

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 186 South Ocean Drive**

A revised application has been submitted by **Peace-N-Heaven Inc.** for variances from the City's Zoning By-law 60-94.

The revised application relates to **186 South Ocean Drive** (PL 40M-2549 LT 25), 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 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%
Partial Tandem Parking	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: S. Sarkar, Peace-N-Heaven Inc.

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

S. Sarkar provided an overview of the application.

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

"THAT the application by **Peace-N-Heaven Inc.** for **186 South Ocean Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. A maximum of 1.2m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit; and
2. The Owner 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 201 Quebec Street**

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

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

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

Zoning Item	Column 1	Column 2
Minimum Front Lot Line	2.4m	4.5m
Minimum Lot Frontage	2.4m	9m
Minimum Landscaped Open Space in the Front Yard	25%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: G. Sourani, 201 Quebec Street, Oshawa

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

G. Sourani provided an overview of the application.

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

"THAT the application by **Nourollah Sourani-Yanchesmeh** for **201 Quebec Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner shall obtain an Access to Property Permit (curb cut) to generally match site plan prepared by Eco-Arch Consultants Inc. dated July 25, 2024, to the satisfaction of Community and Operations Services. prior to the issuance of a building permit;
2. That the Owner provide CLOCA with the applicable variance review fee of \$900.00 in accordance with the CLOCA approved Fee Schedule (2024) prior to the issuance of a building permit;
3. That the Owner obtain a permit from CLOCA pursuant to Part VI of the Conservation Authorities Act prior to the issuance of a building permit; and
4. That the Owner enter into to enter into a Save Harmless and Easement Agreement with CLOCA, to be registered as a Notice on Title under Section 119 of the Lands Titles Act prior to the issuance of a building permit."

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 287 Wilson Road North**

An application has been submitted by **Lifestyle Sunrooms Inc. on behalf of Susan Sloan** for variances from the City's Zoning By-law 60-94.

The application relates to **287 Wilson Road North** (PL 685 LT 6 PT LT 7), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition (carport) to 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 an R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	0.6m	1.2m
Minimum Parking Space Width (in the carport)	2.5m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: S. Ahmed, Lifestyle Sunrooms Inc.

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. Ahmed provided an overview of the application.

In response to a question from D. Lindsay, S. Ahmed replied they are willing to cooperate with staff and re-design the carport.

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

"THAT the application by **Lifestyle Sunrooms Inc. on behalf of Susan Sloan** for **287 Wilson Road North**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 180 Fernhill Boulevard

An application has been submitted by **MEM Engineering Inc. on behalf of Jatin Rishi** for a variance from the City's Zoning By-law 60-94.

The application relates to **180 Fernhill Boulevard** (PL 310 PT LT 310 TO 312), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling containing an accessory apartment, with a lot coverage of 74% of the main building on the lot, whereas Zoning By-law 60-94 permits a maximum lot coverage of 50% of the main building on the lot for an accessory building ancillary to a single detached dwelling in an R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: A. Raj, MEM Engineering Inc.
Gassan, 1098 Ritson Road North, Oshawa

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

A. Raj provided an overview of the application.

In response to a question from F. Eismont, A. Raj replied that a widening of the existing driveway on Madison Avenue is required to accommodate an additional parking space and that the existing driveway on Fernhill Boulevard will remain unchanged.

In response to a question from Gassan, D. Dutta clarified the driveway to be widened is located in the side yard and that minimum landscaped open space provision will still be met.

In response to a question from Gassan, A. Johnson indicated that the subject application is requesting relief from the lot coverage provision that permits accessory structures to be a maximum of 50% of the footprint of the main building.

In response to a question from A. Johnson, V. Muhunthan answered that the total lot coverage for all structures on the property would be approximately 18% whereas the Zoning By-law states a maximum of 40% for the R1-C zone.

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

"THAT the application by **MEM Engineering Inc. on behalf of Jatin Rishi** for **180 Fernhill Boulevard**, 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 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 492 Front Street**

An application has been submitted by **MEM Engineering Inc. on behalf of Sukhdeep Singh** for variances from the City's Zoning By-law 60-94.

The application relates to **492 Front Street** (PL 279 LT 1), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	68%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	11%	8%

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: A. Raj, MEM Engineering Inc.

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

A. Raj provided an overview of the application.

Moved by D. Thomson, seconded by D. Lindsay,

"THAT the application by **MEM Engineering Inc. on behalf of Sukhdeep Singh** for **492 Front 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT
Committee of Adjustment Application for 327 Phillip Murray Avenue

An application has been submitted by **Thambiah Sivananthan and Priyatharshini Arasaratnam** for variances from the City's Zoning By-law 60-94.

The application relates to **327 Phillip Murray Avenue** (PL M1072 PT LT 10 NOW RP 40R-3339 PT 5, 6), 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 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 Landscaped Open Space in Front Yard	47%	50%
Parking Space Location	Partially in the Side Yard	Minimum of one Parking Space in a Side Yard, Rear Yard or in a Garage
Minimum Parking Space Width (only space partially in the side yard)	2.5m	2.75m
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 August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: T. Sivananthan, 327 Phillip Murray Avenue, Oshawa

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

T. Sivananthan provided an overview of the application.

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

"THAT the application by **Thambiah Sivananthan and Priyatharshini Arasaratnam** for **327 Phillip Murray Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. The portion of land between the porch and parking area shall be restored with soft landscaping (e.g. sod, seeding, garden, etc.) satisfactory to Planning Services prior to the issuance of a building permit for an accessory apartment; and
2. The Owner 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 886 Groveland Avenue**

A revised application has been submitted by **RJ CAD Solutions on behalf of Gopendra Nauth** for variances from the City's Zoning By-law 60-94.

The revised application relates to **886 Groveland Avenue** (PL 40M-2521 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 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	48%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, 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 with a condition.

K. Shah provided an overview of the application.

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

"THAT the application by **RJ CAD Solutions on behalf of Gopendra Nauth** for **886 Groveland Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. A maximum of 0.6m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1170, 1180 and 1188 Simcoe Street South

An application has been submitted by **Blackthorn Development Corp. on behalf of Simcoe Street Developments Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **1170, 1180 and 1188 Simcoe Street South** (PL 486 LT 3, 4, BLK B PT LT 1 2 5 12 AND PT RITSON ROAD CLOSED NOW RP 40R-7196 PT 2, 3, 4), Oshawa, Ontario.

The purpose and effect of the application is to permit apartment buildings (stacked 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 apartment buildings (stacked townhouses) in a PCC-D (Planned Commercial Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth (Ritson Road South)	1.9m	6m
Minimum Rear Yard Depth (Simcoe Street South)	3m	7.5m
Minimum Landscaped Open Space	30%	40%
To Permit a Temporary Sales Office Prior to Receiving Draft Plan Approval for a Plan of Condominium	To Permit	Not Permitted
Minimum Visitor Parking (Rental)	0.3 spaces/unit	0.33 spaces/unit

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: M. Rogato, Blackthorn Development Corp.
Gassan, 1098 Ritson Road North, Oshawa
T. Uhlig, 108 Wellington Ave, Oshawa

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

M. Rogato provided an overview of the application.

In response to a question from F. Eismont, M. Rogato clarified that the sales centre will be located on the subject lands and will front on Simcoe Street South.

In response to a question from Gassan, V. Muhunthan clarified the proposed minimum front yard setback is being measured to the water meter room which is attached to the main building and that a rezoning is not required for the property as apartment buildings are a permitted use in the PCC-D zone.

In response to a question from Gassan, M. Rogato indicated that the units along Simcoe Street South are essentially double frontage dwellings which merits the reduced setback and that a zoning by-law amendment is not required to permit the proposed use. M. Rogato also expressed that the consideration of minor variances are not strictly quantitative and that good planning and desirability are taken into account.

In response to a question from Gassan, F. Eismont replied that the Committee's decision to approve minor variances is subject to a number of considerations such as legislative changes, official plan policies and the staff's recommendations.

In response to a question from Gassan, D. Dutta clarified that the City's Zoning By-law is a living document that receives periodic updates, however, based on the timing of the updates, there may sections of the By-law that appear more dated than others.

In response to a question from T.Uhlig, M. Rogato replied that setbacks are measured to the property line.

Moved by D. Lindsay, seconded by D. Thomson,

“THAT the application by **Blackthorn Development Corp. on behalf of Simcoe Street Developments Inc.** for **1170, 1180 and 1188 Simcoe Street South**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer



MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 316 Britannia Avenue West

An application has been submitted by **Bruno Lopes on behalf of Jason Khan** for variances from the City’s Zoning By-law 60-94.

The application relates to **316 Britannia Avenue West** (PL 40M-2589 PT LT 136 RP 40R-31074 PT 13), 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 in a R2(11) Residential Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in Rear Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: B. Lopes, 1649 St. Clair Avenue, Toronto

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

B. Lopes provided an overview of the application.

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

“THAT the application by **Bruno Lopes on behalf of Jason Khan** for **316 Britannia Avenue West**, Oshawa, Ontario, be approved subject to the following condition:

1. The Owner 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 298 Haig Street**

An application has been submitted by **Dennis James and Dorrett James** for variances from the City's Zoning By-law 60-94.

The application relates to **298 Haig Street** (PL 206 PT LT 25,26), 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 R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.0m	2.75m
Minimum Landscaped Open Space in Front Yard	0%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: D. James, 298 Haig Street, Oshawa
I. Wallace, 296 Haig Street, Oshawa
Gassan, 1098 Ritson Road North

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

D. James provided an overview of the application.

In response to a question from D. Lindsay, D. James replied that they purchased the home in 2021.

F. Eismont commented that it is a unique property, it is understandable why there is an issue with the parking.

I. Wallace commented 296 and 298 Haig Street are located very close together. In 1979 an easement was created to provide ingress and egress for 296 Haig Street. Will the parking space violate the easement?

D. Dutta replied the decision will not negate the easement, the proposal will legalize an existing situation and will not block the walkway.

D. James commented that the neighbour does not use a wheelchair. They are good neighbours and have no issues with each other.

Gassan questioned why a reduction from landscaped open space from 50% to 0% is being supported by staff.

D. Dutta replied that the application was to legalize an existing situation which has existed for decades in a unique neighbourhood in the city.

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

“THAT the application by **Dennis James and Dorrett James** for **298 Haig Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The variances shall only apply to the existing dwelling. In the event of demolition, the approval shall be deemed null and void.”

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 601 Mary Street North**

An application has been submitted by **Greg Dooley on Behalf of Erin Lancaster** for a variance from the City's Zoning By-law 60-94.

The application relates to **601 Mary Street North** (PL 146 PT LTS 303 T0 305 & 338), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum front yard depth of 7m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: B. Shelley, Paradisaic Building Group Inc.

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

B. Shelley provided an overview of the application.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by **Greg Dooley on Behalf of Erin Lancaster** for **601 Mary Street North**, 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 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 712 Carnegie Avenue

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

The application relates to **712 Carnegie Avenue** (PL 293 LT 15), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Accessory Building Located in the Front Yard	To Permit	Not Permitted
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	65%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	15%	8%
Parking Space Location	All in the Front Yard	Minimum One Parking Space in a Side Yard, Rear Yard or in a Garage

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: H. Kim, 712 Carnegie Avenue, Oshawa
M. Magnie, 17 Jones 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. Kim provided an overview of the application.

In response to a question from F. Eismont, H, Kim replied that the driveway has always been located on Carnegie Avenue. The existing dwelling is to remain with no plans to alter the existing dwelling.

In response to a question from M. Magnie, H. Kim further explained the proposal and indicated the location of the existing dwelling and proposed accessory dwelling unit. The detached garage will be demolished and there will not be an accounting firm located on the property.

In response to a question from D. Lindsay, H. Kim replied the accessory dwelling unit will be used by family members.

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

"THAT the application by **Ho Kyung Kim** for **712 Carnegie Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The accessory building in the front yard shall be setback a minimum of 7m from the Carnegie Avenue street line and a minimum of 2.4m from Jones Avenue street line."

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 2387 Kentucky Derby Way**

An application has been submitted by **Al-Mamun Abu Zahir Mohammed** for variances from the City's Zoning By-law 60-94.

The application relates to **2387 Kentucky Derby Way** (PL 40M-2533 LT 70), 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 single detached dwelling in a R2(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Landscaped Open Space	46%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: A. Mohammed, 2387 Kentucky Derby Way, Oshawa
Gassan, 1098 Ritson Road North

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

A. Mohammed provided an overview of the application.

In response to a question from F. Eismont, D. Dutta replied a site visit was conducted to confirm the condition of the site.

In response to a question from Gassan, D. Dutta replied the applicant will have to match the submitted site plan.

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

"THAT the application by **Al-Mamun Abu Zahir Mohammed** for **2387 Kentucky Derby Way**, 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



Committee of Adjustment

File: **B-2024-33**

Ward: **5**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 288 Hillside Avenue

An application has been submitted by **Colin Newbold** for Consent under Section 53(1) of the Planning Act.

The application relates to **288 Hillside Avenue** (PL 296 LT 55 PT LT 20, 21), Oshawa, Ontario.

The purpose and effect of the application is to sever a 426.1 sq. m. parcel of land, retaining a 427.2 sq. m. parcel of land with the existing building to be demolished.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: C. Newbold, 288 Hillside Avenue, Oshawa

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

C. Newbold provided an overview of the application.

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

"THAT the application by **Colin Newbold** for **288 Hillside Avenue**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.

A handwritten signature in black ink, appearing to read "Deb Dutta".

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1040 Cedar Street and 280 Wentworth Street**

An application has been submitted by **Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **1040 Cedar Street and 280 Wentworth Street** (RP 40R-11376 PT 1), Oshawa, Ontario.

The purpose and effect of the applications are to permit all lands in the R6-D(6) (Residential) Zone to be considered to be one lot for the purposes of applying zoning regulations, whereas Zoning By-law 60-94 defines a "lot" as a parcel of land described in a single transfer/deed of land of legal effect registered in the Land Registry Office or Land Titles Office for the Land Registry Division of Durham.

An additional purpose and effect of the application is to permit an apartment building with a minimum rear yard depth of 5.8m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 6.0m be provided to the west property line in a R6-D(6) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: H. Katyal, Bousfields Inc.

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

H. Katyal provided an overview of the application.

Moved by D. Thomson, seconded by D. Lindsay,

"**THAT the application by Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited for 1040 Cedar Street and 280 Wentworth 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 1040 Cedar Street and 280 Wentworth Street**

An application has been submitted by **Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited** for Consent under Section 53(1) of the Planning Act.

The application relates to **1040 Cedar Street and 280 Wentworth Street** (RP 40R-11376 PT 1), Oshawa, Ontario.

B-2024-13: The purpose and effect of the application is to sever a 0.45 ha parcel of residential land with an existing apartment building (1040 Cedar Street), retaining a 1.83 ha parcel of residential land with an existing apartment building (280 Wentworth Street West).

B-2024-14: The purpose and effect of the application is to sever a 0.65 ha parcel of residential land fronting Glen Street, retaining a 1.18 ha parcel of residential land with an existing apartment building (280 Wentworth Street West).

B-2024-15: The purpose and effect of the application is to create mutual easements for access, parking, amenity space and servicing.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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, V. Muhunthan, D. Sappleton

Also Present: H. Katyal, Bousfields Inc.

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

H. Katyal provided an overview of the application.

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

"THAT the application by **Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited** for **1040 Cedar Street and 280 Wentworth Street**, 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 Owner 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 Owner acknowledges that Sections 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance for file B-2024-15;
5. Prior to final approval, all taxes for the subject lands must be current;
6. The Owner shall pay the required fee for clearance of City conditions for each application;
7. That the Owner satisfy the requirements of the Regional Works Department's letter dated April 17, 2024 concerning the provision of Regional services, financial and otherwise;

8. That the Owner satisfy the requirements of the Regional Planning and Economic Development Department's letter dated April 25, 2024; and
9. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is August 21, 2026
 - (b) Expiry date of Application is September 11, 2026."

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

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;
2. 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 Regional Works department that condition 7 has been carried out to its satisfaction;
3. 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 Regional Planning and Economic Development Department's that condition 1 to 6 has been carried out to its satisfaction; and
4. 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 9 have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2545 Simcoe Street North**

An application has been submitted by **Tribute (Simcoe Street) Limited** for a variance from the City's Zoning By-law 60-94.

The application relates to **2545 Simcoe Street North** (PL 40M-2605 PT BLK 9), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building and block townhouses 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 an apartment building and block townhouses in a PCC-A(4) "h-57" (Planned Commercial Centre) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: T. Kilpatrick, Tribute (Simcoe Street) Limited

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

T. Kilpatrick provided an overview of the application.

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

"THAT the application by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following condition:

1. This decision only applies to parking spaces directly abutting the block townhouse units."

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 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 2545 Simcoe Street North**

An application has been submitted by **Tribute (Simcoe Street) Limited** for Consent under Section 53(1) of the Planning Act.

The application relates to **2545 Simcoe Street North** (PL 40M-2605 PT BLK 9), Oshawa, Ontario.

The purpose and effect of the application is to permit the severance of a 0.501ha vacant parcel of land intended for residential use, retaining a 2.077ha residential parcel of land with existing residential uses.

A meeting of the Oshawa Committee of Adjustment was held on August 21, 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
V. Muhunthan, D. Dutta, D. Sappleton

Also Present: T. Kilpatrick, Tribute (Simcoe Street) Limited

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

T. Kilpatrick provided an overview of the application.

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

"THAT the application by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street 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 Owner 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 Owner 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. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's comments dated July 15, 2024 and July 18, 2024;
4. The Owner shall pay the required fee for clearance of City conditions for each application;
5. All taxes for the subject lands shall be current; and
6. That the consent be subject to the following period:
 - (a) Last date for fulfilling conditions is August 24, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

Agency Conditions:

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 one (1) to five (5) has been carried out to its satisfaction;
2. 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 Regional Planning and Economic Development Department that condition three (3) has been carried out to its satisfaction; and
3. 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 six (6) have been adhered to.