



Committee of Adjustment

File: **A-2024-121**

Ward: **5**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 220 Jackson Avenue

An application has been submitted by **Sajjad Hosseini on behalf of Zahida Masoom** for a variance from the City's Zoning By-law 60-94.

The application relates to **220 Jackson Avenue** (PL 148 LT 325, 326), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building which may include an accessory apartment ancillary to a legal non-conforming single detached dwelling which may contain an accessory apartment, whereas Zoning By-law 60-94 does not permit a single detached dwelling with an accessory apartment in a PSC-A (Planned Strip Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
V. Muhunthan, T. Ryan

Also Present: S. Shah, 220 Jackson Avenue, Oshawa

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

S. Shah provided an overview of the application.

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

"THAT the application by **Sajjad Hosseini on behalf of Zahida Masoom** for **220 Jackson Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The maximum size of the accessory building containing the accessory apartment shall not exceed 50 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.

Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 118 Capreol Court

An application has been submitted by **Sihong Xu on behalf of Li Chan Wang** for variances from the City’s Zoning By-law 60-94.

The application relates to **118 Capreol Court** (PL M996 PT LT 1 NOW RP 40R-2444 PT 2), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	39%	50%
Minimum Parking Space Width (Accessory Apartment Parking Space Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
 V. Muhunthan, T. Ryan

Also Present: S. Xu, 49 Prunella Crescent, Holland Landing

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

S. Xu provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan clarified that the site plan depicts an oversupply of parking, and that tandem parking is permitted for parking spaces assigned to the same unit.

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

“THAT the application by **Sihong Xu on behalf of Li Chan Wang** for **118 Capreol Court**, Oshawa, Ontario, be approved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 332 Admiral Road

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

The application relates to **332 Admiral Road** (PL 172 PT LT 180,181), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Accessory Building Located in the Front Yard	To Permit	Not Permitted
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	14%	11%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	57%	50%
Maximum Ground Floor Area of all Accessory Buildings	68m ²	60m ²
Minimum Landscaped Open Space in Rear Yard	40%	50%

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
 V. Muhunthan, T. Ryan

Also Present: W. Rowland, 332 Admiral Road, Oshawa
 W. Fuller, 333 Admiral Road, Oshawa
 L. Krywucyk, 470 Nipigon Street, Oshawa
 M. Wainwright, 458 Nipigon Street, Oshawa
 A. Bellam, 297 Admiral Road, Oshawa

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

W. Rowland provided an overview of the application.

In response to a question from F. Eismont, W. Rowland confirmed the shed has remained in the same location for the past few years.

W. Fuller, L. Krywucyk, M. Wainwright, and A. Bellam expressed that W. Rowland keeps his property well maintained and have no concerns with the existing shed from an aesthetic or traffic perspective.

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

“THAT the application by **Wade Rowland** for **332 Admiral Road**, Oshawa, Ontario, be approved subject to the following conditions:

1. The shed be relocated outside of the 6m-by-6m sight triangle.
2. The maximum size of an accessory building located in the front yard shall not exceed 5.5 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 variances granted are minor in nature.
2. The Committee is of the opinion that the variances granted are desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variances maintains the general intent and purpose of the Official Plan and Zoning By-law.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1195 Simcoe Street South

A revised application has been submitted by **Nick Seguin** for variances from the City’s Zoning By-law 60-94.

The revised application relates to **1195 Simcoe Street South** (PL 40M-1605 PT LT 7 NOW RP 40R-12707 PT 13), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Parking Space Location	Partially in the Side Yard	Minimum of one Parking Space in a Side Yard, Rear Yard or in a Garage
Minimum Landscaped Open Space in the Front Yard	44%	50%

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
 V. Muhunthan, T. Ryan

Also Present: N. Seguin, 1195 Simcoe Street South, Oshawa

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

N. Seguin provided an overview of the application.

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

“THAT the application by **Nick Seguin** for **1195 Simcoe Street South**, Oshawa, Ontario, be approved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1862 Dalhousie Crescent

An application has been submitted by **Tanvir Rai on behalf of Elie Roger Fotsing Sighano** for variances from the City's Zoning By-law 60-94.

The application relates to **1862 Dalhousie Crescent** (PL 40M-1973 LT 122), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width (Front Yard Parking Spaces Only)	2.6m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
 V. Muhunthan, T. Ryan

Also Present: T. Rai, 19 - 2131 Williams Parkway, Brampton

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

T. Rai provided an overview of the application.

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

“THAT the application by **Tanvir Rai on behalf of Elie Roger Fotsing Sighano** for **1862 Dalhousie Crescent**, Oshawa, Ontario, be approved subject to the following condition:

1. A maximum of 0.7m overlap is permitted for the partial tandem parking spaces not 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2109 Scottscraig Drive

An application has been submitted by **Aravind Gopi on behalf of Antony Viyagappan** for variances from the City's Zoning By-law 60-94.

The application relates to **2109 Scottscraig Drive** (PL 40M-2115 LT 52), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	42%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
V. Muhunthan, T. Ryan

Also Present: A. Gopi, 43 Norista Street, Whitby
B. Andrews, 2113 Scottscraig Drive, Oshawa

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

A. Gopi provided an overview of the application.

In response to a question from B. Andrews, V. Muhunthan clarified that an exterior entrance to an accessory apartment must have a 0.81-metre-wide unobstructed pathway to accommodate emergency services, and that a 1.3-metre-wide pathway has been provided for as part of the application.

In response to a question from B. Andrews, T. Rai replied that the only pathway to the accessory apartment is along the side yard to the south of the property opposite to 2105 Scottscraig Drive.

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

"THAT the application by **Aravind Gopi on behalf of Antony Viyagappan** for **2109 Scottscraig Drive**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 879 Cartref Avenue

An application has been submitted by **Kelvin Lo on behalf of Rachelle Bloomfield & Beverly Bloomfield** for variances from the City’s Zoning By-law 60-94.

The application relates to **879 Cartref Avenue** (PL 642 PT LT 21 NOW RP 40R-7865 PT 2), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Parking Space Location	All in the Front Yard	Minimum One Parking Space in a Side Yard, Rear yard or in a Garage
Minimum Landscaped Open Space in the Exterior Side Yard	7%	50%
Accessory Building in the Minimum Required Exterior Side Yard	To Permit with 0m setback to exterior side lot line	Not Permitted (minimum 2.4m setback from exterior side lot line)

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
 V. Muhunthan, T. Ryan

Also Present: H. Bloomfield, 879 Cartref Avenue, Oshawa
 R. Bloomfield, 879 Cartref Avenue, Oshawa

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

H. Bloomfield provided an overview of the application.

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

“THAT the application by **Kelvin Lo on behalf of Rachelle Bloomfield & Beverly Bloomfield** for **879 Cartref Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The new driveway area be lengthened by a minimum of 9m to prevent the location of the parking space assigned for the accessory apartment within the 6m-by-6m sight triangle.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1074 Schooling Drive

An application has been submitted by **Christian Kehinde on behalf of Precious Obaguedo** for variances from the City's Zoning By-law 60-94.

The application relates to **1074 Schooling Drive** (PL 40M-2476 PT LT 20 RP 40R-27820 PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with zero (0) parking spaces for the accessory apartment, whereas Zoning By-law 60-94 requires a minimum of one (1) additional parking space for an accessory apartment in a single detached dwelling in a R2(3) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
V. Muhunthan, T. Ryan

Also Present: C. Kehinde, Kenny Labs Designs

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

C. Kehinde provided an overview of the application.

In response to a question from F. Eismont, C. Kehinde confirmed that they considered removing a portion of the walkway and front steps to accommodate a parking space, however the landscaped open space would be reduced.

In response to a question from F. Eismont, V. Muhunthan commented that even with the removal of the steps, an adequate length for a parking space cannot be achieved.

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

"THAT the application by **Christian Kehinde on behalf of Precious Obaguedo** for **1074 Schooling 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2024-129**

Ward: **4**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 87 Simcoe Street North

An application has been submitted by **2736516 Ontario Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **87 Simcoe Street North** (PL H-50003 PT LT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a mixed use building with a flat located in the basement, whereas Zoning By-law 60-94 does not permit a dwelling unit to be located in the basement in the UGC-A(3) (Urban Growth Centre) Zone.

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
V. Muhunthan, T. Ryan

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

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

"THAT the application by **2736516 Ontario Inc.** for **87 Simcoe Street North**, 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.

Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 135 Bruce Street

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

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

The purpose and effect of the application is to permit 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 UGC-C(2) "h-24" (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height (Site "A")	70.0m up to 23 storeys	65.0m (shall not exceed 22 storeys)
Maximum Building Height (Site "B")	35.0m up to 10 storeys	32.0m (shall not exceed 10 storeys)

A meeting of the Oshawa Committee of Adjustment was held on January 23, 2025 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
V. Muhunthan, T. Ryan

Also Present: D. Milano, Bousfields Inc.

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

D. Milano provided an overview of the application.

In response to a question from F. Eismont, D. Milano indicated that the holding provision applied to the property requires the implementation of environmental measures and the minor variance application is required to accommodate those measures.

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

"THAT the application by **Bousfields Inc. on behalf of Bruce Street Developments Limited** for **135 Bruce Street**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

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

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

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



Vaishnan Muhunthan, Assistant Secretary-Treasurer