

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 85 Bloor Street West

An application has been submitted by **Adamo Caputo on behalf of 2855101 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **85 Bloor Street West** (PL 335 SHEET 31 PT LT C7 PT LT C8), Oshawa, Ontario.

The purpose and effect of the application is to permit a 45-unit rental 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 a rental apartment building in a R6-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Residential Parking Spaces	0.98 spaces per unit	1 space per unit
Minimum Number of Visitor Parking Spaces	0.24 spaces per unit	0.33 space per unit

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: C. Pretteto, Cspace Architecture Inc.

Absent: A. Johnson

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

C. Pretteto provided an overview of the application.

In response to a question from F. Eismont, C. Pretteto explained that they expect to begin construction in the fall and finish by the end of the year or early next year.

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

"THAT the application by **Adamo Caputo on behalf of 2855101 Ontario Inc.** for **85 Bloor Street West**, Oshawa, Ontario, be approved."

Affirmative – 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 977 Lockie Drive

An application has been submitted by **Abhishek Rajor on behalf of Kurian James Marattil and Sindhura Rose Thomas** for variances from the City's Zoning By-law 60-94.

The application relates to **977 Lockie Drive** (PL 40M-2706 LT 98), 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(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	4.6m	5.75m
Minimum Landscaped Open Space in the Front Yard	49%	50%

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: A. Rajor, Unit 28-2355 Derry Road East, Mississauga, Ontario

Absent: A. Johnson

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

A. Rajor provided an overview of the application.

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

"THAT the application by **Abhishek Rajor on behalf of Kurian James Marattil and Sindhura Rose Thomas** for **977 Lockie Drive**, Oshawa, Ontario, be approved."

Affirmative – 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 858 Glenforest Street

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

The application relates to **858 Glenforest Street** (PL 688 PT LT 80,81), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with all parking spaces located in the front yard, whereas Zoning By-law 60-94 requires a minimum of one parking space to be located 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 April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: A. Matthews, 852 Glenforest Street, Oshawa
H. Mirhashemi, 858 Glenforest Street, Oshawa
J. Hurst, 949 Orchid Court, Oshawa representing S. Jackson, 864 Glenforest Street, Oshawa
G. Milos, 834 Glenrush Street, Oshawa
A. Heiner, 853 Glenforest Street, Oshawa
D. Allen, 96 Springdale Crescent, Oshawa

Absent: A. Johnson

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

H. Mirhashemi provided an overview of the application.

In response to a question from F. Eismont, H. Mirhashemi replied that only one unit is currently in the building.

In response to a question from J. Hurst, H. Mirhashemi replied that although the site plan indicates an existing porch, the plan is to convert the garage into storage space and remove the existing garage door.

J. Hurst expressed concerns about widening the driveway to fit the required spaces, as it will have a negative visual impact on the neighbourhood and increase traffic. Very concerned about rentals in the neighbourhood especially with the increased violence recently.

In response to a question from J. Hurst, D Dutta explained that due to the location of the property line, there is insufficient room to fit two vehicles back-to-back on the driveway.

In response to a question from J. Hurst, H. Mirhashemi responded that the parking space in the garage is proposed to be removed due to the location of the entrance to the basement apartment.

In response to a question from J. Hurst, D Dutta clarified that due to the location of the entrance to the basement unit through the garage, there are fire code and Ontario Building Code Standards that require an unobstructed pathway to the entrance, leaving insufficient room for a vehicle to be parked within the garage.

D. Lindsay clarified that provincial policies permit up to two accessory apartments within single family dwellings and the Committee cannot change these policies.

D. Dutta further clarified that the only variance proposed is to remove the parking space from the garage and park all the vehicles in the front yard, not because of the proposed widening of the driveway, as they are still proposing to keep the landscaped open space in the front yard above 50% which would comply with Zoning By-law 60-94.

In response to a question from G. Milos, H. Mirhashemi replied that he will not be residing in the home in the long-term.

A. Heiner expressed concern about seeing a parking lot across the street.

In response to a question from A. Matthews, D. Dutta clarified the property boundaries and proposed driveway, which is not proposed to encroach onto the neighbouring property.

In response to a question from D. Allen, H. Mirhashemi replied that they did consider alternative options such as a basement walkout in the backyard but it was too expensive.

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

“THAT the application by **Hamid Mirhashemi** for **858 Glenforest Street**, Oshawa, Ontario, be approved.”

Affirmative – 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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 254 Malaga Road

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

The application relates to **254 Malaga Road** (PL 204 PT LT 81 RP 40R-20614 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building which may include an accessory apartment ancillary to a duplex 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 accessory building ancillary to a duplex in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	7.0m	4.5m
Maximum Lot Coverage of an Accessory Building as a Percentage of the Lot Area	10.5%	8%
Maximum Lot Coverage of an Accessory Building as a Percentage of the Main Building	87%	50%
Maximum Ground Floor Area of Accessory Building	75 sq. m.	60 sq. m.

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

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

Absent: A. Johnson

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

M. Lysyk provided an overview of the application.

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

"THAT the application by **Max Lysyk on behalf of Paul and George I. Lysyk** for **254 Malaga Road**, Oshawa, Ontario, be approved subject to the following condition:

1. An accessory building greater than 4.5m in height shall not be located less than 6m of the rear lot line."

Affirmative – 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



Committee of Adjustment

File: **A-2025-25**

Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2830 Ritson Road North

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

The application relates to **2830 Ritson Road North** (EAST WHITBY CON 6 S PT LT 9 RP 40R-15200 PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit the commercial storage of recreational vehicles and boats as a permitted interim use, and to allow driveway access through the AG-A Zone, whereas Zoning By-law 60-94 does not permit the commercial storage of recreational vehicles and boats in AG-A (Agricultural) and FD (Future Development) Zones.

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

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

Absent: A. Johnson

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.

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

"THAT the application by **Max Lysyk on behalf of Paul and George I. Lysyk** for **2830 Ritson Road North**, Oshawa, Ontario, be approved subject to the following conditions:

1. A minimum 20m landscape buffer be provided abutting the Winchester Road East street line.
2. This approval shall expire after 10 years from the date of this decision."

Affirmative – 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.

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2466 Harmony Road North

An application has been submitted by **Minto (Harmony Road) GP Inc** for a variance from the City's Zoning By-law 60-94.

The application relates to **lands west of Verne Bowen Street south of Nancy Diamond Boulevard** (EAST WHITBY CON 5 PT LT 5 RP 40R31697 PT PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit construction offices and storage of equipment and contractor vehicles on a temporary basis, whereas Zoning By-law 60-94 does not permit construction offices or storage of equipment and commercial vehicles in an AG-A (Agricultural) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: A. Cammisa, Minto (Harmony Road) GP Inc.

Absent: A. Johnson

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

A. Cammisa provided an overview of the application.

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

"THAT the application by **Minto (Harmony Road) GP Inc** for **2466 Harmony Road North**, Oshawa, Ontario, be approved subject to the following condition:

1. This approval shall expire after 5 years from the date of this decision."

Affirmative – 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.



Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2025-28**

Ward: **4**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 504 Colborne Street East

An application has been submitted by **K. Cripps and A. Cripps** for a variance from the City's Zoning By-law 60-94.

The application relates to **504 Colborne Street East** (PL 408 LT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling which may include an accessory apartment with a maximum lot coverage as a percentage of the main building of 66%, whereas Zoning By-law 60-94 permits a maximum lot coverage as a percentage of the main building of 50% for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Absent: A. Johnson
K. Cripps, 504 Colborne Street East, Oshawa

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

Moved by F. Eismont, seconded by D. Thomson

"THAT the application by **K. and A. Cripps** for **504 Colborne St E, Oshawa**, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.

Deb Dutta, Assistant Secretary-Treasurer



Committee of Adjustment

File: **B-2025-01**

Ward: **5**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 940 Townline Road South

An application has been submitted by **Land & Building Experts on behalf of Santhosh Vijayam Subaamani** for Consent under Section 53(1) of the Planning Act.

The application relates to **940 Townline Road South** (CON BF PT LT 1 NOW RP 40R-11400 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to create a 601.7 sq. m. residential parcel of land retaining a 981.0 sq. m. residential parcel of land with the existing building to remain.

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: S. Khoja, Land & Building Experts
M. Edwards, 1016 Southgate Drive, Oshawa
M. Cunningham, 1012 Southgate Drive, Oshawa
P. Gosain, 952 Townline Road South, Oshawa

Absent: A. Johnson

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

S. Khoja provided an overview of the application.

In response to a question from M. Edwards, S. Khoja responded that they have not finalized the design for the building but it will comply with City Of Oshawa Zoning Regulations.

M. Edwards and M. Cunningham expressed concern in regards to lack of privacy as the new building may be looking into their backyards.

M. Edwards expressed further concern about the change in grade on the severed lot and potential drainage issues that may occur from any proposed development.

D. Dutta clarified that as a part of the development process, the applicant would need to obtain a building permit and engineering approval for any proposed development. Additionally, if there are any zoning deficiencies in the design, the applicant would have to either rectify them or return to the Committee of Adjustment for minor variance approval.

P. Gosain, expressed concerns over privacy, and impact of views due to the proposed development.

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

"THAT the application by **Land & Building Experts on behalf of Santhosh Vijayam Subaamani** for **940 Townline Road South**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and the required road widening. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.

3. The applicant provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.
4. This section of Townline Road South is classified as an Arterial B Road, with a desired overall right-of-way of 30.0 metres. The owner shall convey to the City of Oshawa a 2.0m metre road allowance to the satisfaction Oshawa Engineering Services.
5. The applicant is to provide written confirmation that the review of any required engineering plans (servicing, grading etc.) is being deferred to the building permit application/Site Alteration permit stage and that it is the Applicant's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa.
6. The applicant enters into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
7. That the applicant acknowledge and agree to arrange for and pay the cost of all services required to service the severed and retained lands in accordance with the policies and/or requirements of the City.
8. That the applicant acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the applicant.
9. That the applicant submit a building audit with respect to spatial separation for the north wall of the existing single detached dwelling facing the new property line, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
10. That the applicant obtains any necessary building permits to undertake the work identified by the building audit and such work to be completed.
11. If necessary, as an alternative to Condition 10 above, a spatial separation agreement is executed to the satisfaction of the City, which would prevent any building on the severed lot from being built too close to the openings on the walls of the existing buildings.
12. That the applicant demonstrates that there are no underground utilities on or under the proposed severed or retained lots that cross the proposed new property line. In the event utilities, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
13. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 17, 2025.
14. The Applicant shall pay the required fee for clearance of City conditions for each application.
15. All taxes for the subject lands shall be current.
16. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 17, 2025.
17. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is April 23, 2027
 - (b) Expiry date of Application is May 21, 2027"

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for lands south of 996 Farewell Street

An application has been submitted by **Land Solutions Ontario on behalf of Canadian National Railway Company** for Consent under Section 53(1) of the Planning Act.

The application relates to **lands south of 996 Farewell Street** (Roll Number 1813050024093000000) (EAST WHITBY CON BF PT LTS 1 2 3 4 5 6 7 8 13 14 15 16 17 PT RD ALLOWANCE PL 335 SHEET 26 PT LTS C3 C4 C5 SHEET 29 PT LTS C7 AND C8), Oshawa, Ontario.

The purpose and effect of the application is to create a 4,913 sq. m. industrial parcel of land with the existing buildings to remain, retaining an industrial parcel of land with the existing rail spur to remain.

A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: M. Fasullo, Land Solutions Ontario

Absent: A. Johnson

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

M. Fasullo provided an overview of the application.

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

"THAT the application by **Land Solutions Ontario on behalf of Canadian National Railway Company** for **996 Farewell Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and road widening. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
3. That the applicant demonstrates that there are no underground utilities on or under the proposed severed or retained lots that cross the proposed new property line. In the event utilities, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
4. The Applicant shall pay the required fee for clearance of City conditions for each application.
5. All taxes for the subject lands shall be current.
6. That the applicant satisfy the requirement of the Regional of Durham comments letter dated April 8, 2025.

7. That the consent be subject to the following periods:

- (a) Last date for fulfilling conditions is April 23, 2027
- (b) Expiry date of Application is May 21, 2027"

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer

Agency Conditions

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition one to five (1 to 5) has been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional of Durham that condition six (6) has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition seven (7) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 154 and 158 William Street East**

Application have been submitted by **1001124470 Ontario Ltd and Abdul Rehman** for Consent under Section 53(1) of the Planning Act.

The applications relate to **154 and 158 William Street East** (PL 18 PT LT 21 RIGHT OF WAY), Oshawa, Ontario.

B-2025-03: The purpose and effect of the application is to sever a 248.8 sq. m. residential parcel of land containing a building to remain, retaining a 554.5 sq. m. residential parcel of land containing a building to remain, and to permit an access easement for vehicular access over the severed lands.

B-2025-04: The purpose and effect of the application is to permit an access easement for vehicular access over the retained lands in application B-2025-03. A meeting of the Oshawa Committee of Adjustment was held on April 23, 2025 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
D. Dutta, D. Sappleton

Also Present: A. Rehman, 7815 Kent Boulevard, Brockville
D. Allen, 96 Springdale Crescent, Oshawa

Absent: A. Johnson

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

A. Rehman provided an overview of the application.

In response to a question from F. Eismont, A. Rehman responded that 154 William Street East is currently not tenanted.

In response to a question from D. Allen, A. Rehman responded that the plan is to convert the existing building on 154 William Street East into a 10-unit apartment building.

In response to a question from D. Allen, D. Dutta responded that a spatial separation agreement is only required as an alternative to condition 8 in the report.

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

“THAT the application by **1001124470 Ontario Ltd and Abdul Rehman** for 154 and 158 William Street East, Oshawa, Ontario, be approved subject to the following conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the applicant obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding.
2. That the applicant submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
3. The Owner shall submit the draft easement schedule for review and approval prior to final approval.
4. The Owner acknowledges that Sections 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance for file B-2025-04.

5. That the applicant demonstrate that there are no underground utilities on or under the proposed severed and retained lots that cross the proposed new property lines. In the event utilities cross property lines, easements would be required or utilities would need to be relocated.
6. That the applicant submit a building audit with respect to spatial separation for the east wall of the building addressed 154 William Street East facing the new property line, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
7. That the applicant submit a building audit(s) with respect to spatial separation for the west wall of the building addressed 158 William Street East facing the new property lines, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
8. That the applicant obtain the necessary building permit(s) to undertake the works identified by the building audit(s) and that such works be completed.
9. If necessary, as an alternative to Condition 8 above, a spatial separation agreement(s) is executed to the satisfaction of the City, which would prevent any building on the severed or retained lot from being built too close to the openings on the walls of the existing buildings.
10. The Applicant shall pay the required fee for clearance of City conditions for each application.
11. All taxes for the subject lands shall be current.
12. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is April 23, 2027
 - (b) Expiry date of Application is May 21, 2027."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer