

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 599 Burton Road

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

The application relates to **599 Burton Road** (PL 196 LT 20), Oshawa, Ontario.

The purpose and effect of the revised 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 single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	43%	44%
Partial Tandem Parking	To Permit	Not permitted
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on March 12, 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
D. Dutta, D. Sappleton

Absent: R. Rodney, Whurner Investment Inc.

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

D. Lindsay recommended that the application be reserved to allow for the applicant to be present for the discussion.

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

"THAT the application by **Whurner Investment Inc.** for **599 Burton Road**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, D. Lindsay, 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 188 Taunton Road West

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

The application relates to **188 Taunton Road West** (PL 357 SHEET 12E PT LT 6 NOW RP 40R-7847 PT 3), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on March 12, 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
D. Dutta, D. Sappleton

Also Present: B. Adish, 188 Taunton Road West, Oshawa

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

B. Adish provided an overview of the application.

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

"THAT the application by **Baktash Adish** for **188 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 1394 Largo Crescent

An application has been submitted by **Mark and Annmarie Bignall** for variances from the City's Zoning By-law 60-94.

The application relates to **1394 Largo Crescent** (PL M1052 PT LT 34 NOW RP 40R-2896 PT 36, 37), 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 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

A meeting of the Oshawa Committee of Adjustment was held on March 12, 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
D. Dutta, D. Sappleton

Also Present: M. Bignall, 1394 Largo Crescent, Oshawa
A. Bignall, 1394 Largo Crescent, Oshawa

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

M. Bignall provided an overview of the application.

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

"THAT the application by **Mark and Annmarie Bignall** for **1394 Largo Crescent**, 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 510-520 Taunton Road East

An application has been submitted by **SGL Planning & Design Inc. on behalf of Jasmas Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **510-520 Taunton Road East** (CON 4 PT LT 7), Oshawa, Ontario.

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 space per 26m ² of gross floor area	1 space per 24m ² of gross floor area
Minimum Distance between Parking Area and Street line	0.5m	3m
Minimum Number of Loading Spaces	1 Small	2 Large

A meeting of the Oshawa Committee of Adjustment was held on March 12, 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
D. Dutta, D. Sappleton

Also Present: A. Chee, SGL Planning

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

D. Lindsay stated that they would abstain from the vote due to the proximity of their home to the subject site.

A. Chee provided an overview of the application.

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

"THAT the application by **SGL Planning & Design Inc. on behalf of Jasmas Inc.** for **510-520 Taunton Road East**, Oshawa, Ontario, be approved."

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

Negative – None

Abstained – D. Lindsay

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