



MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 445, 449, 451 Simcoe Street South and 3 and 5 Albany Street

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

The application relates to **445, 449, 451 Simcoe Street South and 3 and 5 Albany Street** (PL 335 SHEET 20 PT LT C42), Oshawa, Ontario.

The purpose and effect of the application is to permit 5 additional residential units and 1 additional commercial unit within the existing mixed use building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a mixed use building in a PSC-A (Commercial) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	117 dwelling units per hectare	85 dwelling units per hectare
Flats on first floor adjacent Simcoe Street South	To permit	Not permitted
Minimum Parking for Commercial Floor Space	5 spaces	8 spaces

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

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

Also Present: J. Gerber, Joel Gerber Architect

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

J. Gerber provided an overview of the application.

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

"THAT the application by **Tarjjez Property Solutions** for **445, 449, 451 Simcoe Street South and 3 and 5 Albany Street**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 135 Bruce Street

An application has been submitted by **Caitlin Allan on behalf of Bruce Street Developments Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **135 Bruce Street** (PL 335 SH 17 L C46 SH 19 L C88 PL 46 L20 TO 24,28 TO 30 PT L26,27 PL 55 PT L81 PL 145 L1 TO 19,503,504 PT L42 TO 53,502 CLOSED STS), Oshawa, Ontario.

The purpose and effect of the application is to permit a temporary parking lot for an apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in R6-D(1) "h-21" and R6-D(4) "h-24" (Residential) Zones.

Zoning Item	Column 1	Column 2
Parking in the Exterior Side Yard	To permit	Not permitted
Minimum Landscaped Open Space in the Exterior Side Yard	47%	50%

The subject site is also subject to applications for Site Plan Approval (File: SPA-2022-23) and a Draft Plan of Subdivision (File S-O-2016-03).

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

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

Also Present: C. Allan, Bousfields Inc.

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

C. Allan provided an overview of the application.

In response to a question from A. Johnson, C. Allan replied, the temporary parking lot area is planned for a mixed use development but has no site specific zoning in place currently.

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

"THAT the application by **Caitlin Allan on behalf of Bruce Street Developments Limited** for **135 Bruce Street**, Oshawa, Ontario, be approved subject to the following condition:

1. This decision shall become null and void upon occupancy being granted for the proposed Phase 2 building to be located at the northwest corner of the future John Street East and McKim Street extensions."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer



MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1266 Northmount Street

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

The application relates to **1266 Northmount Street** (PL M1129 PT LT 32 NOW RP 40R4463 PT 16), 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 Parking Space Width	2.6m	2.75m
Minimum Park Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	44%	50%
Partial Tandem Parking	To Permit	Not Permitted

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

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

Also Present: Y. Anderson, 1266 Northmount Street

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

Y. Anderson provided an overview of the application.

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

“THAT the application by **Yvonne Lorraine Anderson** for **1266 Northmount Street**, Oshawa, Ontario, be approved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 250 Kinmount Crescent**

An application has been submitted by **Gary Deshenes on behalf of 2267258 Ontario Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **250 Kinmount Crescent** (PL M919 PT LT 10 NOW RP 40R582 PT 19), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling which may contain 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	37%	50%
Minimum Parking Space Width (only space partially in the side yard)	2.37m	2.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum 1 Parking Space located partially in the side yard	To Permit	Not Permitted

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

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

Also Present: G. Deshenes, 1792 Woodview Ave, Pickering

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

G. Deshenes provided an overview of the application.

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

"THAT the application by **Gary Deshenes on behalf of 2267258 Ontario Ltd.** for **250 Kinmount Crescent**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 109 Wood Street**

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

The application relates to **109 Wood Street** (PL 49 PT LT 77), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (accessory apartment parking space only)	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	48%	50%

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

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

Also Present: R. Batmani, 109 Wood Street, Oshawa
M. Lou, 105 Wood Street, Oshawa
S. Charles, 98 Wood Street, Oshawa
B. Gineresky, 115 Wood Street, Oshawa
T. McDonald, 106 Rosedale Avenue, Oshawa

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

R. Batmani provided an overview of the application.

In response to a question from D. Lindsay, the applicant stated that the building permit application has been submitted and is being processed.

M. Lou commented that work is being done without a permit. M. Lou expressed concerns in regards to property maintenance issues such as the roof being in disrepair, and had to get Municipal By-law Enforcement and Council involved.

S. Charles expressed concern with the amount of accessory apartments moving into the neighbourhood.

B. Gineresky expressed concerns with the amount of density moving into the neighbourhood as well as the poor state of property and personal behaviour issues with the owner.

T. Macdonald commented that unsafe work is being done at the Kingsdale property that is owned by the same owner.

R. Batmani responded that no work is being done in the basement until the building permit is issued. Due to changes in design on the Kingsdale property, they have fallen behind schedule.

D. Lindsay explained the role of the Committee.

D. Dutta clarified all correspondence in regards to the property condition has been forwarded to the Buildings Department and Municipal Bylaw Enforcement

In response to a question from F. Eismont, R. Batmani replied that once the permit is issued it will take a couple months to build.

R. Adams, expressed concern in regards to this development and stated that he could not support the application.

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

“THAT the application by **Ramzi Batmani** for **109 Wood Street**, Oshawa, Ontario, be approved.”

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

Negative – R. Adams

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 214 and 216 Centre Street South**

An application has been submitted by **D. G. Biddle and Associates on behalf of 123296415 Canada Corp** for variances from the City's Zoning By-law 60-94.

The application relates to **214 and 216 Centre Street South** (PL H-50015 LT 24), Oshawa, Ontario.

The purpose and effect of the applications is to permit two residential lots each for a single detached dwelling, which may contain two accessory apartments each 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/R3-A/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Driveway Width	2.5m	2.75m
Minimum Parking Aisle Width	3.25m	6.5m
Minimum Front Yard Depth	3.0m	6.0m

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

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

Also Present: M. Fry, D. G. Biddle and Associates
R. Weiner, 68 Royal Street, Oshawa

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

M. Fry provided an overview of the application.

R. Weiner asked if the proposed development will be a rooming house or halfway house.

M. Fry replied no information available on tenanting.

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

"THAT the application by **D. G. Biddle and Associates on behalf of 123296415 Canada Corp** for **214 and 216 Centre Street South**, Oshawa, Ontario, be approved subject to the following condition:

1. Prior to the issuance of a building permit for the proposed buildings an access easement for the shared access aisle having a minimum width of 6.5m is required shall be registered on title for both of the proposed lots."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1399 Simcoe Street North**

An application has been submitted by **D. G. Biddle and Associates on behalf of Holland Homes** for variances from the City's Zoning By-law 60-94.

The application relates to **1399 Simcoe Street North** (PL 357 SHEET 10E PT LT 5 NOW RP 40R2771 PT 1, 5, 6), Oshawa, Ontario.

The purpose and effect of the application is to permit a 6 storey apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a R6-C TEMP-1 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.4m	6m
Minimum Landscaped Open Space	32%	40%
Minimum Residential Parking	0.97 spaces per unit	1.0 spaces per unit
Parking Location Front Yard	To permit	Not permitted
Distance of Parking Area to Street Line	2.9m	3m

The subject site is also subject to an application for Site Plan Approval (File SPA-2020-14).

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

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

Also Present: M. Fry, D. G. Biddle and Associates

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

M. Fry provided an overview of the application.

Moved by D. Thomson, seconded by R. Adams,

"THAT the application by **D. G. Biddle and Associates on behalf of Holland Homes for 1399 Simcoe Street North**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2024-17**

Ward: **3**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1351 Grandview Street North

An application has been submitted by **D. G. Biddle and Associates on behalf of 101127 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **1351 Grandview Street North** (PL 40M2260 BLK 85), Oshawa, Ontario.

The purpose and effect of the application is to permit a vehicle drive-through facility associated with a restaurant with a minimum of 9 vehicle queuing spaces, whereas Zoning By-law 60-94 requires a minimum of 16 vehicle queuing spaces for a vehicle drive-through facility associated with a restaurant in a PCC-C(2).T13 (Planned Commercial Centre) Zone.

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

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

Also Present: M. Fry, D. G. Biddle and Associates
B. Kelly, Valiant Group

A report received from the Economic and Development Services Department recommended denial of this application.

M. Fry provided an overview of the application.

M. Fry stated that his client has prepared a traffic study, and requested the Committee approve the application or defer the application.

In response to a question from A. Johnson, D. Dutta clarified that the site is subject to a Site Plan Control Application and staff has been in contact with the applicant to discuss alternative designs for the vehicle drive-through facility.

In response to a question from D. Lindsay, D. Dutta clarified that there were no studies submitted with the application.

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

"THAT the application by **D. G. Biddle and Associates on behalf of 101127 Ontario Inc.** for **1351 Grandview Street North**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1313 Boundary Road**

An application has been submitted by **Weston Consulting on behalf of 2047193 Ontario Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **1313 Boundary Road** (PL M1121 PT LT 14, 15 NOW RP 40R5596 PT 4), Oshawa, Ontario.

The purpose and effect of the application is to permit outdoor storage associated with an industrial building, whereas Zoning By-law 60-94 does not permit outdoor storage in a SI-B (Select Industrial) Zone.

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

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

Also Present: K. Wadhat, Weston Consulting

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

K. Wadhat provided an overview of the application.

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

"THAT the application by **Weston Consulting on behalf of 2047193 Ontario Inc.** for **1313 Boundary Road**, Oshawa, Ontario, be approved subject to the following conditions:

1. Outdoor storage shall not be permitted less than 40m from the front lot line and 6m from the northern interior side lot line
2. Outdoor storage is limited to the storage of unlicensed trailers and trailer sub-assemblies
3. The outdoor storage area shall not occupy more than forty-five percent (45%) of the surface area of the lot."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2024-27**

Ward: **5**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 300 Bristol Crescent

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

The application relates to **300 Bristol Crescent** (Part 2, Plan 40R-11959), Oshawa, Ontario.

The purpose and effect of the application is to permit a rear addition to an existing single detached dwelling resulting in a minimum rear yard depth of 6.6m whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R2 (Residential) Zone.

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

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

Also Present: C. Heickert, 300 Bristol Crescent, Oshawa

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

C. Heickert provided an overview of the application.

D. Dutta acknowledged written correspondence from a member of the public was received stating objection to the application

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

"THAT the application by **Chris Heickert** for **300 Bristol Crescent**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 328 and 330 Centre Street South**

An application has been submitted by **Tanvir Rai on behalf of SM Investments** for Consent under Section 53(1) of the Planning Act.

The application relates to **328 Centre Street South** (PL 47 PT LT 32 NOW RP 40R9956 PT 1, 2, 3), Oshawa, Ontario.

Consent to add a vacant 110m² parcel to the south, for the purpose of creating a new residential lot, retaining a 302.5m² residential parcel containing a semi-detached dwelling.

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

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

Also Present: T. Rai, Noble Prime Solutions Ltd.
R. Weiner, 68 Royal Street, Oshawa

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

T. Rai provided an overview of the application.

R. Weiner commented issues with current tenants and stated concern about safety if more tenants were to move in.

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

"THAT the application by **Tanvir Rai on behalf of Rajinder Kaur and Prabhjot Singh Virk** for **330 Centre Street South**, Oshawa, Ontario, be approved subject to the following conditions:

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. The Applicant is to provide written confirmation that the review of any required engineering plans (servicing, grading etc.) is being deferred to the building permit application/Site Alteration Permit stage and that it is the Applicant's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa.
3. That the applicant shall convey to the City of Oshawa sufficient widening to allow for 10.25 m from original centerline of the road along the Centre Street South frontage.
4. That the applicant shall convey to the City of Oshawa sufficient widening to allow for 10.25 m from original centerline of the road along the Fairbanks Street frontage.
5. The applicant shall enter into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
6. That the applicant acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City and Region.

7. That the applicant acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
8. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lots including the road allowance widenings along the Centre Street South and Fairbanks Street frontages and any necessary easements and limiting distance areas. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to the preparation of a clearance letter, and the City be provided with a copy.
9. Prior to the issuance of a clearance letter, all taxes for the subject lands must be current.
10. That the applicant pay the required fee for clearance of City conditions.
11. That the applicant satisfy the requirements of the Regional Works Department's letter dated February 29, 2024.
12. That the applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter dated February 29, 2024.
13. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 6, 2026
 - (b) Expiry date of Applications B-2024-01 is March 27, 2026"

Affirmative – A. Johnson, R. Adams, 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 one (1) to ten (10) 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 eleven (11) 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 that condition twelve (12) has been carried out to its satisfaction.
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 thirteen (13) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 330 Centre Street South**

An application has been submitted by **Tanvir Rai on behalf of Rajinder Kaur and Prabhjot Singh Virk** for Consent under Section 53(1) of the Planning Act.

The application relates to **330 Centre Street South** (PL 47 PT LT 32 NOW RP 40R9956 PT 4, 5), Oshawa, Ontario.

Consent to add a vacant 110m² parcel to the south for the purpose of a new residential lot, retaining a 290m² residential parcel with an existing semi-detached dwelling.

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

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

Also Present: T. Rai, Noble Prime Solutions Ltd.
R. Weiner, 68 Royal Street, Oshawa

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

T. Rai provided an overview of the application.

R. Weiner commented issues with current tenants and stated concern about safety if more tenants were to move in.

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

"THAT the application by **Tanvir Rai on behalf of Rajinder Kaur and Prabhjot Singh Virk** for **330 Centre Street South**, Oshawa, Ontario, be approved subject to the following conditions:

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. The Applicant is to provide written confirmation that the review of any required engineering plans (servicing, grading etc.) is being deferred to the building permit application/Site Alteration Permit stage and that it is the Applicant's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa.
3. That the applicant shall convey to the City of Oshawa sufficient widening to allow for 10.25 m from original centerline of the road along the Centre Street South frontage.
4. That the applicant shall convey to the City of Oshawa sufficient widening to allow for 10.25 m from original centerline of the road along the Fairbanks Street frontage.
5. The applicant shall enter into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
6. That the applicant acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City and Region.

7. That the applicant acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
8. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lots including the road allowance widenings along the Centre Street South and Fairbanks Street frontages and any necessary easements and limiting distance areas. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to the preparation of a clearance letter, and the City be provided with a copy.
9. Prior to the issuance of a clearance letter, all taxes for the subject lands must be current.
10. That the applicant pay the required fee for clearance of City conditions.
11. That the applicant satisfy the requirements of the Regional Works Department's letter dated February 29, 2024.
12. That the applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter dated February 29, 2024.
13. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 6, 2026
 - (b) Expiry date of Application B-2024-02 is March 27, 2026"

Affirmative – A. Johnson, R. Adams, 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 one (1) to ten (10) 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 eleven (11) 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 that condition twelve (12) has been carried out to its satisfaction.
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 thirteen (13) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 899 Conlin Road East**

An application has been submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for Consent under Section 53(1) of the Planning Act.

The application relates to **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa, Ontario.

Consent to sever a 530.4m² residential parcel of land retaining a 1,591.8m² residential parcel of land.

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

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

Also Present: S. Al 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. Al Mathno provided an overview of the application.

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

"THAT the application by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East**, 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 the preparation of a clearance letter, and the City be provided with a copy.
3. The Applicant shall satisfy the requirements of Engineering Services, financial and otherwise.
4. The Applicant shall enter into a legal agreement with the City to ensure the fulfilment of the City's requirements, financially or otherwise, for the development of the lands, including, but not limited to, implementation of the architectural design guidelines, noise mitigation, street tree planning, landscape strip development, grading and servicing, and restoration of the City boulevard along Conlin Road East.
5. The development agreement shall require the Applicant to, prior to making an application for a building permit concerning any lot, prepare a plan of each lot showing the location of the proposed dwelling and the exterior architectural design and submit this plan to Planning Services for review and approval. The external architectural design shall be reviewed for general consistency with the Architectural Design Guidelines prepared for the FKT Co-Tenancy Community in Oshawa for draft plans of subdivision 18T-94025 and 18T-95006.
6. The Applicant shall submit the following to Planning Services for approval:
 - (a) A Stormwater Management and Functional Servicing brief, including all supporting geotechnical and/or hydrogeological investigations as needed;

- (b) Lot Grading, Site Servicing, and Erosion & Sediment Control Plans prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Engineer of Ontario; and,
- (c) A landscape plan prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Landscape Architect. The landscape plan shall address street tree planting, landscape strip planting and noise fence design.
7. The Applicant shall acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City.
 8. The Applicant shall submit an application and payment to satisfy the Storm Sewer Connection By-law, as necessary.
 9. The Applicant shall acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
 10. The Applicant will be required to make satisfactory arrangements with the City for lifting the 0.3m reserve abutting the lands. The Applicant may use Plan 40M-2442 which describes the 0.3m reserve as Block 151.
 11. That the Applicant obtain demolition permits for the existing dwelling and accessory structure and demolish the existing dwelling and accessory structure prior to the final approval of the applications.
 12. The Applicant shall submit for review and approval a Noise Impact Study which addresses the impact of noise generated from road traffic and/or the surrounding land uses and is based on the detailed grading of the site to the satisfaction of Planning Services. Further, the Applicant shall implement the recommendations for noise controls at no cost to the City, confirm the implemented noise mitigation feature(s) is/are in compliance with the Ministry of Environment, Conservation and Parks' standards and provide the necessary warning clauses, which are ultimately registered on title in the development agreement.
 13. The Applicant reimburse the adjacent developer of draft plan of subdivision 18T-94025 for infrastructure and servicing costs associated with Phase 4B Plan 40M-2442 and that the City be provided with the adjacent developers' acknowledgement of satisfactory reimbursement.
 14. All taxes for the subject lands must be current.
 15. The Applicant shall pay the required fee for clearance of City conditions for each application.
 16. That the Applicant satisfy the requirements of the Regional Works Department's letter dated February 27, 2024.
 17. That the Applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter date February 27, 2024.
 18. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 6, 2026
 - (b) Expiry date of Applications B-2024-03 to 06 is March 27, 2026"

Affirmative – A. Johnson, R. Adams, 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 one (1) to fifteen (15) 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 sixteen (16) 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 that condition seventeen (17) has been carried out to its satisfaction.
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 eighteen (18) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 899 Conlin Road East**

An application has been submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for Consent under Section 53(1) of the Planning Act.

The application relates to **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa, Ontario.

Consent to sever a 530.4m² residential parcel of land retaining a 1,591.8m² residential parcel of land.

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

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

Also Present: S. Al 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. Al Mathno provided an overview of the application.

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

"THAT the application by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East**, 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 the preparation of a clearance letter, and the City be provided with a copy.
3. The Applicant shall satisfy the requirements of Engineering Services, financial and otherwise.
4. The Applicant shall enter into a legal agreement with the City to ensure the fulfilment of the City's requirements, financially or otherwise, for the development of the lands, including, but not limited to, implementation of the architectural design guidelines, noise mitigation, street tree planning, landscape strip development, grading and servicing, and restoration of the City boulevard along Conlin Road East.
5. The development agreement shall require the Applicant to, prior to making an application for a building permit concerning any lot, prepare a plan of each lot showing the location of the proposed dwelling and the exterior architectural design and submit this plan to Planning Services for review and approval. The external architectural design shall be reviewed for general consistency with the Architectural Design Guidelines prepared for the FKT Co-Tenancy Community in Oshawa for draft plans of subdivision 18T-94025 and 18T-95006.
6. The Applicant shall submit the following to Planning Services for approval:
 - (a) A Stormwater Management and Functional Servicing brief, including all supporting geotechnical and/or hydrogeological investigations as needed;


- (b) Lot Grading, Site Servicing, and Erosion & Sediment Control Plans prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Engineer of Ontario; and,
 - (c) A landscape plan prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Landscape Architect. The landscape plan shall address street tree planting, landscape strip planting and noise fence design.
7. The Applicant shall acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City.
 8. The Applicant shall submit an application and payment to satisfy the Storm Sewer Connection By-law, as necessary.
 9. The Applicant shall acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
 10. The Applicant will be required to make satisfactory arrangements with the City for lifting the 0.3m reserve abutting the lands. The Applicant may use Plan 40M-2442 which describes the 0.3m reserve as Block 151.
 11. That the Applicant obtain demolition permits for the existing dwelling and accessory structure and demolish the existing dwelling and accessory structure prior to the final approval of the applications.
 12. The Applicant shall submit for review and approval a Noise Impact Study which addresses the impact of noise generated from road traffic and/or the surrounding land uses and is based on the detailed grading of the site to the satisfaction of Planning Services. Further, the Applicant shall implement the recommendations for noise controls at no cost to the City, confirm the implemented noise mitigation feature(s) is/are in compliance with the Ministry of Environment, Conservation and Parks' standards and provide the necessary warning clauses, which are ultimately registered on title in the development agreement.
 13. The Applicant reimburse the adjacent developer of draft plan of subdivision 18T-94025 for infrastructure and servicing costs associated with Phase 4B Plan 40M-2442 and that the City be provided with the adjacent developers' acknowledgement of satisfactory reimbursement.
 14. All taxes for the subject lands must be current.
 15. The Applicant shall pay the required fee for clearance of City conditions for each application.
 16. That the Applicant satisfy the requirements of the Regional Works Department's letter dated February 27, 2024.
 17. That the Applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter date February 27, 2024.
 18. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 6, 2026
 - (b) Expiry date of Applications B-2024-03 to 06 is March 27, 2026"

Affirmative – A. Johnson, R. Adams, 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 one (1) to fifteen (15) 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 sixteen (16) 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 that condition seventeen (17) has been carried out to its satisfaction.
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 eighteen (18) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 899 Conlin Road East**

An application has been submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for Consent under Section 53(1) of the Planning Act.

The application relates to **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa, Ontario.

Consent to sever a 530.4m² residential parcel of land retaining a 1,591.8m² residential parcel of land.

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

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

Also Present: S. Al 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. Al Mathno provided an overview of the application.

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

"THAT the application by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East**, 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 the preparation of a clearance letter, and the City be provided with a copy.
3. The Applicant shall satisfy the requirements of Engineering Services, financial and otherwise.
4. The Applicant shall enter into a legal agreement with the City to ensure the fulfilment of the City's requirements, financially or otherwise, for the development of the lands, including, but not limited to, implementation of the architectural design guidelines, noise mitigation, street tree planning, landscape strip development, grading and servicing, and restoration of the City boulevard along Conlin Road East.
5. The development agreement shall require the Applicant to, prior to making an application for a building permit concerning any lot, prepare a plan of each lot showing the location of the proposed dwelling and the exterior architectural design and submit this plan to Planning Services for review and approval. The external architectural design shall be reviewed for general consistency with the Architectural Design Guidelines prepared for the FKT Co-Tenancy Community in Oshawa for draft plans of subdivision 18T-94025 and 18T-95006.
6. The Applicant shall submit the following to Planning Services for approval:
 - (a) A Stormwater Management and Functional Servicing brief, including all supporting geotechnical and/or hydrogeological investigations as needed

- (b) Lot Grading, Site Servicing, and Erosion & Sediment Control Plans prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Engineer of Ontario; and,
 - (c) A landscape plan prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Landscape Architect. The landscape plan shall address street tree planting, landscape strip planting and noise fence design.
7. The Applicant shall acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City.
 8. The Applicant shall submit an application and payment to satisfy the Storm Sewer Connection By-law, as necessary.
 9. The Applicant shall acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
 10. The Applicant will be required to make satisfactory arrangements with the City for lifting the 0.3m reserve abutting the lands. The Applicant may use Plan 40M-2442 which describes the 0.3m reserve as Block 151.
 11. That the Applicant obtain demolition permits for the existing dwelling and accessory structure and demolish the existing dwelling and accessory structure prior to the final approval of the applications.
 12. The Applicant shall submit for review and approval a Noise Impact Study which addresses the impact of noise generated from road traffic and/or the surrounding land uses and is based on the detailed grading of the site to the satisfaction of Planning Services. Further, the Applicant shall implement the recommendations for noise controls at no cost to the City, confirm the implemented noise mitigation feature(s) is/are in compliance with the Ministry of Environment, Conservation and Parks' standards and provide the necessary warning clauses, which are ultimately registered on title in the development agreement.
 13. The Applicant reimburse the adjacent developer of draft plan of subdivision 18T-94025 for infrastructure and servicing costs associated with Phase 4B Plan 40M-2442 and that the City be provided with the adjacent developers' acknowledgement of satisfactory reimbursement.
 14. All taxes for the subject lands must be current.
 15. The Applicant shall pay the required fee for clearance of City conditions for each application.
 16. That the Applicant satisfy the requirements of the Regional Works Department's letter dated February 27, 2024.
 17. That the Applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter date February 27, 2024.
 18. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 6, 2026
 - (b) Expiry date of Applications B-2024-03 to 06 is March 27, 2026"

Affirmative – A. Johnson, R. Adams, 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 one (1) to fifteen (15) 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 sixteen (16) 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 that condition seventeen (17) has been carried out to its satisfaction.
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 eighteen (18) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 899 Conlin Road East**

An application has been submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for Consent under Section 53(1) of the Planning Act.

The application relates to **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa, Ontario.

Consent to sever a 530.4m² residential parcel of land retaining a 1,591.8m² residential parcel of land.

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

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

Also Present: S. Al 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. Al Mathno provided an overview of the application.

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

"THAT the application by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East**, 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 the preparation of a clearance letter, and the City be provided with a copy.
3. The Applicant shall satisfy the requirements of Engineering Services, financial and otherwise.
4. The Applicant shall enter into a legal agreement with the City to ensure the fulfilment of the City's requirements, financially or otherwise, for the development of the lands, including, but not limited to, implementation of the architectural design guidelines, noise mitigation, street tree planning, landscape strip development, grading and servicing, and restoration of the City boulevard along Conlin Road East.
5. The development agreement shall require the Applicant to, prior to making an application for a building permit concerning any lot, prepare a plan of each lot showing the location of the proposed dwelling and the exterior architectural design and submit this plan to Planning Services for review and approval. The external architectural design shall be reviewed for general consistency with the Architectural Design Guidelines prepared for the FKT Co-Tenancy Community in Oshawa for draft plans of subdivision 18T-94025 and 18T-95006.
6. The Applicant shall submit the following to Planning Services for approval:
 - (a) A Stormwater Management and Functional Servicing brief, including all supporting geotechnical and/or hydrogeological investigations as needed;

- (b) Lot Grading, Site Servicing, and Erosion & Sediment Control Plans prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Engineer of Ontario; and,
- (c) A landscape plan prepared in accordance with the requirements and standards of the City of Oshawa by a qualified Professional Landscape Architect. The landscape plan shall address street tree planting, landscape strip planting and noise fence design.
7. The Applicant shall acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City.
 8. The Applicant shall submit an application and payment to satisfy the Storm Sewer Connection By-law, as necessary.
 9. The Applicant shall acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
 10. The Applicant will be required to make satisfactory arrangements with the City for lifting the 0.3m reserve abutting the lands. The Applicant may use Plan 40M-2442 which describes the 0.3m reserve as Block 151.
 11. That the Applicant obtain demolition permits for the existing dwelling and accessory structure and demolish the existing dwelling and accessory structure prior to the final approval of the applications.
 12. The Applicant shall submit for review and approval a Noise Impact Study which addresses the impact of noise generated from road traffic and/or the surrounding land uses and is based on the detailed grading of the site to the satisfaction of Planning Services. Further, the Applicant shall implement the recommendations for noise controls at no cost to the City, confirm the implemented noise mitigation feature(s) is/are in compliance with the Ministry of Environment, Conservation and Parks' standards and provide the necessary warning clauses, which are ultimately registered on title in the development agreement.
 13. The Applicant reimburse the adjacent developer of draft plan of subdivision 18T-94025 for infrastructure and servicing costs associated with Phase 4B Plan 40M-2442 and that the City be provided with the adjacent developers' acknowledgement of satisfactory reimbursement.
 14. All taxes for the subject lands must be current.
 15. The Applicant shall pay the required fee for clearance of City conditions for each application.
 16. That the Applicant satisfy the requirements of the Regional Works Department's letter dated February 27, 2024.
 17. That the Applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter date February 27, 2024.
 18. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 6, 2026
 - (b) Expiry date of Applications B-2024-03 to 06 is March 27, 2026

Affirmative – A. Johnson, R. Adams, 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 one (1) to fifteen (15) 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 sixteen (16) 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 that condition seventeen (17) has been carried out to its satisfaction.
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 eighteen (18) have been adhered to.