



Committee of Adjustment

File: **A-2025-34**

Ward: **3**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 368 Charrington Avenue

An application has been submitted by **Nitshi Jain on behalf of Holly Stacey** for a variance from the City's Zoning By-law 60-94.

The application relates to **368 Charrington Avenue** (PL M1031 LT 7), 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 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 garage for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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: N. Jain, 21 Huggins Drive, Whitby

A report received from the Economic and Development Services Department recommended the Committee reserve its decision for failure to post the required notification sign on the property.

N. Jain provided an overview of the application.

In response to a question from D Lindsay, N. Jain stated that the sign was not picked up due to a family emergency.

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

"THAT the application by **Nitshi Jain on behalf of Holly Stacey** for **368 Charrington 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.

Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 553 Muirfield Street

An application has been submitted by **Katrina Metzner on behalf of Kimberley Savoie** for variances from the City's Zoning By-law 60-94.

The application relates to **553 Muirfield Street** (PL M1177 PT LT 74 NOW RP 40R-7515 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 Landscaped Open Space in the Front Yard	41%	50%
Minimum Parking Space Length	4.6m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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: K. Metzner, 1-2897 Solina Road, Bowmanville
J. Gray, City of Oshawa Councillor Ward 5

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

K. Metzner provided an overview of the application.

In response to a question from F. Eismont, K. Metzner responded that there were currently tenants in the basement.

In response to a question from D. Lindsay, K. Metzner responded that they are aware that parking is not permitted on the municipal boulevard.

J. Gray, City Councilor for Ward 5, spoke in support of the application and stated that the upgrades are visually appealing and they are trying to do the right thing by trying to legalize the existing condition.

In response to a question from D. Lindsay, J. Gray responded that his office has not received any complaints about the property.

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

"THAT the application by **Katrina Metzner on behalf of Kimberley Savoie** for **553 Muirfield 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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 985 Lockie Drive

An application has been submitted by **Raj Balasubramanian on behalf of Dharmaraj Balasubramanian** for variances from the City's Zoning By-law 60-94.

The application relates to **985 Lockie Drive** (PL 40M-2706 LT 96), 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 June 4, 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. Dharmaraj, 985 Lockie Drive, Oshawa, Ontario

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

B. Dharmaraj provided an overview of the application.

In response to a question from F. Eismont, B. Dharmaraj responded that he is aware of the advisory comments in the report.

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

"THAT the application by **Raj Balasubramanian on behalf of Dharmaraj Balasubramanian** for **985 Lockie Drive**, 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 855 Olive Avenue

An application has been submitted by **Mechways Inc. on behalf of Samir Sumant and Anagha Samir Sumarnt** for variances from the City's Zoning By-law 60-94.

The application relates to **855 Olive Avenue** (PL M51 LT 12), 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 R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	48%	50%
Minimum Parking Space Width	2.6m	2.75m
Location of Parking Spaces	All Parking Spaces in the Front Yard	Minimum one parking space in a side yard, rear yard or garage

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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: 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. Thomson, seconded by A. Johnson,

"THAT the application by **Mechways Inc. on behalf of Samir Sumant and Anagha Samir Sumarnt** for **855 Olive Avenue**, 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 279 Humber Avenue

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

The application relates to **279 Humber Avenue** (PL 646 PT LT 35), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include 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 single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	6m	9m
Minimum Landscaped Open Space in the Front Yard	35%	40%

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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: P. Barros, 191 Meadow Road, Whitby

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

P. Barros provided an overview of the application.

In response to a question from F. Eismont, P. Barros responded that no exterior changes are proposed to the property, the reason for the variances is due to the cellar under the porch now being converted into a laundry room.

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

"THAT the application by **Paulo Barros** for **279 Humber Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The portion of the building less than 9m from the front lot line (not including any permitted projections) shall be a basement or cellar only."

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 374 Farewell Street

An application has been submitted by **Batory Planning & Management on behalf of The Pentecostal Assemblies of Canada** for variances from the City's Zoning By-law 60-94.

The application relates to **374 Farewell Street** (EAST WHITBY CON 1 PT LT 6 RP 40R-30582 PT 2 AND PT PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit a place of worship 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 place of worship in a R2/CIN (Residential/Community Institutional) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Lot Line Length	5.8m	11m
Minimum Lot Frontage	5.8m	22m

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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: S. Bajc, Batory Planning & Management

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

S. Bajc provided an overview of the application.

In response to a question from F. Eismont, S. Bajc responded that the intended use of the access off Guelph Street will be for pedestrian access and an existing servicing easement.

In response to a question from D. Lindsay, D. Dutta clarified that the existing easement is not the walkway that was identified in the public comment received from the neighbour. There is no existing access easement along the area identified as a walkway in the public comment.

In response to a question from A. Johnson, D. Dutta responded that the design and zoning compliance of the proposed parking lot is being reviewed by staff through the Site Plan application.

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

"THAT the application by **Batory Planning & Management on behalf of The Pentecostal Assemblies of Canada** for **374 Farewell 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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1130 Ashgrove Crescent

An application has been submitted by **Manjinder Kaur on behalf of Macha Praveen Kumar** for variances from the City's Zoning By-law 60-94.

The application relates to **1130 Ashgrove Crescent** (PL 40M-2079 LT 16), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling in a R1-E(7) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%
Minimum Driveway Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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. Kaur, 15845 River Drive, Georgetown

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

M. Kaur provided an overview of the application.

In response to a written question from the public, M. Kaur advised that no fence is being proposed.

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

"THAT the application by **Manjinder Kaur on behalf of Macha Praveen Kumar** for **1130 Ashgrove 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 604 Greenhill Avenue

An application has been submitted by **Kruti Shah on behalf of Sandeep Reddy Kallu** for a variance from the City's Zoning By-law 60-94.

The application relates to **604 Greenhill Avenue** (PL 40M-2238 LT 41), Oshawa, Ontario.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include two an accessory apartments with a minimum landscaped open space in the front yard of 45%, 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-D(6) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 4, 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: K. Shah, 4 Abacus Road, Unit 12, Brampton
J. Galvao, 600 Greenhill Avenue, Oshawa
M. McDonald, 1996 Rockcreek Drive, Oshawa
M. Rumanek, 1988 Rockcreek Drive, Oshawa
M. Mawson, 593 Greenhill Avenue, Oshawa
D. Ramphal, 601 Greenhill Avenue, Oshawa
C. MacDonald-Haylock, 1882 Rockcreek Drive, Oshawa
D. Murray, 581 Greenhill Avenue, Oshawa
I. Murray, 581 Greenhill Avenue, Oshawa
M. Desouza, 600 Greenhill Avenue, Oshawa
R. McConkey, City of Oshawa Councillor Ward 1
J. Neal, City of Oshawa Councillor Ward 1

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

K. Shah provided an overview of the application.

In response to a question from D. Lindsay, K. Shah advised that she was not aware that staff recommended reserving the application or the issues identified in the staff report.

In response to a question from K. Shah, D. Dutta clarified staff concerns with the submitted site plan, including location of the property line, street tree and sidewalk as well as the arrangement of parking spaces.

J. Galveo expressed concerns in regards to compliance to the four tests for a minor variance. She expressed that the proposed application does not pass the compatibility with the neighbourhood test of a minor variance as there are issues with lack of parking, location of the street tree, safety conflicts with the bike lane as well as concerns with property maintenance.

In response to a question from M. McDonald, D. Lindsay clarified that the City does not have a by-law that restricts how many residents are permitted in an accessory apartment.

K. Shah confirmed that the proposed plan is to split the basement into two basement apartments.

M. Desouza expressed concerns regarding the difficulty of school buses and snow ploughs entering the streets due to parked vehicles on the road.

M. Rumanek expressed concerns about property maintenance, more rentals coming into the neighbourhood, decreasing property values, and the front yard being converted into a parking lot.

M. Mawson expressed concerns with emergency vehicle access including fire trucks with additional vehicles being parked on the street as well as parked vehicles blocking the bike lane. Additional comments were made in regards to issues with community pride, parking space dimensions and additional congestion.

R.Mckonkey, City Councilor for Ward 1, urged the Committee to consider the safety concerns in regards to the access and egress of the proposed parking space due to the close proximity to the street tree and potential blind spots with vehicles driving on Greenhill Avenue.

In response to a question from J. Neal, City and Regional Councilor for Ward 1, D. Lindsay advised that the Province permits single detached dwellings to contain up to two accessory apartments within the building and that the Committee of Adjustment does not have any say in changing these regulations.

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

“THAT the application by **Kruti Shah on behalf of Sandeep Reddy Kallu** for **604 Greenhill 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.



Deb Dutta, Assistant Secretary-Treasurer