

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 275 Humber Avenue

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

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

The purpose and effect of the revised 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 Front Yard Depth	5.8m	6m
Minimum Exterior Side Yard Depth	1.6m	2.4m
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

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

Absent: A. Johnson

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

P. Barros provided an overview of the application.

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

"THAT the application by **Paul Barros** for **275 Humber Avenue**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 283 Humber Avenue

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

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

The purpose and effect of the revised 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 Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

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

Absent: A. Johnson

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

P. Barros provided an overview of the application.

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

"THAT the application by **Paul Barros** for **283 Humber Avenue**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1062 Pepperbush Court

An application has been submitted by **RJ CAD Solutions on behalf of Sarmad Mohamed Ibrahim** for variances from the City's Zoning By-law 60-94.

The application relates to **1062 Pepperbush Court** (PL 40M-1666 PT LT 38 NOW RP 40R-15162 PT 2), 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 Width	2.6m	2.75m
Minimum Parking Space Length (Front Yard Space Only)	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: K. Shah, RJ CAD Solutions Inc.

Absent: A. Johnson

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

K. Shah provided an overview of the application.

Moved by D. Thomson, seconded by D. Lindsay,

"THAT the application by **RJ CAD Solutions on behalf of Sarmad Mohamed Ibrahim** for **1062 Pepperbush Court**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 800 King Street West

An application has been submitted by **Jeffery Plazas (A R Jeffery Const Ltd)** for a variance from the City's Zoning By-law 60-94.

The application relates to **800 King Street West** (PL 370 SHEET 17C PT LT 4, 5,6 NOW RP 40R-9535 PT 16 TO 19 29), Oshawa, Ontario.

The purpose and effect of the application is to permit a stationary refreshment vehicle with a minimum separation of 0.0m to a restaurant, whereas Zoning By-law 60-94 requires a minimum distance of 80.0m be provided between a stationary refreshment vehicle and a restaurant in a PSC-A (Planned Strip Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: B. Jeffery, Jeffery Plazas

Absent: A. Johnson

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

B. Jeffery provided an overview of the application.

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

"THAT the application by **Jeffery Plazas (A R Jeffery Const Ltd)** for **800 King 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 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 504 Colborne Street East

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

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

The purpose and effect of the revised application is to permit an accessory building ancillary to 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 an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	10%	8%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	93%	50%
Maximum Ground Floor Area of all Accessory Buildings	61m ²	60m ²

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: A. Cripps, 504 Colborne Street East, Oshawa
K. Cripps, 504 Colborne Street East, 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.

A. and K. Cripps provided an overview of the application.

In response to a question from F. Eismont, A. and K. Cripps responded that the previous application was tabled because they wanted to revise the application in order to keep the garage which included reducing the size of the proposed garden suite.

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

"THAT the application by **K. Cripps and A. Cripps** for **504 Colborne Street East**, Oshawa, Ontario, be approved subject to the following condition:

1. No individual accessory structure or building shall exceed a maximum size of 40m²."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1315, 1335 and 1345 Benson Street

An application has been submitted by **Lev Living on behalf of Benson Street GP Limited** for a variance from the City's Zoning By-law 60-94.

The application relates to **1315, 1335 and 1345 Benson Street** (EAST WHITBY CON 3 PT LTS 1 2 PL 40M-2260 BLKS 83 87 RP 40R-29532 PTS 1 2 5 8 9), Oshawa, Ontario.

The purpose and effect of the application is to permit accessory structures ancillary to a retirement home resulting in a maximum lot coverage of 38%, whereas Zoning By-law 60-94 permits a maximum lot coverage of 35% for a retirement home in a R6-C(10) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 14, 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, T. Ryan

Also Present: S. Chow, Lev Living

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

S. Chow provided an overview of the application.

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

"THAT the application by **Lev Living on behalf of Benson Street GP Limited** for **1315, 1335 and 1345 Benson 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 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 393 Vancouver Crescent

An application has been submitted by **Mechways Inc. on behalf of Syed Gulzar Naqvi and Syeda Sadia Naqvi** for variances from the City's Zoning By-law 60-94.

The application relates to **393 Vancouver Crescent** (PL 877 S PT LT 47), 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 Landscaped Open Space in the Front Yard	47%	50%
Minimum Parking Space Length (Parking Space Assigned to Accessory Apartment Only)	5.5m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on May 14, 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, T. Ryan

Also Present: S. Syed, Mechways Inc.

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.

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

"THAT the application by **Mechways Inc. on behalf of Syed Gulzar Naqvi and Syeda Sadia Naqvi** for **393 Vancouver 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 11 Colborne Street West

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

The application relates to **11 Colborne Street West** (PL H-50002 PT LT 7 NOW RP 40R-6339 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a building containing two dwelling units 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 UGC-A (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Permitted Use	A building containing two dwelling units	A building containing only two dwelling units not permitted
Location of Dwelling Units	Dwelling unit located on the first floor without being located behind non-residential uses	Restricted to the 2nd storey, excluding basements, or higher. Notwithstanding the foregoing, it may be permitted on the first floor if located behind the non-residential uses located at the front of the building adjacent to the street line

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Uphoff, 11 Colborne Street West, 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. Uphoff provided an overview of the application.

In response to a question from F. Eismont, M. Uphoff responded that there is no retail operation currently located in the building.

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

"THAT the application by **Michael Uphoff** for **11 Colborne Street West**, Oshawa, Ontario, be approved subject to the following condition:

1. This decision shall only apply to the existing building and any minor additions."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 684 Glencairn Street

An application has been submitted by **Craig Edward and Mary Draper** for a variance from the City's Zoning By-law 60-94.

The application relates to **684 Glencairn Street** (PL 613 LT 3 PT LT 4), Oshawa, Ontario.

The purpose and effect of the application is to permit 3 parking spaces in the front yard and zero (0) parking spaces in a side yard, rear yard or in a garage, whereas Zoning By-law 60-94 requires at least 1 parking space in a side yard, rear yard or in a garage for a single detached dwelling which may include an accessory apartment in a R1-A (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: C. Edward, 684 Glencairn Street, Oshawa
M. Draper, 684 Glencairn Street, Oshawa

Absent: A. Johnson

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

C. Edward and M. Draper provided an overview of the application.

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

"THAT the application by **Craig Edward and Mary Draper** for **684 Glencairn 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 842 Groveland Avenue

An application has been submitted by **Khalid Ibrahim on behalf of Tochukwu Richmond Ijeomah and Fortune Chinyere Ijeomah** for a variance from the City's Zoning By-law 60-94.

The application relates to **842 Groveland Avenue** (PL 40M-2521 LT 86), 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 landscaped open space of 50% 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 May 14, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: K. Ibrahim, iDiM Architects Inc.

Absent: A. Johnson

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

K. Ibrahim provided an overview of the application.

In response to a question from F. Eismont, K. Ibrahim responded that about 50% of the front porch will be removed to facilitate the driveway widening.

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

"THAT the application by **Khalid Ibrahim on behalf of Tochukwu Richmond Ijeomah and Fortune Chinyere Ijeomah** for **842 Groveland Avenue**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer