

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 794 Ritson Road South (East Side)

An application has been submitted by **Imran Khan on behalf of Choudhury Anwarul Azim** for a variance from the City's Zoning By-law 60-94.

The application relates to **794 Ritson Road South (East Side)** (PL 243 LT 2), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.8m	9.0m

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: I. Khan, Renor & Associates Inc.

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

I. Khan provided an overview of the application.

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

"THAT the application by **Imran Khan on behalf of Choudhury Anwarul Azim** for **794 Ritson Road South (East Side)**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 794 Ritson Road South (West Side)

An application has been submitted by **Imran Khan on behalf of Choudhury Anwarul Azim** for a variance from the City's Zoning By-law 60-94.

The application relates to **794 Ritson Road South (West Side)** (PL 243 LT 2), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a new residential lot (west side) 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	382m ²	405m ²

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: I. Khan, Renor & Associates Inc.

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

I. Khan provided an overview of the application.

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

"THAT the application by **Imran Khan on behalf of Choudhury Anwarul Azim** for **794 Ritson Road South (West Side)**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 288 Hillside Avenue (East Side)

An application has been submitted by **1000728855 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

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

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

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	4m	6m
Minimum Parking Space Length	5.4m	5.75m
Interpretation of Rear Lot Line	North property line	A straight line 6.0m in length parallel to a line joining the points of intersection of the side lot lines with the front lot line

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: C. Newbold, 376 Maine Street, Oshawa

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

C. Newbold provided an overview of the application.

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

"THAT the application by **1000728855 Ontario Inc.** for **288 Hillside Avenue (East Side)**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 288 Hillside Avenue (West Side)

An application has been submitted by **1000728855 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

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

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

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: C. Newbold, 376 Maine Street, Oshawa

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

C. Newbold provided an overview of the application.

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

"THAT the application by **1000728855 Ontario Inc.** for **288 Hillside Avenue (West Side)**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2024-114**

Ward: **5**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 804 Ritson Road South

An application has been submitted by **Swapnil Narkar on behalf of Kumar Muraleetharan** for a variance from the City's Zoning By-law 60-94.

The application relates to **804 Ritson Road South** (PL 322 PT BLK C AND 40R-2101 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a fast-food restaurant as an accessory use to a food preparation plant, whereas Zoning By-law 60-94 does not permit fast-food restaurants in a GI-A (General Industrial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: S. Narkar, Pelican Events and Catering

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

S. Narker provided an overview of the application.

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

"THAT the application by **Swapnil Narkar on behalf of Kumar Muraleetharan** for 804 Ritson Road South, Oshawa, Ontario, be approved subject to the following conditions:

1. Customer dining areas for the purpose of consumption of food shall not be permitted on the property.
2. Tables shall not be provided for customers.
3. The public storefront shall not exceed 51 sq. m."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 235 Cabot Street

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

The revised application relates to **235 Cabot Street** (PL 627 PT LT 195,196), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	4.8m	5.75m
Minimum Landscaped Open Space in Front Yard	48%	50%

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: C. Pinto, 222 Cabot Street, Oshawa

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

C. Pinto provided an overview of the application.

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

"THAT the application by **Christopher Pinto** for **235 Cabot Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site within six (6) months of the date of this decision.
2. Failure to fulfill Condition 1 shall make this decision null and void."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 39 Athol Street West

An application has been submitted by **Independent Project Managers on behalf of Central Clear View Developments Inc.** for variances from the City’s Zoning By-law 60-94.

The application relates to **39 Athol Street West** (PL H50004 PT BLK D LT 12 PT LTS 2 AND 11 RP 40R-31503 PTS 2 AND 3), 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 an UGC-B(3) (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Exterior Side Yard Depth for any portion of building greater than 13.5m in height	1.0m (Athol Street West)	3m (Athol Street West)
Maximum Front Yard Depth for any portion of building greater than 13.5m in height	7m (Centre Street South)	6m (Centre Street South)
Minimum Setback to Centre Street South greater than 20m in height	2m	7m
Minimum Rear Yard Depth for any portion of building between 13.5m and 25m in height	0m	3m
Minimum Rear Yard Depth for any portion of building greater than 25.0m in height	5.5m	10m
Minimum Interior Side Yard Depth for any portion of building greater than 25.0m in height	5m	10m
Minimum Height of Ground Floor	4m	4.5m
Maximum Gross Floor Area of Retail Floor Space (m ²)	156m ²	25% of the gross floor area of the first storey excluding basements, or 90m ² whichever is greater
Tandem Parking	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: D. Meredith, Independent Project Managers

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

D. Meredith provided an overview of the application.

In response to a question from A. Johnson, D. Meredith confirmed that the tandem parking spaces will be assigned to the same dwelling unit as per the condition in the staff report.

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

“THAT the application by **Independent Project Managers** for **39 Athol Street West**, Oshawa, Ontario, be approved subject to the following conditions:

1. A maximum of four (4) sets of two (2) parking spaces in tandem arrangements shall be permitted.

2. Parking spaces in tandem arrangements shall be assigned to the same dwelling unit.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2024-117**

Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2545 Simcoe Street North

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

The application relates to **2545 Simcoe Street North (Part 1 on Draft 4-R-Plan)** (PL 40M-2605 PT BLK 9), Oshawa, Ontario.

The purpose and effect of the application is to permit all lands in subject to draft plan of condominium application C-O-2024-03 to be considered to be one lot for the purposes of applying zoning regulations, whereas Zoning By-law 60-94 defines a "lot" as a parcel of land described in a single transfer/deed of land of legal effect registered in the Land Registry Office or Land Titles Office for the Land Registry Division of Durham.

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

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

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

T. Kilpatrick provided an overview of the application.

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

"THAT the application by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North (Part 1 on Draft 4-R-Plan)**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2545 Simcoe Street North

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

The application relates to **2545 Simcoe Street North (Part 2 on Draft 40R-Plan)** (PL 40M-2605 PT BLK 9), Oshawa, Ontario.

The purpose and effect of the application is to permit block townhouses on a proposed lot 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 PCC-A(4) "h-57" (Planned Commercial Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	33%	50%
Minimum Property Line Length of a parcel of tied land abutting a common element condominium road	5.1m	5.5m

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

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

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

T. Kilpatrick provided an overview of the application.

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

"THAT the application by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North (Part 2 on Draft 40R-Plan)**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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



Deb Dutta, Assistant Secretary-Treasurer



MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2580 Craftsman Drive

An application has been submitted by **Heamapriyan Tharumaratinam on behalf of Aravind Krishnan** for a variance from the City's Zoning By-law 60-94.

The application relates to **2580 Craftsman Drive** (PL 40M-2690 LT 21), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with two parking spaces, whereas Zoning By-law 60-94 requires a minimum of three parking spaces for a single detached dwelling in a R1-E(24) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: H. Tharumaratinam, 209-650 King Street East, Oshawa

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

H. Tharumaratinam provided an overview of the application.

H. Tharumaratinam requested that the Committee consider approving the application despite staff's recommendation of denial, stating that an adjacent property located at 2572 Craftsman Drive was permitted to provide a single detached dwelling with an accessory apartment with reduced parking spaces by the Committee of Adjustment.

D. Dutta clarified that the owners of 2572 Craftsman Drive applied for a minor variance in 2023 for a reduction in landscaped open space in the front yard and parking space length to accommodate a third parking space. There was no variance requested for a reduction in number of parking spaces.

In response to a question from D. Lindsay, D. Dutta stated that the single detached dwelling on 2572 Craftsman Drive is located deeper within the property which allowed for a third parking space to be accommodated, whereas due to the location of the porch and stairs at 2580 Craftsman Drive, a third parking space cannot be accommodated within the property.

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

"**THAT the application by Heamapriyan Tharumaratinam on behalf of Aravind Krishnan for 2580 Craftsman Drive**, Oshawa, Ontario, be denied."

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

Negative – None

CARRIED.

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

1. The Committee is of the opinion that the variance is not minor in nature.
2. The Committee is of the opinion that the granting of the variance is not desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variance does not maintain 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 280 Taunton Road West

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

The application relates to **280 Taunton Road West** (CON 4 PT LT 13 AND PL 462 PT LT 2 TO 4 NOW RP 40R-5137 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit two three-unit apartment buildings 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 R4-A/R6-B “h-76” (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.5m	4.5m
Maximum Lot Coverage	24%	22%
Minimum Lot Frontage	22m	25m

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: L. Klets, D. G. Biddle and Associates
 S. Gendron 283 Seneca Avenue, Oshawa

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

L. Klets provided an overview of the application.

In response to a question from S. Gendron, L. Klets replied a 1.8m fence will be provided on the west, north and east sides of the property.

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

“THAT the application by **D. G. Biddle and Associates on behalf of Graham Hill** for **280 Taunton Road West**, Oshawa, Ontario, be approved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 794 Ritson Road South

An application has been submitted by **Imran Khan on behalf of Choudhury Anwarul Azim** for Consent under Section 53(1) of the Planning Act.

The application relates to **794 Ritson Road South** (PL 243 LT 2), Oshawa, Ontario.

The purpose and effect of the application is to sever a 382.32 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 430 sq. m. parcel of residential land with an existing single detached dwelling.

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: I. Khan, Renor & Associates Inc.

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

I. Khan provided an overview of the application.

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

“THAT the application by **Imran Khan on behalf of Choudhury Anwarul Azim** for **794 Ritson Road South**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding;
2. That the Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and 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. That the Owner submit a building audit with respect to spatial separation for the west 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;
4. That the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work to be completed;
5. If necessary, as an alternative to Condition 4 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 building;
6. That the Owner 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;
7. The Owner 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;

8. The Owner 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;
9. The Owner 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;
10. That the Owner 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;
11. That the Owner 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 Owner;
12. That the Owner shall install the two new parking spaces on the retained lands prior to final approval.
13. The Owner 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 Owner satisfy the requirement of the Regional Works Department's letter dated April 3, 2024;
16. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 8, 2024; and
17. The last date for fulfilling conditions is November 13, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer

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 to fourteen (1-14) 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; and
4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition seventeen (17) have been adhered to.

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 288 Hillside Avenue

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

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

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

A meeting of the Oshawa Committee of Adjustment was held on November 13, 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, D. Sappleton

Also Present: C. Newbold, 376 Maine Street, Oshawa

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

C. Newbold provided an overview of the application.

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

"THAT the application by **Colin Newbold** for **288 Hillside Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

City 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 Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and 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. All existing buildings shall be demolished prior to final approval;
4. The Owner shall provide 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;
5. The Owner 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 Owner 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;
7. That the Owner 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 Owner 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 Owner;
9. The Owner shall pay the required fee for clearance of City conditions for each application;
10. All taxes for the subject lands shall be current;
11. That the Owner satisfy the requirement of the Regional Works Department's letter dated August 19, 2024;
12. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 19, 2024; and
13. That the last date for fulfilling conditions is November 13, 2026."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer

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 to ten (1-10) has been carried out to its satisfaction;
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition eleven (11) has been carried out to its satisfaction;
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition twelve (12) has been carried out to its satisfaction;
4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition thirteen (13) have been adhered to.