



Committee of Adjustment Meeting Agenda

**March 12, 2025, 6:00 p.m.
Committee Meeting Room**

The personal information contained in your correspondence to Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at committeeofadjustment@oshawa.ca or in person.

Members of the public are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments to submit correspondence concerning this matter. Please address your comments to committeeofadjustment@oshawa.ca by 4:30 p.m. on March 12, 2025 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Andrew Johnson
Dean Lindsay
Douglas Thomson
Fred Eismont
Vacant

The Committee of Adjustment considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses. The Committee of Adjustment also considers all consent applications for creation of new lots, lot additions, creation of easements, validation of title and long term leases.

Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial. We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.

Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on February 19, 2025 be adopted.

Minor Variance Staff Reports

A-2025-136	599 Burton Road	Ward 5
	Whurner Investment Inc.	
	To permit a single detached dwelling which may include an accessory apartment with reduced parking space length and width, landscaped open space in the front yard and to permit partial tandem parking.	
A-2025-09	188 Taunton Road West	Ward 2
	Baktash Adish	
	To permit a semi-detached dwelling with an accessory apartment with reduced parking space width, and landscaped open space in the front yard.	
A-2025-10	1394 Largo Crescent	Ward 2
	Mark Bignall	
	To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space length and width, landscaped open	

space in the front yard, and to permit parking spaces to be partially located in the side yard or garage

A-2025-11 510-520 Taunton Road East

Ward 1

SGL Planning & Design Inc. on behalf of Jasmas Inc.

To permit a 4 storey mixed use building with increased building height and reduced parking spaces, distance between parking area and street line and loading spaces

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to committeeofadjustment@oshawa.ca. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

**Notice of Hearing under the Planning Act
Concerning an Application for Minor Variances**

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 12, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-09**) submitted by **Baktash Adish** for **188 Taunton Road West** (PL 357 SHEET 12E PT LT 6 NOW RP 40R-7847 PT 3), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a semi-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 semi-detached dwelling in a R4-A/R6-B “h-77” (Residential) Zone.

Zoning Item	Column 1	Column 2
An Accessory Apartment within an existing Semi-detached Dwelling in a R4-A/R6-B Zone	To Permit	Not Permitted
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in Front Yard	36%	50%

You have been sent this notice because you own land close to the subject property.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 10, 2025.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 12, 2025 in order for your correspondence to be provided to Committee members for the March 12, 2025 public meeting.

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City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 12, 2025. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

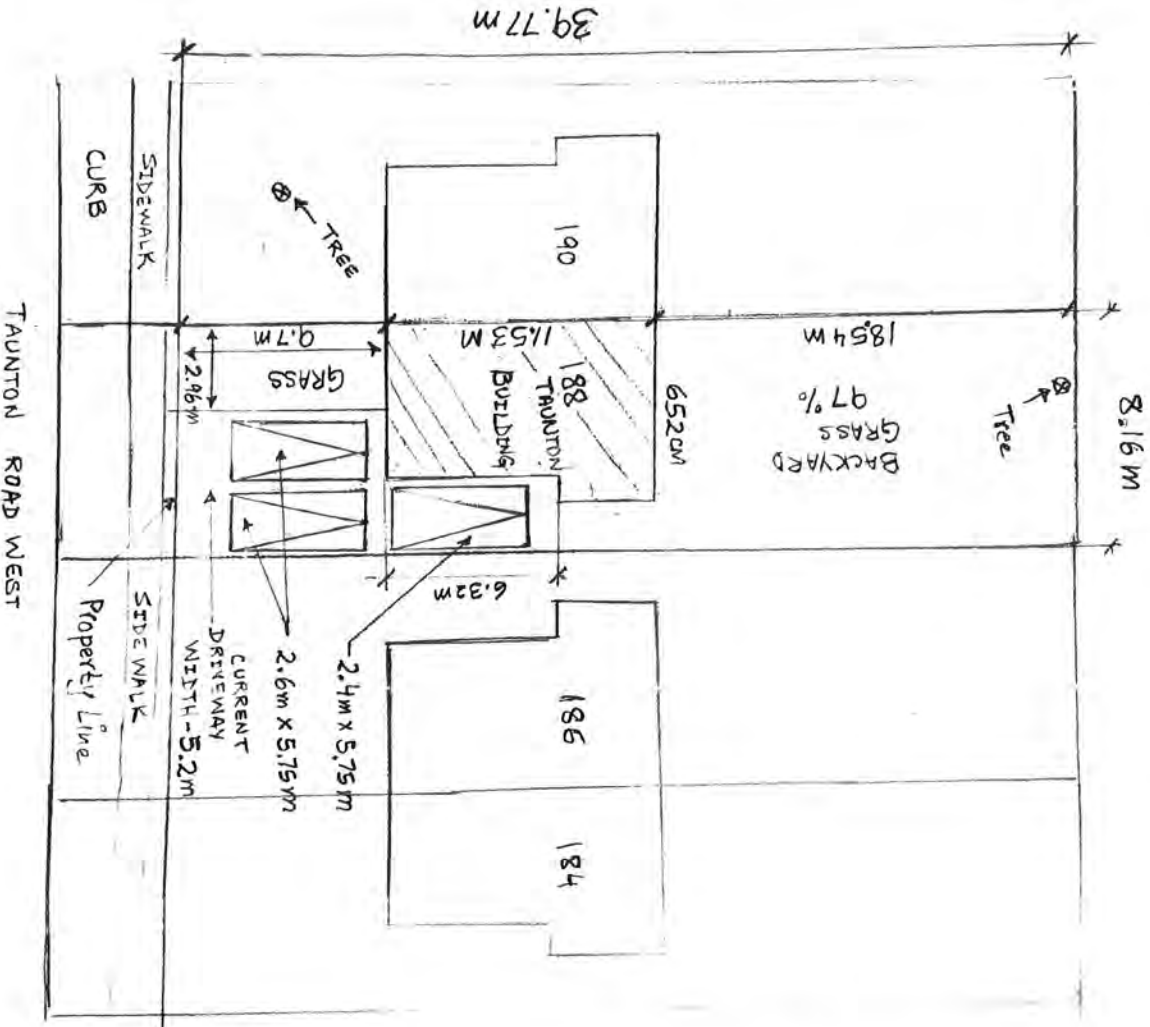
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 7, 2025 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 10, 2025. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 28, 2025.

Address: 188 Taunton Road West



SITE PLAN
188 TAUNTON
ROAD WEST
OSHAWA, ON

CURRENT
PARKING
SPACES

Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 12, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-10**) submitted by **Mark and Annmarie Bignall** for **1394 Largo Crescent** (PL M1052 PT LT 34 NOW RP 40R-2896 PT 36,37), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: 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 Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front yard	44%	50%
Parking Space Location	Parking Spaces in Front Yard and partially in the Side Yard	Minimum One Parking Space in a Side Yard, Rear Yard or in a Garage

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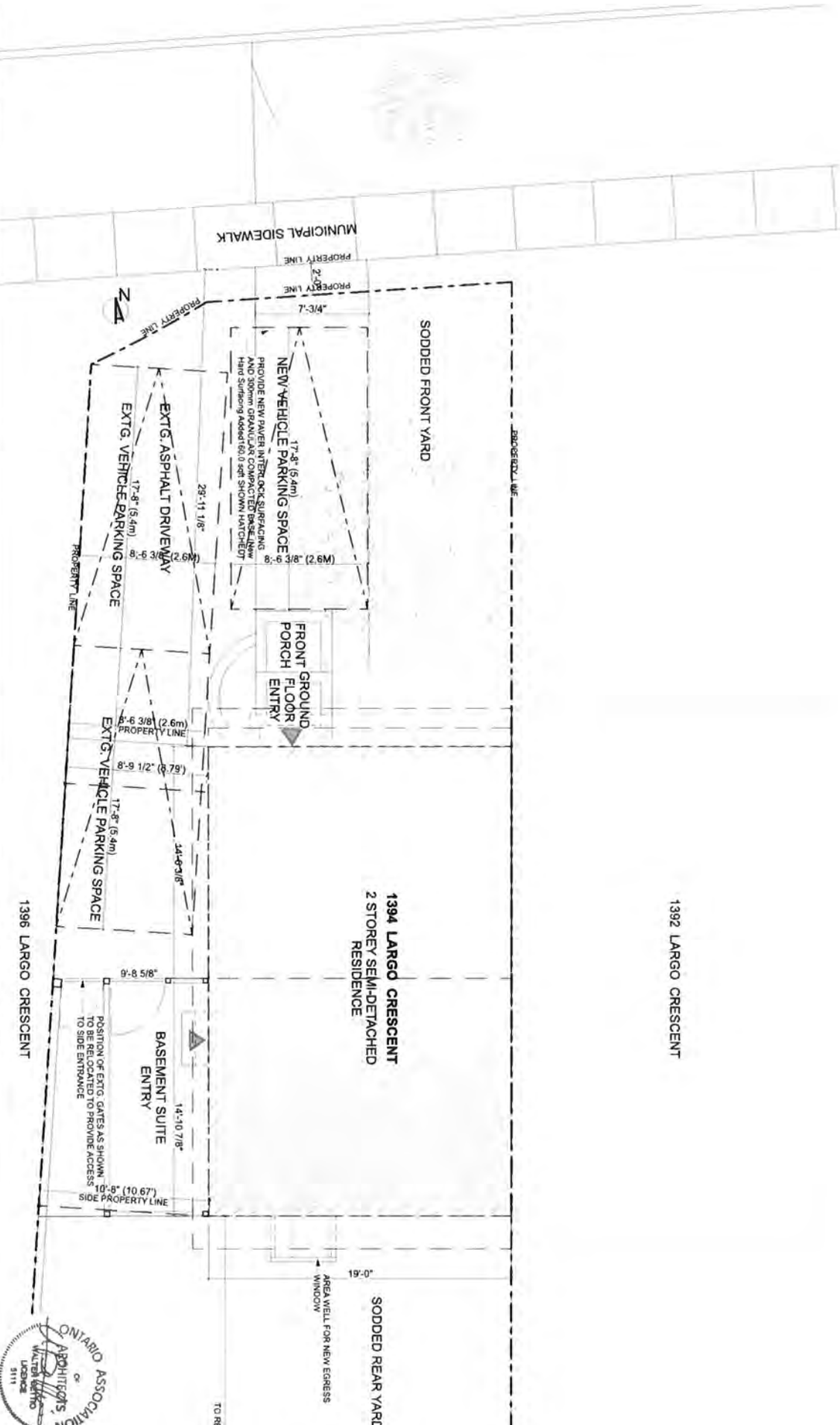
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Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

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Purpose and Effect: The purpose and effect of the application is to permit a 4 storey mixed use building and an office 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 a mixed use building in a PSC-A/SSC-B (Commercial) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height of Mixed Use Building	15.5m	13m
Minimum Number of Parking Spaces for Shopping Centre	1 per 26m ²	1 per 24m ²
Minimum Distance between Parking Area and Street line	0.5m	3m
Minimum number of loading spaces	1 Small	2 Large

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-10).

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