

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 140 Vancouver Street

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

The application relates to **140 Vancouver Street** (PL 837 PT LT 62, 63 NOW RP 40R608 PT 21, 22), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	47%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.3m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: None

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

D. Sappleton attempted to call the applicant and the owner, however there was no answer.

D.Lindsay stated that since the applicant was not present, the application should be reserved.

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

"THAT the application by **RJ CAD Solutions Inc. on behalf of Kaheliin Empires Inc.** for **140 Vancouver Street**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 58 Riverside Drive North

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

The application relates to **58 Riverside Drive North** (PL 357 SHEET 5C PT LT 12 13 NOW RP 40R11850 PT 3 PT), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	6.5m	4.5m
Minimum distance of an Accessory building containing an accessory apartment to the Main Building	2.9m	3m
Accessory Building in Front Yard	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: C. Dochuk, HOM Drafting Inc.

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

C. Dochuk provided an overview of the application.

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

"THAT the application by **Clinton Dochuk** for **58 Riverside Drive North**, Oshawa, Ontario, be approved subject to the following condition:

1. The accessory building in the front yard shall be setback a minimum of 14m from the Riverside Drive North street line and a minimum of 3m from the south interior side lot line."

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

Negative – None

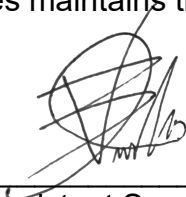
CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 523 Drew Street

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

The application relates to **523 Drew Street** (PL 148 LT 220,221), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R5-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum floor area of an accessory apartment located wholly above or below another dwelling unit	0%	75%
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Alschaar, 523 Drew Street, Oshawa

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

M. Alschaar provided an overview of the application.

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

“THAT the application by **Mamoon Alschaar** for **523 Drew Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The applicant shall remove the hard surfaces on the south side of the property and within the boulevard and restore to soft landscaping (e.g. sod) within one (1) year of the date of this decision.
2. Failure to comply with the above condition shall result in this decision becoming null and void.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1179 Tall Pine Avenue

An application has been submitted by **Daniel Allan on behalf of Jessica Gibbard** for variances from the City's Zoning By-law 60-94.

The application relates to **1179 Tall Pine Avenue** (PL 40M2129 LT 79), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum parking space width of 2.6m, whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R1-E(7) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: J. Gibbard, 1179 Tall Pine Avenue

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

J. Gibbard provided an overview of the application.

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

"THAT the application by **Daniel Allan on behalf of Jessica Gibbard** for **1179 Tall Pine Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut and restoration) to generally match the width of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 736 Albert Street

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

The application relates to **736 Albert Street** (PL H-50012 PT LT 18), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to a legal non-conforming single detached dwelling or converted dwelling, whereas Zoning By-law 60-94 does not permit an enlargement, addition, or alteration to a legal non-conforming use in a PSC-A (Planned Strip Commercial) Zone.

An additional purpose and effect of the application is to permit an addition to a legal non-conforming single detached dwelling or converted dwelling, whereas Interim Control By-law 133-2023, while in effect, does not permit any construction, alteration or expansion of any building or structure.

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: Y. Roy, 736 Albert Street, Oshawa

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

Y. Roy provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan replied that no variance is required for coverage.

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

"THAT the application by **Lonny Gibson on behalf of Yuvaraj Roy** for **736 Albert Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum height of any portion of the main building less than 13m from the rear lot line shall be one storey.
2. The maximum height of any portion of the building less than 9.8m from the rear lot line shall be one storey.
3. The maximum lot coverage of the addition shall not exceed 25m²."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 186 Britannia Avenue West

An application has been submitted by **Muhammad Afzal on behalf of Ahmad Kanama** for variances from the City's Zoning By-law 60-94.

The application relates to **186 Britannia Avenue West** (PL 40M2533 PT LT 3 RP 40R29820 PT 6), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling in a R2(11) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.2m	5.75m
Tandem Parking for Parking Spaces for Separate Dwelling Units	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Afzal, 2196 Britannia Road W, Mississauga, ON

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

M. Afzal provided an overview of the application.

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

"THAT the application by **Muhammad Afzal on behalf of Ahmad Kanama** for **186 Britannia Avenue West**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for the lands at the southeast corner of Grandview Street North and Canfield Street

An application has been submitted by **GHD Limited on behalf of Umiak Investments Limited (Fieldgate) and Oshawa (Conlin) Developments Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **the lands at the southeast corner of Grandview Street North and Canfield Street** (Block 197, Plan 40M-2763), Oshawa, Ontario.

The purpose and effect of the application is to permit block townhouses with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for block townhouses in a R4-A(9).DBR 60-85/R6-A "h-14" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.0m	3.0m
Minimum Front Yard Depth and Exterior Side Yard Depth abutting any street line formed by a daylighting triangle	0.8m	3.0m
Minimum Rear Yard Depth	3.0m	7.5m
Minimum Landscaped Open Space	20%	35%
Maximum Lot Coverage	46%	35%
Maximum Height	14m	11.5m
Minimum Front Lot Line Length for Parcels of Tied Land	3.0m	6.0m
Minimum Landscaped Open Space in the Rear Yard of a Parcel of Tied Land abutting the Private Road	0%	50%
Minimum Setback of Parking Area to a Street Line	2.9m to Canfield Street	3.0m

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-38).

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: S. Chow, GHD Limited

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

S. Chow provided an overview of the application.

A Johnson asked if the proposal was for back to back townhouses, S. Chow clarified that they were dual frontage townhouses with amenity space on the second floor balcony

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

"THAT the application by GHD Limited on behalf of Umiak Investments Limited (Fieldgate) and Oshawa (Conlin) Developments Inc. for the lands at the southeast corner of Grandview Street North and Canfield Street, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1040 Cedar Street and 280 Wentworth Street West

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

The application relates to **1040 Cedar Street and 280 Wentworth Street West** (RP 40R11376 PT 1), Oshawa, Ontario.

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

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

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

The subject site is also subject to applications for Site Plan Approval (File: SPA-2022-27) and Minor Variance (File: A-2024-38).

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: None

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

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

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

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1611 Ritson Road North

An application has been submitted by **D. G. Biddle and Associates on behalf of 1494339 Ontario Ltd.** for Consent under Section 53(1) of the Planning Act.

The application relates to **1611 Ritson Road North** (WHITBY CON 4 PT LT 8 RP 40R24164 PTS 3 TO 10), Oshawa, Ontario.

B-2024-16: The purpose and effect of the application is to sever a 0.129ha residential parcel of land, retaining a 0.581ha residential parcel of land.

B-2024-17: The purpose and effect of the application is to sever a 0.037ha residential parcel of land, retaining a 0.092ha residential parcel of land.

B-2024-18: The purpose and effect of the application is to sever a 0.03ha residential parcel of land, retaining a 0.062ha residential parcel of land.

B-2024-19: The purpose and effect of the application is to sever a 0.031ha residential parcel of land, retaining a 0.031ha residential parcel of land.

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-20).

A meeting of the Oshawa Committee of Adjustment was held on May 8, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

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

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

L. Klets provided an overview of the application.

In response to a question from A. Johnson, L. Klets described the layout of the four (4) parcels.

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

"THAT the application by **D. G. Biddle and Associates on behalf of 1494339 Ontario Ltd.** for **1611 Ritson Road North**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
3. The applicant shall 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, including but not limited to architectural control, noise mitigation, street tree planting, and grading and servicing.
4. The applicant is required to submit engineering plans (servicing, grading, etc.) to Engineering Services. The plans will be reviewed by Engineering Services. Engineering Services will require approved plans prior to accepting the proposed development. The

grading proposal should be coordinated with the existing drainage patterns as well as with the active Site Plan Application File SPA-2022-20.

5. If there are any works proposed within the Luple Avenue road allowance, i.e. new water connections, sanitary connections, storm and foundation drain collector works, sidewalk replacement, boulevard restoration, the extent of the work including dimensions within the road allowance shall be indicated on the servicing drawing.
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.
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 satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 1, 2024.
9. That the applicant submit two copies of a registered plan on the subject parcel.
10. The Applicant shall pay the required fee for clearance of City conditions for each application.
11. All taxes for the subject lands shall be current.
12. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is May 8, 2026.
 - (b) Expiry date of Applications is June 8, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

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 Regional Planning and Economic Development Department that condition 8 has been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition 10 have been adhered to.

Advisory Comments

1. Applicants/owners are responsible for fulfilling all conditions.
2. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
3. That the location of driveways to the proposed lots be approved by the City prior to issuance of building permits. The location of all driveways must maintain a minimum one (1) metre clearance from all aboveground utility structures or other like apparatus.

4. The applicant will be required to pay service charges in accordance with City policy for subdivision development. The City Development Charge By-law imposes a residential development charge for single or semi-detached dwellings per unit. As a result of the foregoing, payment of DC fees will be due to the City prior to the issuance of a building permit. The Development Charges are adjusted annually and payment will be required at the rate in effect at the time of such payment.
5. We advise that the Durham and Separate School Boards of Education have established a development charge. Collection of their development charge is undertaken by the City's Buildings Branch at the time of building permit. The payment required is determined by the Board of Education at that time.
6. The applicant will be required to satisfy the requirements of the City's Site Alteration By-law in relation to the proposed grading works for the subject lot and obtain an approval from Engineering Services which could include further conditions to the permit to ensure compliance.