

## 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 April 2, 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

Also Present: 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.

R. Rodney provided an overview of the application.

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

"THAT the application by **Whurner Investment Inc.** for **599 Burton Road**, 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### **Committee of Adjustment Application for 2218, 2222, 2213 Cayenne St, 2118, 2122, 2130 Crystal Dr, 2139, and 2135, 2131, 2123 Binbrook Dr**

An application has been submitted by **Land Solutions Ontario on behalf of Oshawa (Conlin) BT Developments Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **2218, 2222, 2213 Cayenne St, 2118, 2122, 2130 Crystal Dr, and 2139, 2135, 2131, 2123 Binbrook Dr** (PL 40M-2763 LTS 47, 48, 54, 116, 117, 119, 127, 128, 129, 131), Oshawa, Ontario.

**Purpose and Effect:** The purpose and effect of the application is to permit single detached dwellings with the variances in Column 1 below, instead of the requirements in Column 2 below for a single detached dwelling in a R1-E(31) (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Rear Yard Depth (Lots 47, 48, 131)	6.5m	7.5m
Minimum Rear Yard Depth (Lots 116, 127, 128, 129)	7.0m	7.5m
Maximum Lot Coverage (Lots 47, 48, 54, 116, 117, 119, 127, 128)	50%	45%

A meeting of the Oshawa Committee of Adjustment was held on April 2, 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

Also Present: M. Fasullo, Land Solutions Ontario

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

M. Fasullo provided an overview of the application.

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

"THAT the application by **Land Solutions Ontario on behalf of Oshawa (Conlin) BT Developments Inc.** for **2218, 2222, 2213 Cayenne St, 2118, 2122, 2130 Crystal Dr, and 2139, 2135, 2131, 2123 Binbrook Dr**, Oshawa, Ontario, be approved subject to the following condition:

1. That the Owner provide the Central Lake Ontario Conservation Authority with a payment of \$900 representing their Variance application review fee."

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

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 589 Dorchester Drive

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

The application relates to **589 Dorchester Drive** (PL M1080 PT BLK L NOW RP 40R-3433 PT 58,89), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	41%	50%
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 April 2, 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

Also Present: M. Tahir, 589 Dorchester Drive, Oshawa

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

M. Tahir provided an overview of the application.

In response to a question from F. Eismont, M. Tahir replied that the street tree will remain.

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

"THAT the application by **Mohammad Tahir** for **589 Dorchester Drive**, Oshawa, Ontario, be approved subject to the following condition:

1. The portion of land between the porch and parking area shall be restored with soft landscaping (e.g. sod, seeding, garden, etc.) satisfactory to Planning Services prior to the issuance of a building permit for an accessory apartment."

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

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 112 Annis Street

An application has been submitted by **Max Lysyk on behalf of George, Paul, Tony and George I. Lysyk** for variances from the City's Zoning By-law 60-94.

The application relates to **112 Annis Street** (PL 335 SHEET 29 PT LT C15 RP 40R-32398 PTS 3 TO 4), 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(1) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth between Dwelling Unit and the Rear Lot Lines of the Properties Municipally Known as 116, 120 and 130 Annis Street	1.2m	5.5m
Minimum Floor Area of an Accessory Apartment located wholly above or below another Dwelling Unit	0%	50%
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on April 2, 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

Also Present: M. Lysyk, 71 Southwood Street, Oshawa

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

M. Lysyk provided an overview of the application.

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

"THAT the application by **Max Lysyk on behalf of George, Paul, Tony and George I. Lysyk** for **112 Annis 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.

A handwritten signature in black ink, appearing to be 'Vaishnan Muhunthan', written over a horizontal line.

Vaishnan Muhunthan, Assistant Secretary-Treasurer



## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 1438 and 1454 Simcoe Street North

An application has been submitted by **D. G. Biddle & Associates Ltd. on behalf of Holland Homes Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **1438 and 1454 Simcoe Street North** (PL 357 SHEET 11E1 PT LT 4 NOW RP 40R-8060 PT 2, 3, 4), Oshawa, Ontario.

The purpose and effect of the application is to permit apartment buildings (stacked townhouses) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for stacked townhouses in the R4-A/R6-B "h-76" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.7m	6.0m
Minimum Exterior Side Yard Depth	2.9m	4.5m
Minimum Interior Side Yard Depth	2.2m	4.5m
Minimum Rear Yard Depth	3.0m	16.0m
Maximum Lot Coverage	29%	22%

A meeting of the Oshawa Committee of Adjustment was held on April 2, 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

Also Present: L. Klets, D. G. Biddle & Associates  
B. Cordick, 34 Brant Court, Oshawa

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

L. Klets provided an overview of the application.

In response to a question from B. Cordick, L. Klets replied that the proposal is for 30 units which does not exceed the maximum density required as outlined in the Oshawa Official Plan.

In response to a question from B. Cordick and D. Lindsay, V. Muhunthan replied that the development is providing 12 visitor parking spaces which exceeds the minimum requirements.

In response to a statement from B. Cordick, L. Klets indicated that the variances being requested are not related to parking, however any improvements to the visitor parking layout can be considered as part of the site plan approval process.

In response to a question from B. Cordick, L. Klets replied that potential buyers will have to assess if the parking that is being provided by the development is sufficient for their needs.

D. Lindsay expressed that the City By-laws related to on-street parking will apply to the development.

F. Eismont expressed appreciation for the use of 1.8m tall privacy fencing from the abutting properties as neighbours raised concerns regarding the lack of privacy from the development and that future improvements to public transit services on Simcoe Street can alleviate traffic concerns.

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

“THAT the application by **D. G. Biddle & Associates Ltd. on behalf of Holland Homes Inc.** for **1438 and 1454 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following condition:

1. This decision shall only apply to buildings not exceeding three-storeys in height.”

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

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 275 Humber Avenue

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

The application relates to **275 Humber Avenue** (Part 3, Plan 40R-32471), Oshawa, Ontario.

The purpose and effect of the applications are to permit a single detached dwelling which may contain two accessory apartments 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 Rear Yard Depth	6.0m	7.5m
Parking Space Partially Located within a Sight Triangle	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on April 2, 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

Also Present: P. Barros, 191 Meadow Road, Whitby

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

P. Barros provided an overview of the application.

P. Barros expressed that they are working with City staff to revise the application to provide a parking layout.

D. Lindsay commented that City staff recommended reserving the application to ensure the revised application can meet the four tests as required by the Planning Act for the consideration of minor variances.

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

"THAT the application by **Paul Barros** for **275 Humber Avenue**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 283 Humber Avenue

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

The application relates to **283 Humber Avenue** (Part 1, Plan 40R-32471), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may contain two accessory apartments 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 Rear Yard Depth	6.0m	7.5m
Minimum Parking Space Width	2.6m	2.75m
Parking Space Location	All in the Front 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 April 2, 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

Also Present: P. Barros, 191 Meadow Road, Whitby

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

P. Barros provided an overview of the application and indicated that they are working with City staff to improve the proposal.

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

"THAT the application by **Paul Barros** for **283 Humber Avenue**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 140 Bloor Street East

An application has been submitted by **Max Lysyk on behalf of Paul and George Lysyk** for variances from the City's Zoning By-law 60-94.

The application relates to **140 Bloor Street East** (PL 159 PT LT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit a maximum of 2 refreshment vehicles 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 refreshment vehicle in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Stationary Refreshment Vehicles located on a Vacant Lot	To Permit	Not Permitted
Minimum Distance between Stationary Refreshment Vehicles, Restaurants or Playground Equipment in a City Park	0.0m	80.0m

A meeting of the Oshawa Committee of Adjustment was held on April 2, 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

Also Present: M. Lysyk, 71 Southwood Street, Oshawa

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

M. Lysyk provided an overview of the application.

In response to a question from F. Eismont, M. Lysyk replied that the food trucks will most likely be seasonal and that gravel surface will be used rather than pavement.

In response to questions from D. Lindsay, M. Lysyk indicated that the dwelling on the lot was demolished in the late summer/early fall of last year.

In response to questions from D. Lindsay, M. Lysyk clarified that they are looking to add food trucks similar to those on Ritson Road and Bloor Street, and following the approval of the application, they will begin advertising for potential food truck vendors.

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

"THAT the application by **Max Lysyk on behalf of Paul and George Lysyk** for **140 Bloor Street East**, Oshawa, Ontario, be approved subject to the following conditions:

1. A maximum of two (2) refreshment vehicles shall be permitted on site;
2. A minimum setback of 3.0m shall be provided between front lot line and the refreshment vehicles; and
3. The decision shall expire and be null and void after April 22, 2030."

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

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 108 Division Street

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

The application relates to **108 Division Street** (PL 121 PT LT 14, 15), 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 a single detached dwelling in a R3-A.T18/R5-B.T18/R6-B.T18/R7-A.T18 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	37%	50%

A meeting of the Oshawa Committee of Adjustment was held on April 2, 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

Also Present: M. Beech, 108 Division Street, Oshawa

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

M. Beech provided an overview of the application.

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

"THAT the application by **Mark Beech** for **108 Division 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