

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 apartment 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 January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: L. Escobar, 2492 Orchestrate Drive, Oshawa

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

L. Escobar provided an overview of the application and requested the condition be removed.

D.Dutta provided an explanation for the condition.

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

"THAT the application by **Harold Leonardo Escobar on behalf of Irshad Ahmad Khan for 2492 Orchestrate Drive**, 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, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 86 Conant Street

An application has been submitted by **D.G. Biddle & Associates Ltd. on behalf of 13296415 Canada Corp.** for variances from the City's Zoning By-law 60-94 and Interim Control By-law 133-2023.

The application relates to **86 Conant Street** (PL 335 SHEET 29 LT C37), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building whereas Interim Control By-law 133-2023, while in effect, does not permit the use of any land, building or structure for any purpose except for a use that lawfully existed on the date of the passage of the Bylaw (October 30, 2023) as long as it continues to be used for such purpose.

The additional purpose and effect of this 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 (Commercial) Zone.

Zoning Item	Column 1	Column 2
Parking in the Front Yard (Accessible Parking Space Only)	To Permit	Not Permitted
Minimum Distance of Parking Area to a Street Line	2.5m	3m

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

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

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 they will attempt to preserve trees.

Moved by A. Johnson, seconded by R. Adams,

"THAT the application by **D.G. Biddle & Associates Ltd. on behalf of 13296415 Canada Corp.** for **86 Conant Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 or Interim Control By-law.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1260 Northmount Street**

An application has been submitted by **HomDrafting and Design Inc on behalf of Ken Hurst** for variances from the City's Zoning By-law 60-94.

The application relates to **1260 Northmount Street** (PL M1129 PT LT 20 NOW RP 40R4467 PT 22), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Width of Parking Space (Front Yard Parking Spaces Only)	2.6m	2.75
Minimum Length of Parking Space (Third Space Only)	4.9 m	5.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: C. Dochuk, HomDrafting and Design Inc.

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. Thomson, seconded by A. Johnson,

"THAT the application by **HomDrafting and Design Inc on behalf of Ken Hurst** for **1260 Northmount Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 1258 Aldsworth Crescent**

An application has been submitted by **Ravinder Singh on behalf of Neha Pearl Kasukurthy and Santosh Benjamin Kasukurthy** for variances from the City's Zoning By-law 60-94.

The application relates to **1258 Aldsworth Crescent** (PL 40M2481 LT 4), 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 R3-A/R4-A/R1-E(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Width of Parking Space (Third Space only)	2.2m	2.75m
Minimum Length of Parking Space (Third Space only)	5.5m	5.75m
Minimum Landscaped Open Space in the Front Yard	49%	50%
Tandem Parking	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: R. Singh, 7040 Gillespie Lane, Mississauga

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

R. Singh provided an overview of the application.

R. Adams acknowledged written comments were received for this application.

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

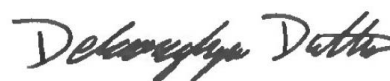
"THAT the application by **Ravinder Singh on behalf of Neha Pearl Kasukurthy and Santosh Benjamin Kasukurthy** for **1258 Aldsworth Crescent**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Deb Dutta, Assistant Secretary-Treasurer

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 1644 Sarasota Crescent**

An application has been submitted by **Shivang Tarika on behalf of Zia Ahmed** for variances from the City's Zoning By-law 60-94.

The application relates to **1644 Sarasota Crescent** (PL 40M2196 LT 36), 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(5) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (front yard parking spaces only)	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%
Tandem Parking	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: S. Tarika, 106 Morningside Drive, Georgetown

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

S. Tarika provided an overview of the application.

Moved by F. Eismont, seconded by R. Adams,

"THAT the application by **Shivang Tarika on behalf of Zia Ahmed** for **1644 Sarasota Crescent**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 1030 Lockie Drive and 2050 Harmony Road North

An application has been submitted by **Conlin (Oshawa) 130 Acres Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **1030 Lockie Drive and 2050 Harmony Road North** (PL 40M2706 BLK 127 and PL 40M2706 BLK 169), Oshawa, Ontario.

The purpose and effect of the application is to permit block townhouses with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for block townhouses in a R1-E(32)/R3-A(13)/R4-A(18) "h-14" (Residential) Zone and a MU-B.DBR60-85/SSC "h-14" "h-30"(Mixed Used/Automotive Service Station) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.5m	3.0m
Minimum Interior Side Yard and Rear Yard Depth Abutting a Residential Zone	2.5m	9.0m
Minimum Rear Yard Depth	2.5m	7.5m
Maximum Height	12.5m	10.5m
Maximum Height For Any Building Located Less Than 11.0m from a Residential Zone	11.5m	9.0m
Minimum Landscaped Open Space Abutting a Residential Zone	1.0m	4.5m
Minimum Landscaped Open Space in the Yard abutting the Common Elements Condominium Road for Rear Lane Block Townhouse Parcels of Tied Land	0%	50%
Minimum Landscaped Open Space in the Yard abutting the Common Elements Condominium Road for all Block Townhouse Parcels of Tied Land other than Rear Lane Block Townhouse Parcels	45%	50%
Visitor Parking in the Front Yard	To permit	Not permitted
Minimum Distance of Parking Area to Lockie Drive Street Line	1.0m for an individual townhouse unit driveway only	3.0m
Minimum Visitor Parking	0.30 spaces per dwelling unit	0.35 spaces per dwelling unit
Accessory Building or Structure in the Front Yard	To permit	Not Permitted
Minimum Residential Density	48 units per hectare	60 units per hectare
Minimum Building Frontage on Conlin Road East	Not applicable	60%
Minimum Lot Line Length for a Parcel of Tied Land	5.1m	15m

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-34).

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: B. Jordan, GHD Group

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

B. Jordan provided an overview of the application.

In response to a question from A. Johnson, B. Jordan replied the Rear Lane Block Townhouses will have a balcony for amenity space.

In response to a question from D. Lindsay, B. Jordan replied the site plan approval application is currently being processed.

R. Adams acknowledged written comments were received for this application.

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

“THAT the application by **Conlin (Oshawa) 130 Acres Inc.** for **1030 Lockie Drive and 2050 Harmony Road North**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 894 Groveland Avenue**

An application has been submitted by **RJ CAD Solutions Inc on behalf of Muhammad Abbas Malik** for variances from the City's Zoning By-law 60-94.

The application relates to **894 Groveland Avenue** (PL 40M2521 LT 99), 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	2.7m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: K. Shah, RJ CAD Solutions

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

K. Shah provided an overview of the application.

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

"THAT the application by **RJ CAD Solutions Inc on behalf of Muhammad Abbas Malik for 894 Groveland Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 973 Black Cherry Drive**

An application has been submitted by **Valiuddin Mohammed on behalf of Mona Wasim** for a variance from the City's Zoning By-law 60-94.

The application relates to **973 Black Cherry Drive** (PL 40M2622 LT 9), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum of 47% landscaped open space in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling which may include an accessory apartment in a R1-E.Y4.5 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: V. Mohammed, 6 Ripon Street, Mississauga

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

V. Mohammed provided an overview of the application.

In response to questions from F. Eismont, D. Dutta responded that the applicant had revised their application to show a driveway widening to 5.5m in width rather than 5.75m, which improved the landscaping in the front yard from 45% to 47%.

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

"THAT the application by **Valiuddin Mohammed on behalf of Mona Wasim** for **973 Black Cherry Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 are minor in nature.
2. The Committee is of the opinion that the variance granted are 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 47 Simcoe Street South

An application has been submitted by **2797992 Ontario Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **47 Simcoe Street South** (PL H-50005 LT 6 PT LT 5 NOW RP 40R10427 PT 1 TO 3), Oshawa, Ontario.

The purpose and effect of the application is to permit a mixed use 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 a building in a CBD-A(5) "h-84" (Central Business District) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height	43m	32m
Maximum Density	625 units per hectare	550 units per hectare
Minimum Yard Depth Abutting Celina Street above 12.0m in height	0.0m	0.1m

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: M. Bennet, WND Associates

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

M. Bennett provided an overview of the application.

In response to a question from A. Johnson, M. Bennett replied the original Post office building will be incorporated into the design of the new development.

In response to a question from R. Adams, M. Bennett replied the commercial portion of the new development is envisioned to be a mix of restaurants and retail.

Moved by R. Adams, seconded by F. Eismont,

"THAT the application by **2797992 Ontario Limited** for **47 Simcoe Street South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 0 Park Road North**

An application has been submitted by **HomDrafting and Design Inc on behalf of David Persaud** for variances from the City's Zoning By-law 60-94.

The application relates to **0 Park Road North** (vacant parcel between 97 and 105 Park Road North) (PL 335 SHEET 12 PT LT C32), Oshawa, Ontario.

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 single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	402m ²	405m ²
Minimum Lot Frontage	12m	13.5m
Minimum Landscaped Open Space in the Front Yard	47%	50%
Maximum Building Height	10m	9m

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: C. Dochuk, HomDrafting and Design Inc.

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. Thomson, seconded by A. Johnson,

"THAT the application by **HomDrafting and Design Inc on behalf of David Persaud** for **0 Park Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 20 and 24 Beatrice Street West

An application has been submitted by **NPG Planning Solutions Inc. on behalf of Priscilla Facey** for variances from the City's Zoning By-law 60-94.

The application relates to **20 and 24 Beatrice Street West** (PL 957 LT 11 and Parts 1, 3, 7 and 8, Plan 40R-19756), Oshawa, Ontario.

The purpose and effect of the application is to permit semi-detached buildings and an 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 semi-detached buildings and an apartment building in R5-B "h-63" and R5-B(3) "h-63" (Residential) Zones.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth abutting Beatrice Street West for semi-detached buildings	3.5m	6.0m
Maximum Height of semi-detached buildings	11m	9m
Minimum Parking Space Length for semi-detached dwellings	5.4m	5.75m
Multiple semi-detached buildings on the same lot	To permit	Not permitted
Each of the two semi-detached dwellings in a semi-detached building must face a street line	Each semi-detached dwelling faces the internal private road	Each of the two dwelling units directly faces the street line
Portion of apartment building (water meter/utility room) outside of the area indicated as the "Permitted Building Area" on Appendix "A" to the R5-B(3) Special Condition	To permit	Not permitted

The subject site is also subject to applications for Site Plan Approval (File SPA-2022-18) and Draft Plan of Subdivision (File S-O-2023-01).

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
 D. Dutta, D. Sappleton

Also Present: M. Fedchyshak, NPG Planning Solutions Inc.

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

M. Fedchyshak provided an overview of the application.

In response to a question from F. Eismont, M. Fedchyshak replied a detailed landscaping plan has been submitted with the Site Plan Approval application which includes fencing to provide privacy.

R. Adams acknowledged written comments were received for this application.

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

“THAT the application by **NPG Planning Solutions Inc. on behalf of Priscilla Facey for 20 and 24 Beatrice Street West**, Oshawa, Ontario, be approved subject to the following condition:

1. The water meter/utility room shall only be permitted on the south side of the apartment building.”

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 95 Central Park Boulevard South**

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

The application relates to **95 Central Park Boulevard South** (PL 428 LT 50), 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	49%	50%
Minimum Parking Space Length	4.9m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on January 24, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: J. Rinella

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

J. Rinella provided an overview of the application.

In response to a question from A. Johnson, D. Dutta responded that this property was exempt from the requirement of an additional parking space for the accessory apartment, therefore the driveway widening and curb cut are not mandatory.

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

"THAT the application by **Christopher Leahy** for **95 Central Park Boulevard South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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