

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 3860 Simcoe Street North**

An application has been submitted by **3950 Simcoe Street North Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **3860 Simcoe Street North** (CON 7 PT LT 13 AND 14 AND PT RDAL BTN LTS 14 AND 15), 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 AG-A (Agricultural) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	1,075m	4,000m
Maximum Lot Coverage	14%	10%

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: H. Siva, 3950 Simcoe Street North Inc.

Absent: D. Lindsay

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

H. Siva provided an overview of the application.

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

"THAT the application by **3950 Simcoe Street North Inc.** for **3860 Simcoe Street North**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 Applications for 215 Thornton Road North**

Revised applications have been submitted by **D.G. Biddle & Associates Limited on behalf of Holland Homes** for variances from the City's Zoning By-law 60-94.

The revised applications relate 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 revised applications are to permit a single detached dwelling on each proposed lot which may each include 2 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 single detached dwellings in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of the Main Building	11.6m	9m
Maximum Front Yard Encroachment Permitted for an Unenclosed Porch	3.1m	2.4m

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: L. Klets, D. G. Biddle & Associates
L. Ruetz, 225 Thornton Road North, Oshawa

Absent: D. Lindsay

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 L. Ruetz, L. Klets replied the setbacks will provide sufficient privacy to neighbouring properties.

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

"THAT the application by **D.G. Biddle & Associates Limited on behalf of Holland Homes** for **215 Thornton Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, 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 Columbus Road West**

An application has been submitted by **The Biglieri Group on behalf of Daniel Cook** for a variance from the City's Zoning By-law 60-94.

The application relates to **0 Columbus Road West** (CON 6 PT LT 13,14 NOW RP 40R-5418 PT 1 PT), Oshawa, Ontario.

The purpose and effect of the application is to permit a parcel of land with a minimum lot frontage of 13m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 30m for a parcel of land in a R1-H, R1-H(1), OSH and AG-A (Residential, Hazard Lands Open Space, Agricultural) Zones.

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: L. Label-Pantazopoulos, The Biglieri Group
Dan Howe, 121 Columbus Road West, Oshawa
Darlene Howe, 121 Columbus Road West, Oshawa
D. Cook, 105 Columbus Road West, Oshawa

Absent: D. Lindsay

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

L. Label-Pantazopoulos provided an overview of the application.

Dan Howe commented the laneway would run across the west side of the property, directly beside their home and windows which reduces privacy, and asked for alternative design options to be explored.

In response to comments and questions from D. Howe, L. Label-Pantazopoulos replied that the Oshawa Creek reduces the area in which a potential driveway can be located.

Darlene Howe expressed concern about the additional traffic flow on Columbus Rd W and adding additional driveways will reduce visibility when entering and exiting the properties.

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

"THAT the application by The Biglieri Group on behalf of Daniel Cook for 0 Columbus Road West, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 605 Roselawn Avenue**

An application has been submitted by **ER Real Estate Construction Inc. on behalf of Paul McGowan** for variances from the City's Zoning By-law 60-94.

The application relates to **605 Roselawn Avenue** (PL 520 LT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit accessory buildings ancillary 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 accessory buildings ancillary to a single detached dwelling in an R1-F (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of All Accessory Buildings as a percentage of the Main Building	102%	50%
Maximum Ground Floor Area of All Accessory Buildings	159m ²	60m ²

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: C. Quinlan, ER Real Estate Construction Inc.

Absent: D. Lindsay

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

C. Quinlan provided an overview of the application.

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

"THAT the application by **ER Real Estate Construction Inc. on behalf of Paul McGowan** for **605 Roselawn Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. No individual accessory building constructed after October 2, 2024 shall have a ground floor area greater than 60 square metres."

Affirmative – A. Johnson, F. Eismont, 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 1356 Sunnybrae Crescent**

An application has been submitted by **Tanvir Rai on behalf of Nandini Mathur Vishal Dembi** for variances from the City's Zoning By-law 60-94.

The application relates to **1356 Sunnybrae Crescent** (PL M1177 PT LT 21 NOW RP 40R-6463 PT 7), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	40%	50%
Minimum Parking Space Width	2.45m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: T. Rai, 19-2131 Williams Parkway, Brampton
M. Prentice, 1341 Sunnybrae Crescent, Oshawa

Absent: D. Lindsay

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

T. Rai provided an overview of the application.

M. Prentice expressed concerns about the impacts of the widened driveway on snow removal, the mature tree on the property, and location of the utility box. They further stated that although Provincial legislation allows accessory units within semi-detached houses, the City should not be enabling the policies in areas where its is inappropriate as this would set a precedence that this sort of large change is the norm.

In response to questions from M. Prentice, F. Eismont replied that they are aware of the impacts of Bill 23, City staff are trying to ensure issues are dealt with.

In response to questions from M. Prentice, T. Rai replied there is a required setback for the street tree and utility box. They would like to continue to work with City Staff to determine if angling the driveway to mitigate the impacts is a viable option.

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

"THAT the application by **Tanvir Rai on behalf of Nandini Mathur Vishal Dembi** for **1356 Sunnybrae Crescent**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 321 Anderson Avenue

An application has been submitted by Peter Jaruczik on behalf of Tatra Valley Homes for variances from the City's Zoning By-law 60-94.

The application relates to 321 Anderson Avenue (PL 337 SHEET 13C1 PT LT 27), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling with 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 semi-detached dwelling in a R3-A/R5-B (Residential) Zone.

Table with 3 columns: Zoning Item, Column 1, Column 2. Rows include: Minimum Number of Parking Spaces for a Semi-Detached Dwelling with Two Accessory Apartments (3 vs 4), Minimum Landscaped Open Space in the Front Yard (44% vs 50%), Partial Tandem Parking for Separate Units (To Permit vs Not Permitted).

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: P. Jaruczik, Arc Design Group

Absent: D. Lindsay

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

P. Jaruczik provided an overview of the application.

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

"THAT the application by Peter Jaruczik on behalf of Tatra Valley Homes for 321 Anderson Avenue, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.

Handwritten signature of Deb Dutta

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 371 Daytona Court**

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

The application relates to **371 Daytona Court** (PL M1032 PT LT 2 NOW RP 40R-2650 PT 3,10), 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 an R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	41%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width (Side Yard Only)	2.55m	2.75m
Minimum Parking Space Width (Front Yard Only)	2.6m	2.75m
Parking Space Location	Partially in a Side Yard, Rear Yard or in a Garage	Fully in a Side yard, Rear Yard or in a Garage

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: E. Fisher, 371 Daytona Court

Absent: D. Lindsay

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

E. Fisher provided an overview of the application.

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

"THAT the application by **Erica Fisher** for 371 Daytona Court, Oshawa, Ontario, be approved subject to the following condition:

1. That the Owner implement the driveway design illustrated on the site plan submitted with this application which will require the removal of excess hardscaping within the municipal boulevard to provide a minimum 1m setback from the existing hydro pole, reduction of the length of the additional parking space and adjustment of the angle of the driveway, and widening of the combined parking spaces to 5.2m."

Affirmative – A. Johnson, F. Eismont, 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 2226 and 2229 Cayenne Street**

An application has been submitted by **Land Solutions Ontario on behalf of Oshawa (Conlin) Developments (BT) Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **2226 and 2229 Cayenne Street** (PL 40M-2763 LTS 49 and 50), Oshawa, Ontario.

The purpose and effect of the application is to permit two (2) single detached dwellings with a minimum landscaped open space of 38% in the front yard (Lots 49 and 50), whereas Zoning By-law 60-94 requires a minimum landscaped open space in the front yard of 50% for a single detached dwelling in a R1-E(31) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: P. Dembo, Kagan Shastri Winer Demelo LLP

Absent: D. Lindsay

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

P. Dembo provided an overview of the application and requested that the Committee consider approving the application with the condition that the stormwater management memo be accepted by CLOCA.

In response to a question from A. Johnson, P. Dembo replied the large rear yard setbacks would not ultimately impact the landscaped open space calculation.

In response to a question from F. Eismont, D. Dutta replied that staff has prepared conditions if the Committee wants to consider approving the application.

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

"THAT the application by **Land Solutions Ontario on behalf of Oshawa (Conlin) Developments (BT) Inc.** for **2226 and 2229 Cayenne Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner demonstrate that the reduced permeable surfaces will have a negligible impact upon the overall stormwater calculations by providing an updated stormwater management memo by a qualified professional engineer, to the satisfaction of CLOCA and City of Oshawa Engineering Services.
2. The Owner is required to provide a payment to CLOCA for their review fee of \$900."

Affirmative – A. Johnson, F. Eismont, 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 Various properties on Cayenne Street, Beckman Crescent, Hillborough Ave, Crystal Drive, Binbrook Drive**

An application has been submitted by **Land Solutions Ontario on behalf of Oshawa (Conlin) Developments (BT) Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **2217, 2218, 2221, 2222, and 2225 Cayenne Street, 2212, 2216, 2220, 2224, 2227, 2231, 2235 and 2236 Beckman Crescent, 1397, 1401, 1405, 1409 and 1413 Hillborough Ave, 2118, 2138, 2134, 2130, 2126 and 2122 Crystal Drive, and 2119, 2123, 2127, 2131, 2135, 2139 and 2143 Binbrook Drive** (PL 40M-2763 LTS 47 to 54, 67 to 70, 73 to 77, 96 to 100, 116 to 121 and 126 to 132), Oshawa, Ontario.

The purpose and effect of the application is to permit thirty-three (33) single detached dwellings with a minimum landscaped open space of 44% in the front yard (Lots 47, 48, 51 to 54, 67 to 70, 73 to 77, 96 to 100, 116 to 121 and 126 to 132), whereas Zoning By-law 60-94 requires a minimum landscaped open space in the front yard of 50% for a single detached dwelling in a R1-E(31) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: P. Dembo, Kagan Shastri Winer Demelo LLP

Absent: D. Lindsay

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

P. Dembo provided an overview of the application and requested that the Committee consider approving the application with the condition that the stormwater management memo be accepted by CLOCA.

In response to a question from A. Johnson, P. Dembo replied the large rear yard setbacks would not ultimately impact the landscaped open space calculation.

In response to a question from F. Eismont, D. Dutta replied that staff has prepared conditions if the Committee wants to consider approving the application.

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

"THAT the application by **Land Solutions Ontario on behalf of Oshawa (Conlin) Developments (BT) Inc.** for **2217, 2218, 2221, 2222, and 2225 Cayenne Street, 2212, 2216, 2220, 2224, 2227, 2231, 2235 and 2236 Beckman Crescent, 1397, 1401, 1405, 1409 and 1413 Hillborough Ave, 2118, 2138, 2134, 2130, 2126 and 2122 Crystal Drive, and 2119, 2123, 2127, 2131, 2135, 2139 and 2143 Binbrook Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner demonstrate that the reduced permeable surfaces will have a negligible impact upon the overall stormwater calculations by providing an updated stormwater management memo by a qualified professional engineer, to the satisfaction of CLOCA and City of Oshawa Engineering Services.
2. The Owner is required to provide a payment to CLOCA for their review fee of \$900 and technical review fee of \$3,530."

Affirmative – A. Johnson, F. Eismont, 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



Committee of Adjustment

File: **B-2024-37**

Ward: **1**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 3860 Simcoe Street North

An application has been submitted by **3950 Simcoe Street North Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **3860 Simcoe Street North** (CON 7 PT LT 13, 14 AND PT RD ALLOWANCE BETWEEN LT 14, 15, NOW RP 40R-11031 PT 3 TO 5), Oshawa, Ontario.

The purpose and effect of the application is to sever a 0.1 hectare parcel of land with an existing single detached dwelling, retaining a 15.4 hectare parcel of land with existing agricultural uses. An additional purpose and effect of the application is to establish a temporary access easement over the severed lands in favour of the retained lands.

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: H. Siva, 3950 Simcoe Street North Inc.

Absent: D. Lindsay

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

H. Siva provided an overview of the application.

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

"THAT the application by **3950 Simcoe Street North Inc.** for **3860 Simcoe Street North**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 105 Columbus Road West**

Applications have been submitted by **The Biglieri Group on behalf of Daniel and Ellen Cook** for Consent under Section 53(1) of the Planning Act.

The applications relate to **105 Columbus Road West** (CON 6 PT LT 13, NOW RP 40R-13562 PT PT 3), Oshawa, Ontario.

B-2024-38: The purpose and effect of the application is to sever a 0.18 hectare residential parcel of land and add it to the lands to the south (0 Columbus Road West), retaining a 1.32 hectare parcel with an existing single detached dwelling.

B-2024-39: The purpose and effect of the application is to sever a 3.05 hectare parcel of land and add it to the lands to the west (105 Columbus Road West), retaining a 2.39 hectare parcel of land.

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: L. Label-Pantazopoulos, The Biglieri Group
Dan Howe, 121 Columbus Road West, Oshawa
Darlene Howe, 121 Columbus Road West, Oshawa
D. Cook, 105 Columbus Road West, Oshawa

Absent: D. Lindsay

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

L. Label-Pantazopoulos provided an overview of the application.

Dan Howe commented the laneway would run across the west side of the property, directly beside their home and windows which reduces privacy, and asked for alternative design options to be explored.

In response to comments and questions from D. Howe, L. Label-Pantazopoulos replied that the Oshawa Creek reduces the area in which a potential driveway can be located.

Darlene Howe expressed concern about the additional traffic flow on Columbus Rd W and adding additional driveways will reduce visibility when entering and exiting the properties.

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

"THAT the application by **The Biglieri Group on behalf of Daniel and Ellen Cook** for **105 Columbus Road West**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **B-2024-44**

Ward: **1**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 140 and 342 Howden Road East

An application has been submitted by **Zachary Soccio-Marandola on behalf of Philip Robert Mackey** for Certificates of Validation under Section 57(1) of the Planning Act.

A meeting of the Oshawa Committee of Adjustment was held on October 2, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: Z. Soccio-Marandola, 1 Dundas St W #2500, Toronto

Absent: D. Lindsay

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

Z. Soccio-Marandola provided an overview of the application.

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

"THAT the application by **Zachary Soccio-Marandola on behalf of Philip Robert Mackey for 140 and 342 Howden Road East**, Oshawa, Ontario, be approved.

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

A handwritten signature in cursive script, appearing to read "Deborah Dutta".

Deb Dutta, Assistant Secretary-Treasurer