

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 2061 Simcoe Street North

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

The application relates to **2061 Simcoe Street North** (PL 609 PT LTS 3 TO 7 RP 40R-25300 PT 4 PT PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit 5 vehicle queuing spaces for a vehicle drive-through facility associated with a restaurant, whereas Zoning By-law 60-94 requires 16 vehicle queuing spaces for a vehicle drive-through facility associated with restaurant in a MU-C(1) (Mixed Use) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: H. Alyassin, Weston Consulting

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.

H. Alyassin provided an overview of the application.

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

"THAT the application by **Weston Consulting on behalf of Margaret Everest** for **2061 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following condition:

1. This approval shall only apply to the current tenant (Church's Chicken) of the existing building containing the drive-through facility as of the date of this decision."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2025-02**

Ward: **1**

## **MINUTES UNDER THE PLANNING ACT**

### **Committee of Adjustment Application for 985 Black Cherry Drive**

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

The application relates to **985 Black Cherry Drive** (PL 40M-2622 LT 12), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 47% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 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 February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: A. Bheir, 985 Black Cherry Drive, Oshawa

Absent: D. Lindsay

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

A. Bheir provided an overview of the application.

In response to a question from F. Eismont, A. Bheir replied that a curb cut and the removal of trees are not required.

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

"THAT the application by **Anil Bheir** for **985 Black Cherry Drive**, 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.

Vaishnan Muhunthan, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 1808 Fosterbrook Street

An application has been submitted by **Mechways Inc. on behalf of Shashi Karra and Sahithi Poreddi** for a variance from the City's Zoning By-law 60-94.

The application relates to **1808 Fosterbrook Street** (PL 40M-2721 LT 26), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 47% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R2.Y4.5 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: S. Syed, Mechways Inc.

Absent: D. Lindsay

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

S. Syed provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan clarified that private walkways are included in the landscaped open space percentage.

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

"THAT the application by **Mechways Inc. on behalf of Shashi Karra for 1808 Fosterbrook 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 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 686 Jasmine Crescent

An application has been submitted by **Ashley Reader on behalf of Nick Bludov** for a variance from the City's Zoning By-law 60-94.

The application relates to **686 Jasmine Crescent** (PL 748 LT 4), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum rear yard depth of 6.4m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-A (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: A. Reader, 15 Leslie Frost Lane, Lindsay

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. Reader provided an overview of the application.

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

"THAT the application by **Ashley Reader on behalf of Nick Bludov** for **686 Jasmine Crescent**, Oshawa, Ontario, be approved subject to the following condition:

1. The maximum width of any portion of the building less than 7.5m from the rear lot line shall be 6m."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 1071 Schooling Drive

An application has been submitted by **Mechways Inc. on behalf of Tirth Patel and Miral Raval** for variances from the City's Zoning By-law 60-94.

The application relates to **1071 Schooling Drive** (PL 40M-2476 PT LT 18 RP 40R-27812 PT 1), 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 R2(3) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Front Yard Spaces Only)	2.6m	2.75m
Minimum Parking Space Length (Front Yard Spaces Only)	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	48%	50%
Partial Tandem Parking	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: S. Syed, Mechways Inc.

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. Syed provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan indicated that the decision will be revised to accurately reflect the minimum requirements for parking space length and width.

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

**"THAT the application by Mechways Inc. on behalf of Tirth Patel and Miral Raval for 1071 Schooling Drive, Oshawa, Ontario, be approved subject to the following conditions:**

1. The Owner shall remove the excess hard surfaces in the municipal boulevard such that a minimum setback of 1.5m is achieved between the driveway and street tree generally in accordance with the site plan submitted by the Owner in support of this application. This shall be completed to the satisfaction of Planning Services prior to the issuance of building permit for the accessory apartment; and
2. A maximum of 0.8m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit, subject to the separation between said tandem parking spaces being a minimum 1.6m."

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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2025-07**

Ward: **2**

## **MINUTES UNDER THE PLANNING ACT**

### **Committee of Adjustment Application for 430 Glenmar Avenue**

An application has been submitted by **Mathew Scott on behalf of Christina Quintal** for a variance from the City's Zoning By-law 60-94.

The application relates to **430 Glenmar Avenue** (PL 688 PT LT 18), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with all parking spaces located in the front yard, whereas Zoning By-law 60-94 requires at least one parking space in a side yard, rear yard or in a garage for a single detached dwelling in a R1-A (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: M. Scott, Unit 7 - 31 Baldwin Street, P.O. BOX 207, Whitby

Absent: D. Lindsay

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

M. Scott provided an overview of the application.

In response to a question from A. Johnson, M. Scott replied that an accessory apartment will not be added in the future.

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

"THAT the application by **Mathew Scott on behalf of Christina Quintal** for **430 Glenmar 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 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 190 Britannia Avenue West

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

The application relates to **190 Britannia Avenue West** (PL 40M-2533 PT LT 2 RP 40R-29820 PT 4), 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 semi-detached dwelling in a R2(11) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Outdoor Spaces Only)	2.6m	2.75m
Minimum Parking Space Length (Outdoor Spaces Only)	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Landscaped Open Space in the Rear Yard	40%	50%

A meeting of the Oshawa Committee of Adjustment was held on February 19, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson  
V. Muhunthan, T. Ryan

Also Present: S. Thillaiyampalam, 190 Britannia Avenue West, Oshawa  
R. Kethesvaran, 27 Clipper Road, Toronto

Absent: D. Lindsay

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

R. Kethesvaran provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan indicated that the decision will be revised to accurately reflect the minimum requirements for parking space length and width.

In response to a question from F. Eismont, R. Kethesvaran clarified that S. Thillaiyampalam is seeking to add a new residential unit.

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

"THAT the application by **Sasikaran Thillaiyampalam** for **190 Britannia Avenue 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer