

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 626 Coldstream Drive

An application has been submitted by **Mohamed Hamad** for variances from the City’s Zoning By-law 60-94.

The application relates to **626 Coldstream Drive** (PL 40M-2051 PT BLK 38 RP 40R-21456 PT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a street townhouse dwelling in a R3-A.DB 35 (Residential) Zone.

Zoning Item	Column 1	Column 2
Parking Space Location	All parking spaces in the front yard	Minimum one parking space in a side yard, rear yard or in a garage
Minimum Landscaped Open Space in the Front Yard	40%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Hamad, 626 Coldstream Drive, Oshawa

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

M. Hamad provided an overview of the application.

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

“THAT the application by **Mohamed Hamad** for **626 Coldstream Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. The 1.7m widened portion of the driveway shall be interlocking stone satisfactory to Planning Services.
2. That the applicant generally implement the plan submitted with the application including 2 small trees planted in front of the garage satisfactory to Planning Services.
3. 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 proposed parking spaces on the subject site.”

Affirmative – A. Johnson, 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 9 Brock Street East

An application has been submitted by **Mary Febbrini** for variances from the City’s Zoning By-law 60-94.

The application relates to **9 Brock Street East** (PL H-50003 PT LT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a building containing two dwelling units with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for PSC-B (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Permitted Use	A building containing two dwelling units	A building containing only two dwelling units not permitted
Minimum Parking Space Width	2.3m	2.6m
Minimum Parking Space Length	5.0m	5.4m
Minimum Driveway Width	2.2m	3m

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Febbrini, 9 Brock Street East

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

M. Febbrini provided an overview of the application.

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

“THAT the application by **Mary Febbrini** for **9 Brock Street East**, Oshawa, Ontario, be approved subject to the following conditions:

1. A minimum of 1 parking space per unit shall be provided. Tandem parking shall not be permitted.
2. This decision shall only apply to the existing building and any minor additions.”

Affirmative – A. Johnson, 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 Court Street

An application has been submitted by **Austin Bogart on behalf of Howiel Weir** for a variance from the City's Zoning By-law 60-94.

The application relates to **0 Court Street** (north of John Street East on the west side of Court Street) (PL 154 LTS 11 TO 13 PT LT 10 RP 40R-26687 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a refreshment vehicle (food truck) without a main commercial building, whereas Zoning By-law 60-94 does not permit a refreshment vehicle on a vacant lot in a R6-B/SO-B/FD (Residential/Specialized Office/Future Development) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: A. Bogart, 176 Bruce Street, Oshawa
H. Weir, 91 Bruce Street, Oshawa

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

A. Bogart provided an overview of the application.

In response to questions from D. Lindsay, A. Bogart stated burgers and fries will be sold on the food truck but may expand the menu.

H. Weir stated that they own the parking lot and John Street is fenced but may open the gate for customers.

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

"THAT the application by **Austin Bogart on behalf of Howiel Weir** for **0 Court Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Refreshment Vehicle shall remain on wheels, with skirting attached from the base of the vehicle to the ground around the entirety of the vehicle.
2. The decision shall expire and be null and void after July 30, 2029."

Affirmative – A. Johnson, 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 1119 Tall Pine Avenue

A revised application has been submitted by **Harsh Bajaj and Ishu Kathuria** for variances from the City’s Zoning By-law 60-94.

The revised application relates to **1119 Tall Pine Avenue** (PL 40M-2129 LT 97), Oshawa, Ontario.

The purpose and effect of the revised 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 as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(7) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking between Parking for Different Dwelling Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: H. Bajaj, 1119 Tall Pine Avenue, Oshawa

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

H. Bajaj provided an overview of the application.

In response to a question from D. Lindsay, H. Bajaj replied that they are not widening the driveway on the hydrant side.

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

“THAT the application by **Harsh Bajaj and Ishu Kathuria** for **1119 Tall Pine Avenue**, Oshawa, Ontario, be approved subject to the following condition(s):

1. A maximum of 0.6m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit, subject to the separation between said tandem parking spaces being a minimum 1.0m.”

Affirmative – A. Johnson, 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 201 Quebec Street**

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

The application relates to **201 Quebec Street** (PL 194 LT 69), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum front lot line length of 2.4m, whereas Zoning By-law 60-94 requires a minimum front lot line length of 4.5m for a single detached dwelling in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: G. Sourani, 44 Sailors Landing, Bowmanville

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

G.Sourani provided an overview of the application.

In response to a question from D. Lindsay, G. Sourani responded that they are aware of the report from staff and are willing to work with staff on a revised plan.

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

"THAT the application by **Nourollah Sourani-Yanchesmeh** for **201 Quebec Street**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, 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 164 Sheridan Street**

An application has been submitted by **Lonny Gibson on behalf of Tahmina Akhter** for variances from the City's Zoning By-law 60-94.

The application relates to **164 Sheridan Street** (PL 40M-1884 LT 49), 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 in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking between Parking for Different Dwelling Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: T. Akhter, 164 Sheridan Street, Oshawa

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

T. Akhter provided an overview of the application.

In response to a question from A. Johnson, D. Dutta replied that the student housing by-law does not impact staff's recommendation.

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

"THAT the application by Lonny Gibson on behalf of Tahmina Akhter for 164 Sheridan Street, Oshawa, Ontario, be approved subject to the following conditions:

1. A maximum of 0.5m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit subject to the separation between said tandem parking spaces being a minimum 1.0m.
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 proposed 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, 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 83 Banting Avenue**

An application has been submitted by **QBS Architects Inc on behalf of Gundogan Holding Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **83 Banting Avenue** (PL 149 PT LT 14), 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 a single detached dwelling in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height	10m	9m
Minimum Rear Yard Depth	7m	7.5m
Maximum Lot Coverage	52%	40%

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: S. Mathno, QBS Architects Inc.

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

S. Mathno provided an overview of the application.

In response to a question from F. Eismont, S. Mahtno replied, the owners have a permit with the city to park on the street.

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

"THAT the application by **QBS Architects Inc on behalf of Gundogan Holding Ltd.** for **83 Banting Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. Notwithstanding the permission for reduced rear yard depth, a deck shall not be located closer than 5.1m to the rear lot line.
2. The deck shall not extend beyond the side walls of the existing house."

Affirmative – A. Johnson, 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 1345 Sharbot Street

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

The application relates to **1345 Sharbot Street** (PL 648 LT 63), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Parking Space Location	Parking Spaces in Front Yard and partially in the Side Yard	Minimum One Parking Space in a Side Yard, Rear Yard or in a Garage
Maximum Encroachment of a Deck into the Required Rear Yard	2.6m	2.4m

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: A. Syal, 619 Lakeview Avenue, Oshawa

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

A. Syal provided an overview of the application.

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

"THAT the application by **Abhinav Syal** for **1345 Sharbot Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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 215 Thornton Road North

An application has been submitted by **D. G. Biddle and Associates Limited on behalf of Holland Homes Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **215 Thornton Road North** (PL 370 SHEET 16C PT LT 15 RP 40R-31216 PT 17), Oshawa, Ontario.

The purpose and effect of the application is to permit a 124.42 sq. m. reciprocal access easement for the proposed property to the South, retaining a 558.3 sq. m residential parcel of land.

The subject site is also subject to an application for Consent (File B-2024-09).

A meeting of the Oshawa Committee of Adjustment was held on July 10, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: L. Klets, D. G. Biddle and Associates

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

L. Klets provided an overview of the application.

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

"THAT the application by **D. G. Biddle and Associates Limited on behalf of Holland Homes Inc.** for **215 Thornton Road North**, Oshawa, Ontario, be approved subject to the following:

Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding;
2. That the Applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy;
3. The Applicant shall submit the draft easement document for review and approval prior to final approval;
4. The Applicant acknowledges that Sections 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance;
5. Prior to final approval, all taxes for the subject lands must be current;
6. The Applicant shall pay the required fee for clearance of City conditions for each application; and
7. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is June 19, 2026
 - (b) Expiry date of Application is July 10, 2026.

Clearing Agencies

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition 1 to 6 has been carried out to its satisfaction; and
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition 7 have been adhered to.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer