

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 492 Simcoe Street South

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

The application relates to **492 Simcoe Street South** (PL 335 SHEET 22 LT C34), Oshawa, Ontario.

The purpose and effect of the application is to permit an eight unit 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 PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.3m	6m
Minimum Lot Frontage	13m	25m
Maximum Density	155 units/ha	85 units/ha
Minimum Resident Parking	0.75/unit	1.0/unit
Minimum Interior Side Yard Depth - North Side Only	0m	4.5m
Minimum Interior Side Yard Depth - South Side Only	3m	4.5m
Minimum Landscaped Open Space	4%	30%

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: W. Ansari 492 Simcoe Street South, Oshawa  
G. Ahmed, 492 Simcoe Street South, Oshawa  
J. Ferracuti, 492 Simcoe Street South, Oshawa  
A. Jacenty, St James Church

Absent: D. Lindsay

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

J. Ferracuti provided an overview of the application.

In response to the question from A. Jacenty, J. Farracuti clarified that the height is the same and complies with Zoning Bylaw 60-94 but the design has changed to move the stairs to add additional privacy for the church.

A. Jacenty stated the change in roof design will still have an impact on the church and asked about the encroachment onto the Church's property.

D. Dutta commented that the applicants have provided a survey showing the encroachment and an updated site plan indicating the removal of the encroachment.

In response to a question from A. Jacenty, D. Dutta replied depending on the decision made during the building permit review process, the foundation will either need to be replaced or reinforced.

J. Farracuti commented the Engineer has advised that replacement would be the best approach.

In response to a question from A. Jacenty, J. Farracuti replied there is no need to park on the abutting lot.

F. Eismont commented that By-law Enforcement handles illegal parking.

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

“THAT the application by **Wasim Ansari** for **492 Simcoe Street South**, 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 215 Thornton Road North

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

The application relates to **215 Thornton Road North (North Side)** (PL 370 SHEET 16C PT LT 15 RP 40R31216 PT 17), Oshawa, Ontario.

The purpose and effect of the revised applications is 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
Minimum Lot Frontage	12.2m	13.5m
Minimum Drive Aisle Width	3.25m	6.5m
Minimum Front Yard Depth	6.0m	9.0m

The subject site also subject to an application for Consent (File: B-2024-09) to divide the property into two lots.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: M. Khan, D. G. Biddle & Associates

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.

M. Khan provided an overview of the application.

In response to a question from F. Eismont, M. Khan replied the design has been revised to provide for a shared access.

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

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

1. The variance related to driveway aisle width shall only be permitted where an easement(s) has been created providing a combined minimum aisle width of 6.5m."

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 215 Thornton Road North

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

The application relates to **215 Thornton Road North (South Side)** (PL 370 SHEET 16C PT LT 15 RP 40R31216 PT 17), Oshawa, Ontario.

The purpose and effect of the revised applications is 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
Minimum Lot Frontage	12.2m	13.5m
Minimum Drive Aisle Width	3.25m	6.5m

The subject site also subject to an application for Consent (File: B-2024-09) to divide the property into two lots.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: M. Khan, D. G. Biddle & Associates

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.

M. Khan provided an overview of the application.

In response to a question from F. Eismont, M. Khan replied the design has been revised to provide for a shared access.

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

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

1. The variance related to driveway aisle width shall only be permitted where an easement(s) has been created providing a combined minimum aisle width of 6.5m."

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 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 40R-608 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 29, 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, V. Muhunthan, D. Sappleton

Also Present: A. Kaur, RJ CAD Solutions 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.

A. Kaur provided an overview of the application.

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

"THAT the application by **RJ CAD Solutions Inc. on behalf of Kaheliin Empires Inc.** for **140 Vancouver Street**, Oshawa, Ontario, be approved subject to the following condition:

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

Affirmative – A. Johnson, F. Eismont, D. 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 126 Farewell Street

An application has been submitted by **Batory Planning + Management on behalf of Nutshell Investments Ltd.** for variances from the City’s Zoning By-law 60-94.

The application relates to **126 Farewell Street** (PL 302 LT 12 PT LT 13), Oshawa, Ontario.

The purpose and effect of the applications are to permit a single detached dwelling on each proposed lot, which may each contain 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 a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height	10.3m	9.0m
Minimum Parking Aisle Width	3.25m	6.5m

The subject site is also subject to an application for Consent (File B-2024-20).

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present:     P. Demczak, Batory Planning + Management  
                          H. Marcinkowski, 110 Farewell Street, Oshawa  
                          T. Craig, 130 Farewell Street, Oshawa

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.

P. Demczak provided an overview of the application.

In response to the question from F. Eismont, P. Demczak answered that the development is similar to the development at 86 Farewell Street but in this case a shared driveway is proposed.

In response to concerns from H. Marcinkowski with respect to the height of the proposed building, P. Demczak explained that although the height exceeds the maximum permitted, steps have been taken to ensure that the design respects the community.

In response to concerns from T. Craig with respect to multi-family housing next to their property, P. Demczak answered that each dwelling is for three units and that Bill 23 mandated municipalities to allow up to three units in a lot.

In response to concerns from Herbert of 110 Farewell with respect to parking that will be next to his backyard and opposing three dwelling units on a lot, P. Demczak clarified the proposed parking layout.

F. Eismont commented that parking violations should be report to the City’s by-law enforcement.

P. Demczak also explained that fencing and landscaping will be added to the development to assist with buffering.

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

“THAT the application by **Batory Planning + Management on behalf of Nutshell Investments Ltd.** for **126 Farewell Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The variance related to driveway aisle width shall only be permitted where an easement(s) has been created providing a combined minimum aisle width of 6.5m.”

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 783 Greystone Court

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

The application relates to **783 Greystone Court** (PL 40M-2065 LT 104), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with 44% minimum landscaped open space in the front yard, whereas Zoning By-law 60-94 requires 50% landscaped open space in the front yard for a single detached dwelling in a R1-E.Y4.5 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: C. Murdock, 783 Greystone Court

Absent: D. Lindsay

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

C. Murdock provided an overview of the application.

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

"THAT the application by **Camille Murdock** for 783 Greystone Court, 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 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 2572 Orchestrate Drive

An application has been submitted by **Valiuddin Mohammed on behalf of Khurram Latif** for variances from the City's Zoning By-law 60-94.

The application relates to **2572 Orchestrate Drive** (PL 40M-2690 LT 48), 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 apartment in a R1-E(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	46%	50%
Minimum Parking Space Length	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: V. Mohammed, Mechways Inc.

Absent: D. Lindsay

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

V. Mohammed provided an overview of the application.

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

"THAT the application by **Valiuddin Mohammed on behalf of Khurram Latif** for **2572 Orchestrate Drive**, Oshawa, Ontario, be approved subject to the following condition:

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

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

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 1-100 Nonquon Road

An application has been submitted by **Sarah Dyck on behalf of In Soo Chang** for a variance from the City's Zoning By-law 60-94.

The application relates to **1-100 Nonquon Road** (PL 357 SHEET 10D4 PT LT 20), Oshawa, Ontario.

The purpose and effect of the application is to permit an automobile rental establishment as an accessory use to a retail store without any additional parking, whereas Zoning By-law 60-94 does not permit an automobile rental establishment in a R6-B/CC-A (Residential/Convenience Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: S. Dyck, 901 Burns St W, Whitby, Ontario

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.

S. Dyck provided an overview of the application.

In response to a question from F. Eismont, S. Dyck replied there is no change to the existing operation.

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

"THAT the application by **Sarah Dyck on behalf of In Soo Chang** for **1-100 Nonquon Road**, Oshawa, Ontario, be approved subject to the following condition:

1. A maximum of four parking spaces can be used for the purposes of an automobile rental establishment."

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

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 2348 Dobbinton Street**

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

The application relates to **2348 Dobbinton Street** (PL 40M-2566 LT 18), Oshawa, Ontario.

The purpose and effect of the application is to permit a deck to encroach 3.6m into the required rear yard setback of a single detached dwelling, whereas Zoning By-law 60-94 permits a maximum encroachment of a deck of 2.4m into the required rear yard setback for a single detached dwelling in a R1-D(3) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: T. Bommidi, 2348 Dobbinton Street, Oshawa

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.

T. Bommidi provided an overview of the application.

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

"THAT the application by **Thirupathi Bommidi** for **2348 Dobbinton Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The deck shall not extend beyond the side walls of the existing house."

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 82 Jones Avenue

An application has been submitted by **Daniel Hogenbirk on behalf of 2871715 Ontario Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **82 Jones Avenue** (PL 426 LT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include accessory apartments with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum lot coverage of accessory buildings	9%	8%
Maximum lot coverage of accessory buildings as a percentage of the main building on the lot	61%	50%
Maximum ground floor area for accessory buildings	62m <sup>2</sup>	60m <sup>2</sup>
Maximum height of an accessory building	5.4m	4.5m

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: K. Metzner, North Lakes Developments  
  
D. Hogenbirk, North Lakes Developments  
C. Cameron, 737 Law Street, Oshawa  
U. Debosky, 736 Law Street, Oshawa  
A. Barry, 820 Law Street, Oshawa

Absent: D. Lindsay

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

K. Metzner provided an overview of the application.

In response to questions from F. Eismont, K. Metzner replied there is an existing driveway on Law Street which can accommodate four vehicles, they are proposing a second driveway on Jones Avenue to provide the required parking for the single detached dwellings plus two accessory apartments.

In response to questions from F. Eismont, K. Metzner replied some of the hedge will be removed to preserve the sight triangles. Some of the trees will also be removed.

C. Cameron shared a petition consisting of 45 signatures opposed to the application and commented the reason for the application is financial gain, not to increase affordable housing. The character of the neighbourhood will not be maintained. There are a lot of children that run about, will cause a traffic hazard with the proposed dwelling. The lack of green space will increase issues with stormwater management. The rental properties on the street are not well maintained. The average family has many cars, and does not think the proposed parking is adequate. The construction will be an eye-sore for neighbours. The notices should be provided to more neighbours.

U. Debosky commented the site plan is confusing. As a resident, they are opposed.



A. Barry commented concerns over environmental impact, traffic and parking.

F. Eismont commented it is important for the public to provide their input on development proposals.

K. Metzner commented that the owner was unaware of flooding issues when they purchased the property. No problem installing additional trees. The proposal provides more than the minimum number of parking spaces to prevent street parking. Construction on a similar development was only 10 weeks and increased housing will benefit all demographics.

A. Johnson commented Engineering will review any grading and drainage plan prior to a building permit being issued.

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

“THAT the application by **Daniel Hogenbirk on behalf of 2871715 Ontario Limited for 82 Jones Avenue**, Oshawa, Ontario, be approved.”

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

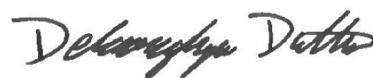
Negative – None

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 1153 Somerville Street

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

The application relates to **1153 Somerville Street** (PL 318 PT LTS 95 AND 96 RP 40R-30690 PT 2), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front yard	44%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: Z. Haroon, Groundstone Corporation

Absent: D. Lindsay

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

Z. Haroon provided an overview of the application.

In response to a question from A. Johnson, D. Dutta replied the street tree will be retained and the driveway is to be setback by at least 1m.

In response to a question from F. Eismont, Z. Haroon replied that they are not planning on selling the property anymore and will develop the lot themselves.

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

"THAT the application by **Groundstone Corporation** for **1153 Somerville Street**, 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 405 Burnley Court

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

The application relates to **405 Burnley Court** (PL M1090 LT 74), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Maximum ground floor area for accessory buildings	78m <sup>2</sup>	60m <sup>2</sup>
Maximum lot coverage of accessory buildings	9%	8%
Maximum lot coverage of accessory buildings to the main building on the lot	85%	50%
Minimum distance of an accessory building containing an accessory apartment to the main building	2.8m	3m
Maximum height of an accessory building	4.9m	4.5m

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: C. Dochuk, Hom Design

Absent: D. Lindsay

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

C. Dochuk provided an overview of the application.

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

"THAT the application by **Clinton Dochuk on behalf of Stefan Bonnici** for **405 Burnley Court**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum gross floor area of an individual accessory building shall be 63 m<sup>2</sup>.
2. Not more than one accessory building shall have a height greater than 4.5m."

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 109 Colborne Street West**

An application has been submitted by **Independent Project Managers on behalf of Riverbank Homes Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **109 Colborne Street West** (PL 19 PT LT 15), Oshawa, Ontario.

The purpose and effect of the application is to permit 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 a R6-D.T25/R7-A (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Maximum Density	468 u/ha	300 u/ha
Minimum Lot Frontage	18m	30m
Minimum Front Yard Depth	2.2m	6m
Minimum Interior Yard Depth	2.6m	9m
Minimum Exterior Yard Depth	0.3m	9m
Parking Space in a Driveway Sight Triangle	To Permit	Not Permitted
Maximum Lot Coverage	51%	45%
Minimum Landscaped Open Space	19%	25%
Minimum Landscaped Open Space in Rear Yard of a Corner Lot	5%	50%
Minimum Parking	0.177 spaces/unit	1 space/unit
Minimum Distance of Parking Area to Street Line	0.3m	3m

The subject site is also subject to an application for Site plan approval (File SPA-2023-12).

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Absent: D. Lindsay

A report received from the Economic and Development Services Department requested the application be reserved.

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

"THAT the application by **Independent Project Managers on behalf of Riverbank Homes Ltd.** for **109 Colborne Street 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 215 Thornton Road North

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

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

The purpose and effect of the application is to permit the severance of a 521 sq. m. residential parcel of land for the purposes of creating a new residential lot, retaining a 521 sq. m. residential parcel of land, with the existing single detached dwelling to be demolished. The application also proposes access and servicing easements over the severed lands for the shared driveway.

The subject site is also subject to applications for Minor Variance (File A-2024-25 and A-2024-26).

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: M. Khan, D.G. Biddle & Associates

Absent: D. Lindsay

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

M. Khan provided an overview of the application.

In response to a question from F. Eismont, M. Khan replied the design has been revised to provide for a shared access.

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

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

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and the required road widening. 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 provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.
4. All existing buildings shall be demolished prior to final approval.
5. 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.

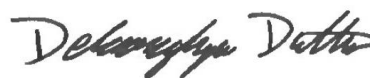
6. The applicant enters into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
7. That the applicant acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City.
8. 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.
9. 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) meter clearance from all aboveground utility structures or other like apparatus.
10. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 18, 2024 concerning the provision of Regional services, financial and otherwise.
11. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 20, 2024.
12. That the applicant submit two copies of a deposited reference plan describing the subject lands.
13. That the consent be subject to the following periods:
  - (a) Last date for fulfilling conditions is May 8, 2026.
  - (b) Expiry date of Application B-2024-09 is May 29, 2026."

Affirmative – A. Johnson, F. Eismont, 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 Regional Works Department that Condition 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 Planning and Economic Development Department that Condition 11 has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in Condition 13 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. A separate building permit will be required for the demolition of each building over 10 sq. m.
4. Prior to the applicant applying for a building permit, 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 with the condition noted in this memorandum.
5. The Central Lake Ontario Conservation Authority (CLOCA) advises that lands subject to the severance application is divided into 2 separate watersheds: Corbett Creek Watershed at the front of the property, and the Oshawa Creek Watershed at the rear of the property. The portion the lands within the Oshawa Creek watershed are also identified as Environmentally Significant Groundwater Recharge Areas in accordance with the Sourcewater Protection Plan (SWPP). While the future proposed properties are not significant in size, CLOCA staff recommend soft landscaping and infiltration opportunities in the rear yard to meet the requirements of the SWPP under the Clean Water Act. The lands do not impact the policies or regulations of CLOCA. While a CLOCA permit will not be required for the future homes, CLOCA staff advises we do not support drainage diversions. CLOCA requests that the development adhere to the existing drainage divide to the two watersheds to the greatest extent possible.

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 126 Farewell Street

An application has been submitted by **Batory Planning + Management on behalf of Nutshell Investments Ltd.** for Consent under Section 53(1) of the Planning Act.

The application relates to **126 Farewell Street** (PL 302 LT 12 PT LT 13), Oshawa, Ontario.

The purpose and effect of the application is to permit the severance of a 480.9 sq. m. residential parcel of land, retaining a 480.9 sq. m. residential parcel of land.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthun

Also Present: P. Demczak, Batory Planning + Management  
H. Marcinkowski, 110 Farewell Street, Oshawa  
T. Craig, 130 Farewell Street, Oshawa

Absent: D. Lindsay

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

P. Demczak provided an overview of the application.

In response to the question from F. Eismont, P. Demczak answered that the development is similar to the development at 86 Farewell Street but in this case a shared driveway is proposed.

In response to concerns from H. Marcinkowski with respect to the height of the proposed building, P. Demczak explained that although the height exceeds the maximum required, steps have been taken to ensure that the design respects the community.

In response to concerns from T. Craig with respect to multi-family housing next to their property, P. Demczak answered that each dwelling is for three units and that Bill 23 mandated municipalities to allow up to three units in a lot.

In response to concerns from Herbert of 110 Farewell with respect to parking that will be next to his backyard and opposing three dwelling units on a lot, P. Demczak clarified the proposed parking layout.

F. Eismont commented that parking violations should be report to the City's by-law enforcement.

P. Demczak also explained that fencing and landscaping will be added to the development to assist with buffering.

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

"THAT the application by **Batory Planning + Management on behalf of Nutshell Investments Ltd.** for **126 Farewell Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the 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 and required

road widening. 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 provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.
4. Farwell Street is classed a collector residential street, with a desired right-of-way width of 26.0m. The owner shall convey to the City of Oshawa a 2.95m metre road allowance widening for a total 13.0m from original centreline of road.
5. 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.
6. The applicant shall enter into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
7. 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.
8. 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.
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 applicant satisfy the requirement of the Regional Works Department's letter dated May 10, 2024.
13. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 22, 2024.
14. That the consent be subject to the following periods:
  - (a) Last date for fulfilling conditions is May 8, 2026.
  - (b) Expiry date of Application is May 29, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



---

Deb Dutta, Assistant Secretary-Treasurer

#### **Agency Conditions:**

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that conditions one (1) to eleven (11) have 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 twelve (12) 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 thirteen (13) 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 fourteen (14) have been adhered to.

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 310 Pacific Avenue

An application has been submitted by **GBR Planning on behalf of Iqbal Reshmawala** for Consent under Section 53(1) of the Planning Act.

The application relates to **310 Pacific Avenue** (PL 296 LT 108), Oshawa, Ontario.

The purpose and effect of the application is to permit the severance of a 317.17 sq. m. residential parcel of land, retaining a 430.72 sq. m. residential parcel of land with an existing single detached dwelling and garage to remain.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: G. Romanowski, GBR Planning  
P. Gill, 311 Pacific Avenue, Oshawa  
R. Collins, 290 Pacific Avenue, Oshawa  
S. Lessard, 303 Pacific Avenue, Oshawa  
R. Gilmour, 293 Pacific Avenue, Oshawa

Absent: D. Lindsay

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

G. Romanowski provided an overview of the application.

P. Gill stated concerns over parking due to proximity to the school which is busy. The infrastructure is not suitable for new dwelling units.

In response to a question from R. Collins, G. Romanowski replied parking has not been established as no building permit has been submitted, only looking to create a new building lot.

R. Collins stated concerns over traffic.

S. Lessard commented new development will increase noise in the neighbourhood.

In response to a question from R. Gilmour, F. Eismont replied this stage is only to contemplate the creation of the lot.

G. Romanowski commented once the parcel is created, the next stage is the building permit.

D. Dutta commented if any proposed development contemplated on the lot does not comply with the zoning bylaw, a minor variance would be required and the public input would occur again.

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

“THAT the application by **GBR Planning on behalf of Iqbal Reshmawala** for **310 Pacific Avenue**, 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 provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.
4. 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.
5. The applicant enters into an agreement or other satisfactory arrangement with the City, if necessary, 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.
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 a building audit with respect to spatial separation for the east wall of the single detached dwelling facing the new property line, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
9. That the applicant obtains any necessary building permits to undertake the work identified by the building audit and such work to be completed.
10. If necessary, as an alternative to Condition 9 above, a spatial separation agreement is executed to the satisfaction of the City, which would prevent any building on the severed or retained lot from being built too close to the openings on the walls of the existing buildings.
11. That the applicant demonstrates that there are no underground utilities on or under the proposed severed or retained lots that cross the proposed new property line. In the event utilities, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
12. That the applicant submit two copies of a registered plan on the subject lands.
13. The Applicant shall pay the required fee for clearance of City conditions for each application.
14. All taxes for the subject lands shall be current.
15. That the applicant satisfy the requirement of the Regional Works Department's letter dated May 14, 2024.
16. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 22, 2024.
17. That the applicant satisfy the requirement of the Metrolinx letter dated May 21, 2024.
18. That the consent be subject to the following periods:
  - (a) Last date for fulfilling conditions is May 8, 2026.
  - (b) Expiry date of Application is May 29, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



---

Deb Dutta, Assistant Secretary-Treasurer

**Agency Conditions:**

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that conditions one (1) to fourteen (14) 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 fifteen (15) 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 sixteen (16) has been carried out to its satisfaction.
4. 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 Metrolinx that condition seventeen (17) has been carried out to its satisfaction.
5. 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 800 and 850 Wilson Road South

An application has been submitted by **Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.** for Consent under Section 53(1) of the Planning Act.

The application relates to **800 and 850 Wilson Road South** (PL 335 SHEET 26 PT LT C6 NOW RP 40R-4383 PT 1, 2 AND RP 40R-7535 PT 1, 2), Oshawa, Ontario.

**B-2024-22:** The purpose and effect of the application is to permit the severance of a 0.49 ha industrial parcel of land with an existing building, retaining a 1.48 ha industrial parcel of land with an existing building.

**B-2024-23:** The purpose and effect of the application is to permit the severance of a 0.47 ha industrial parcel of land with an existing building, retaining a 1.01 ha industrial parcel of land.

**B-2024-24:** The purpose and effect of the application is to permit the severance of a 0.44 ha industrial parcel of land, retaining a 0.57 ha industrial parcel of land.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: Evan Sugden, Biglieri Group  
Merve Kolcak, Biglieri 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.

E. Sugden provided an overview of the application.

In response to a question from A. Johnson, E. Sugden replied it is not difficult to demonstrate the loading spaces and truck turning movements, but the site does not operate with large 18-wheel trucks and may require a minor variance to facilitate the severance.

D. Dutta commented the City's requires the applicant to show the locations of the minimum required loading spaces on each proposed lot and to show how the existing buildings will be serviced.

E Sugden commented the proposed lots have ample area to provide for the loading spaces.

D. Dutta commented City staff is confident that the application will return for the upcoming meeting.

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

"THAT the application by **Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.** for **800 and 850 Wilson Road South**, 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 431 Woodmount Drive

An application has been submitted by **Osler, Hoskin & Harcourt on behalf of CSH Wynfield Retirement Residence Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **431 Woodmount Drive** (EAST WHITBY CON 4 PT LT 8 RP 40R-26194 PTS 1 2 4 5 TO 7 and EAST WHITBY CON 4 PT LT 8 RP 40R-26194 PTS 3 AND 8 TO 12), Oshawa, Ontario.

The purpose and effect of the application is create easements over 431 Woodmount Drive for access and servicing in favour of 451 Woodmount Drive.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: S. Laughlin, Osler, Hoskin & Harcourt

Absent: D. Lindsay

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

S. Laughlin provided an overview of the application.

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

“THAT the application by **Osler, Hoskin & Harbour on behalf of CSH Wynfield Retirement Residence Inc.** for **431 Woodmount Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
3. The applicant shall submit the draft easement documents for review and approval prior to final approval.
4. That the applicant submit two copies of a registered plan.
5. The Applicant shall pay the required fee for clearance of City conditions for each application.
6. Prior to final approval, all taxes for the subject lands shall be current.
7. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department’s letters dated May 22, 2024.
8. That the consent be subject to the following periods:
  - (a) Last date for fulfilling conditions is May 8, 2026.
  - (b) Expiry date of Application is May 29, 2026.

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



---

Deb Dutta, Assistant Secretary-Treasurer

**Agency Conditions:**

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition one (1) to six (6) has been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition seven (7) has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition eight (8) have been adhered to.

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 451 Woodmount Drive

An application has been submitted by **Osler, Hoskin & Harbour on behalf of CSH Wynfield Retirement Residence Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **451 Woodmount Drive** (EAST WHITBY CON 4 PT LT 8 RP 40R26194 PTS 1 2 4 5 TO 7 and EAST WHITBY CON 4 PT LT 8 RP 40R26194 PTS 3 AND 8 TO 12), Oshawa, Ontario.

The purpose and effect of the application is create easements over 451 Woodmount Drive for access and servicing in favour of 431 Woodmount Drive.

A meeting of the Oshawa Committee of Adjustment was held on May 29, 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, V. Muhunthan, D. Sappleton

Also Present: S. Laughlin, Osler, Hoskin & Harcourt

Absent: D. Lindsay

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

S. Laughlin provided an overview of the application.

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

"THAT the application by **Osler, Hoskin & Harbour on behalf of CSH Wynfield Retirement Residence Inc.** for **451 Woodmount Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
3. The applicant shall submit the draft easement documents for review and approval prior to final approval.
4. That the applicant submit two copies of a registered plan.
5. The Applicant shall pay the required fee for clearance of City conditions for each application.
6. Prior to final approval, all taxes for the subject lands shall be current.
7. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letters dated May 22, 2024.
8. That the consent be subject to the following periods:
  - (a) Last date for fulfilling conditions is May 8, 2026.
  - (b) Expiry date of Application is May 29, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



---

Deb Dutta, Assistant Secretary-Treasurer

**Agency Conditions:**

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition one (1) to six (6) has been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition seven (7) has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition eight (8) have been adhered to.