based upon the following reasons:

1. The Committee is of the opinion that the variance is not minor in nature.
2. The Committee is of the opinion that the variance is not desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the variance does not maintain the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 399 Thornton Road North (Part 2)**

An application has been submitted by **Paulo Barros** for variances from the City's Zoning By-law 60-94.

The application relates to **399 Thornton Road North (Part 2 on Draft 40R-Plan)** (EAST WHITBY CON 2 PT LT 16 PL M1143 BLK A AND RP 40R31452 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling on a proposed lot 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 single detached dwelling which may include an accessory apartment in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.5m	13.5m
Minimum Lot Area	300m <sup>2</sup>	405m <sup>2</sup>
Minimum Landscaped Open Space in the Front Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: P. Barros, 399 Thornton Road North, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application with a condition.

P. Barros provided an overview of the application.

In response to a question from F. Eismont, P. Barros replied that a trees roots are usually in alignment with the drip line of the tree and there is sufficient room between the tree and the proposed building, should not be a problem.

F Eismont acknowledged that written public comments were received for this application.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Paulo Barros** for **399 Thornton Road North (Part 2)**, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.

2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1023 Ridgemount Boulevard**

An application has been submitted by **Akshay Joshi on behalf of Shahzaib Dhanani** for variances from the City's Zoning By-law 60-94.

The application relates to **1023 Ridgemount Boulevard** (PL 40M1802 LT 67), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling which may include an accessory apartment in a R1-E.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%
Location of Parking Spaces	Permit partial tandem	Tandem parking not permitted

A meeting of the Oshawa Committee of Adjustment was held on December 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay  
D. Dutta, E. Kohek, D. Sappleton

Also Present: A. Joshi, 712-101 Subway Crescent, Toronto  
C. Mathesen, 1021 Ridgemount Street, Oshawa

Absent: R. Adams, D. Thomson

A report received from the Economic and Development Services Department stated no objection to the approval of this application.

A. Joshi provided an overview of the application.

In response to questions from C. Mathesen, A. Joshi replied the north driveway will be widened. Owner plans to stay for long time.

Moved by A. Johnson, seconded by D. Lindsay,

"THAT the application by **Akshay Joshi on behalf of Shahzaib Dhanani** for **1023 Ridgemount Boulevard**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



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Deb Dutta, Assistant Secretary-Treasurer