



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 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: N. Jain, 21 Huggins Drive, Whitby

Absent: F. Eismont

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

N. Jain provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan confirmed that the proposed widening of the driveway will not be in conflict with the existing street tree.

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

"THAT the application by **Nitshi Jain on behalf of Holly Stacey** for **368 Charrington Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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 355 Gibbons Street

An application has been submitted by **Kruti Shah on behalf of Teresa Ricciuto** for variances from the City's Zoning By-law 60-94.

The application relates to **355 Gibbons Street** (PL 76 PT LT 2 PL 357 SHEET 13C PT LT B), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling on each proposed lot 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 Lot Frontage (Part 1 – North Lot)	9.1m	13.5m
Minimum Lot Frontage (Part 2 – South Lot)	9.1m	13.5m
Minimum Lot Area (Part 1 – North Lot)	333 sq. m.	405 sq. m.
Minimum Lot Area (Part 2 – South Lot)	332 sq. m.	405 sq. m.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Shah, 4 Abacus Rd, Unit 12, Brampton
K. Leddell, 361 Gibbons St, Oshawa
E. Dickinson, 361 Gibbons St, Oshawa

Absent: F. Eismont

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.

In response to a question from K. Leddell, K. Shah advised that they will discuss property management with the owner and that the proposed development is intended to comply with the zoning and property standards by-laws.

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

“THAT the application by **Kruti Shah on behalf of Teresa Ricciuto** for **355 Gibbons Street**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, 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 169 Pontiac Avenue

An application has been submitted by **Ashley Reader on behalf of Carole and Larry Steffen** for variances from the City's Zoning By-law 60-94.

The application relates to **169 Pontiac Avenue** (PL 527 LT 30), 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 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-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	6.8m	The lesser of 4.5m or the actual height of the main building on a lot
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	64%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	9.3%	8%
Maximum Ground Floor Area of all Accessory Buildings	88m ²	60m ²

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: C. Dochuk, HOM Drafting and Design
J. Steffan, 169 Pontiac Avenue, Oshawa
G. Bodnar, 1060 Mohawk Street, Oshawa

Absent: F. Eismont

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

C. Dochuk provided an overview of the application.

In response to a question from D. Lindsay, C. Dochuk advised that the applicant did request that this application be reserved after speaking with their neighbours in order to revise the proposal.

G. Bodnar expressed that the proposed accessory building will dwarf the neighbouring single detached dwellings and that the variances don't appear to be minor in nature. G. Bodnar commented that the building will result in a lack of privacy for the surrounding properties.

In response to G. Bodnar, C. Dochuk advised that they are willing to table the application in order to address concerns raised by the public. C. Dochuk commented that although the proposed building will be taller than the existing single detached dwelling, the Zoning By-law permits a maximum height for a single detached dwelling that is taller than the proposed structure and that there is potential to add a second story to the existing dwelling.

In response to C. Dochuk, G. Bodner indicated that a single detached dwelling and accessory building are subject to different setback requirements and reiterated that the proposed height is excessive.

J. Steffen advised that he intends to live in the accessory building in order to provide support for his parents who live in the dwelling. J. Steffen expressed that the proposal will be revised to ensure that the neighbours are satisfied.

C. Dolchuk commented that different variances may be required for the revised design which can be dealt with at a future meeting.

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

“THAT the application by **Ashley Reader on behalf of Carole and Larry Steffen** for **169 Pontiac Avenue**, Oshawa, Ontario, be reserved.”

Affirmative – A. Johnson, 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 993 Lockie Drive

An application has been submitted by **Abhishek Rajgor on behalf of Dynu Kunjandy Kurian and Kezia Asha Rajan** for variances from the City's Zoning By-law 60-94.

The application relates to **993 Lockie Drive** (PL 40M-2706 LT 94), 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 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: A. Rajgor, MEM Engineering Inc.

Absent: F. Eismont

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

A. Rajgor provided an overview of the application.

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

"THAT the application by **Abhishek Rajgor on behalf of Dynu Kunjandy Kurian and Kezia Asha Rajan** for **993 Lockie Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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 195 Marquette Avenue

An application has been submitted by **Andrew Davis on behalf of Michelle Bodley** for variances from the City's Zoning By-law 60-94.

The application relates to **195 Marquette Avenue** (PL 449 LT 40), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building ancillary to 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 an accessory building ancillary to a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	4.8m	The lesser of 4.5m or the actual height of the main building on a lot
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	75%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	11%	8%

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: A. Davis, 199 Marquette Avenue, Oshawa

Absent: F. Eismont

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

A. Davis provided an overview of the application.

In response to a question from D. Lindsay, A. Davis confirmed that he was not aware of the staff recommendation.

V. Muhunthan advised that the staff report was emailed to the applicant. A. Davis confirmed that the staff report was received.

In response to a question from A. Johnson, V. Muhunthan clarified that the staff recommendation to reserve the application is based on concerns with the proposed height and to give the public an opportunity to provide input at the meeting.

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

"THAT the application by **Andrew Davis on behalf of Michelle Bodley** for **195 Marquette Avenue**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, 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 456 Miller Avenue

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

The revised application relates to **456 Miller Avenue** (PL 286 LT 89), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: T. Veerasamy, 195 Seneca Avenue, Oshawa

Absent: F. Eismont

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

T. Veerasamy provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan advised that the applicant revised the application based on staff's recommendation to increase the proposed minimum parking space width.

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

"THAT the application by **Thilagavathi Veerasamy** for **456 Miller Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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 154 William Street East

An application has been submitted by **1001124470 Ontario Ltd and Abdul Rehman** for variances from the City's Zoning By-law 60-94.

The application relates to **154 William Street East** (PL 18 PT LT 21 RIGHT OF WAY), Oshawa, Ontario.

The purpose and effect of the application is to permit a fourplex with a minimum lot frontage of 9.8m on a proposed lot, whereas Zoning By-law 60-94 requires a minimum lot frontage of 15m for a fourplex in a R3-A.T18/R5-B.T18/R6-B.T18/R7-A.T18 (Residential) Zone.

An additional purpose and effect of the application is to permit an apartment building on a proposed lot 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 apartment building in a R3-A.T18/R5-B.T18/R6-B.T18/R7-A.T18 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density – Dwelling Units per Hectare	190 u/ha	85 u/ha
Minimum Lot Frontage	9.8m	25m
Minimum Length of the Front Lot Line	9.8m	12.5m
Minimum Interior Side Yard Depth	1.6m	3m
Maximum Lot Coverage	31%	22%
Minimum Landscaped Open Space	0%	30%

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

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

Absent: F. Eismont

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

In response to a question from D. Allen, V. Muhunthan responded that the existing structures have been vacant for some time and that the applicant intends to convert the existing fourplex into a 10-unit apartment building. V. Muhunthan clarified that the proposed application is required to facilitate a conditionally approved consent application and to permit the apartment building.

In response to a question from D. Allen, V. Muhunthan expressed that any previous minor variances on the property still apply, and the approval of the subject application represents one condition out of several pertaining to the consent application.

In response to a question from D. Allen, V. Muhunthan clarified that legal non-complying conditions are deemed to comply with the Zoning By-law and that a minor variance is not required to seek relief from the existing conditions. D. Allen commented that present zoning regulations should be considered despite the legal non-complying conditions that apply to the existing building.

In response to a question from D. Allen, V. Muhunthan replied that the consideration of minor variances is qualitative rather than quantitative and that zoning by-law amendments are required

in scenarios where the deficiency from the zoning by-law are significant, such as adding a use that is not permitted.

A. Rehman provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan clarified that the minor variance application is required to permit the existing fourplex and its conversion to a 10-unit apartment building based on the proposed lot lines. V. Muhunthan indicated that the existing single detached dwelling on the retained parcel does not require any variances.

In response to a question from D. Allen, A. Rehman replied that the property inadvertently merged on title and his intention is to sever the lots and maintain the existing buildings while increasing the residential density of the severed parcel on 154 William St E.

D. Allen expressed their desire for the Committee to reserve its decision on the application to assess requirements related to the building code, limiting distance, spatial separation, fire ratings and structural remediation.

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

"THAT the application by 1001124470 Ontario Ltd and Abdul Rehman for 154 William Street East, Oshawa, Ontario, be approved subject to the following condition:

1. This decision shall only apply to the existing building."

Affirmative – A. Johnson, 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 292 Bluejay Crescent

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

The application relates to **292 Bluejay Crescent** (PL M999 LT 102), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum landscaped open space in the front yard of 45%, whereas Zoning By-law 60-94 requires a minimum landscaped open space in the front yard of 50% for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: L. Levesque, 292 Bluejay Crescent, Oshawa

Absent: F. Eismont

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

L. Levesque provided an overview of the application.

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

"THAT the application by **Loretta Levesque** for **292 Bluejay Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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



Committee of Adjustment

File: **A-2025-49**

Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 256 Pimlico Drive

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

The application relates to **256 Pimlico Drive** (PL 40M-2566 LT 64), 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 of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E(20) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: A. Sharma, 256 Pimlico Drive, Oshawa

Absent: F. Eismont

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

A. Sharma provided an overview of the application.

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

"THAT the application by **Abhishek Sharma** for **256 Pimlico Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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 the lands on the south side of Nancy Diamond Boulevard between Harmony Road North and Nancy Diamond Boulevard

An application has been submitted by **GHD Limited c/o Scott Waterhouse on behalf of Minto (Harmony Road) Limited Partnership** for variances from the City's Zoning By-law 60-94.

The application relates to **the lands on the south side of Nancy Diamond Boulevard between Harmony Road North and Nancy Diamond Boulevard** (PL 40M-2750 BLK 67), 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 apartment buildings (stacked townhouses) in a MU-C(3) "h-14" "h-30" (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking	1.25 spaces per dwelling unit plus 0.25 spaces per dwelling unit for visitors	1.45 spaces per dwelling unit plus 0.3 spaces per dwelling unit for visitors
Minimum Rear Yard Depth (Verne Bowen Street)	2.4m	6m

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: C. Thompson, Minto Group

Absent: F. Eismont

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

C. Thompson provided an overview of the application.

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

"THAT the application by GHD Limited c/o Scott Waterhouse on behalf of Minto (Harmony Road) Limited Partnership for the lands on the south side of Nancy Diamond Boulevard between Harmony Road North and Nancy Diamond Boulevard, 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 review fee by September 25, 2025. Failure to pay the fee results in this decision becoming null and void."

Affirmative – A. Johnson, 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.

Nancy Diamond Blvd between Harmony Rd N & Nancy Diamond Blvd

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 the lands at the southeast corner of Nancy Diamond Boulevard and Harmony Road North

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

The application relates to **the lands at the southeast corner of Nancy Diamond Boulevard and Harmony Road North** (EAST WHITBY CON 5 PT LT 4 RP 40R-31694 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a temporary sales office for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located which has received draft plan approval (S-O-2017-07) as well as for lands located outside of the approved draft plan, whereas Zoning By-law 60-94 only permits the temporary sales office to be used for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located in a MU-C(3) "h-14" "h-30" (Mixed Use) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: C. Thompson, Minto Group

Absent: F. Eismont

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

C. Thompson provided an overview of the application.

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

"THAT the application by Minto (Harmony Road) LP for the lands at the southeast corner of Nancy Diamond Boulevard and Harmony Road North, Oshawa, Ontario, be approved subject to the following condition:

1. The decision shall expire and be null and void after December 31, 2033 or until all lots and dwelling units within draft plans of subdivision S-O-2017-07, S-O-2014-04 or in any future approved draft plans of subdivisions on 2651 Harmony Road North in the City of Oshawa are sold, whichever occurs first. This shall mean the sales office shall not be used to sell lots or dwelling units in draft plans of subdivisions outside the City of Oshawa if the sales office is not being used for the sale of lots and dwelling units in the noted subdivisions in the City of Oshawa."

Affirmative – A. Johnson, 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.

A handwritten signature in black ink, appearing to read 'Vaishnan Muhunthan', is positioned above a horizontal line.

Vaishnan Muhunthan, Assistant Secretary-Treasurer



Committee of Adjustment

File: **A-2025-52**

Ward: **31**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2466 Harmony Road North

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

The application relates to **2466 Harmony Road North** (PL 40M-2750 BLK 65), Oshawa, Ontario.

The purpose and effect of the application is to permit a temporary sales office for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located which has received draft plan approval (S-O-2017-07) as well as for lands located outside of the approved draft plan, whereas Zoning By-law 60-94 only permits the temporary sales office to be used for the sale of residential lots or dwelling units in the plan of subdivision in which the lands are located in a R4-A(25).DBR 60-85 "h-14" "h-30" (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: C. Thompson, Minto Group

Absent: F. Eismont

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

C. Thompson provided an overview of the application.

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

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

1. The decision shall expire and be null and void after December 31, 2033 or until all lots and dwelling units within draft plans of subdivision S-O-2017-07, S-O-2014-04 or in any future approved draft plans of subdivisions on 2651 Harmony Road North in the City of Oshawa are sold, whichever occurs first. This shall mean the sales office shall not be used to sell lots or dwelling units in draft plans of subdivisions outside the City of Oshawa if the sales office is not being used for the sale of lots and dwelling units in the noted subdivisions in the City of Oshawa.
2. That the Owner provide the Central Lake Ontario Conservation Authority with a payment of \$900 representing their Variance review fee by September 25, 2025. Failure to pay the fee results in this decision becoming null and void."

Affirmative – A. Johnson, 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 42 Beatrice Street West

An application has been submitted by **Gregory Foxwell and Katherine Foxwell** for Consent under Section 53(1) of the Planning Act.

The application relates to **42 Beatrice Street West** (PL 957 LT 5), Oshawa, Ontario.

The purpose and effect of the application is to sever a 356 sq. m. vacant residential parcel of land and add it to the lands to the west (46 Beatrice Street West), retaining a 401 sq. m lot with existing residential uses.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Foxwell, 46 Beatrice Street West, Oshawa

Absent: F. Eismont

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

K. Foxwell provided an overview of the application.

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

"THAT the application by **Gregory Foxwell and Katherine Foxwell** for **42 Beatrice Street West**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner 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 Owner 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. The Owner 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 Owner's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa;
4. Beatrice Street West is classed a Type "C" Arterial Road, with a desired Right-of-way (R.O.W) width of 26 to 30m. The Owner shall convey to the City of Oshawa a 3.05 metre road allowance widening across the frontage of 42 Beatrice Street West;
5. The Owner enters into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the future development of the lands;
6. The existing property at 46 Beatrice Street West is to be merged with the severed parcel. Documentation shall be provided to this office for implementation of the merging (draft deed);

7. That the Owner demonstrates that there are no underground utilities on or under the proposed severed or retained lots. 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;
8. That the Owner 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;
9. That the Owner 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 Owner;
10. That the Owner submit a building audit with respect to the spatial separation for the north wall of the existing garage 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;
11. If necessary, the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work to be completed upon development of the lands;
12. If necessary, as an alternative to Condition 7 above, a Limiting Distance Agreement (LDA) 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 building;
13. The Owner shall pay the required fee for clearance of City conditions for each application;
14. All taxes for the subject lands shall be current; and,
15. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is June 28, 2027
 - (b) Last day for stamping deed(s) is July 28, 2027

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 (1) to fourteen (14) has been carried out to its satisfaction.
2. 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 fifteen (15) have been adhered to."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 355 Gibbons Street

An application has been submitted by **Kruti Shah on behalf of Teresa Ricciuto** for Consent under Section 53(1) of the Planning Act.

The application relates to **355 Gibbons Street** (PL 76 PT LT 2 PL 357 SHEET 13C PT LT B), Oshawa, Ontario.

The purpose and effect of the application is to sever a 332.6 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 333.8 sq. m. parcel of land with existing residential uses to be demolished.

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Shah, RJ CAD Solutions Inc.
K. Leddell, 361 Gibbons Street, Oshawa
E. Dickinson, 361 Gibbons Street, Oshawa

Absent: F. Eismont

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

K. Shah provided an overview of the application.

K. Leddell and E. Dickinson expressed concerns about the lack of property maintenance by the owner of 355 Gibbons Street and that the proposed development may damage their property.

In response to a question from K. Leddell, K. Shah advised that they will discuss making improvements to the property management with the owner and that the proposed dwellings are intended to comply with the requirements of the zoning and property standards by-laws.

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

"THAT the application by **Kruti Shah on behalf of Teresa Ricciuto** for **355 Gibbons Street**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner 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 Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands and any required road widening, if any. 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 demolish the existing main building and any accessory buildings prior to final approval;
4. The Owner 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 Owner's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa;

5. Gibbons Street is classified as a Collector Road with an intended right-of-way width of 26.0m. The Owner shall have an Ontario Land Surveyor provide a plan demonstrating 13.0m from the original centre line of road. If the right-of-way adjacent the subject site is less than 13.0m from the original centre line, the Owner shall convey a road widening to the City sufficient to provide a right-of-way width of 13.0m from the original centre line;
6. The Owner will be required to provide a cash-in-lieu payment for the future replacement of the existing concrete sidewalk to the City's standard offset from any widening's, in accordance with Fees and Charges By-law 109-2024;
7. That the Applicant provides the City with a \$400 fixed payment for a street tree to be planted in the boulevard 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;
8. That the Owner demonstrates that there are no underground utilities or services on or under the proposed severed or retained lots that cross property lines. In the event utilities or services cross property lines, easements will be required or will need to be relocated;
9. The Owner shall enter into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands;
10. The Owner is required to acknowledge that there is no existing storm sewer system accessible to the frontage of the subject lands to accommodate foundation weeper drainage and therefore the Owner is required to retain a qualified Engineer to prepare and submit engineering details for the approval of the City and Region, indicating how the foundation weeper drainage of the future dwelling(s) on the severed and retained lots will be dealt with;
11. The storm sewer on Gibbons St was not designed to accommodate foundation weeper drainage. Direct connection of foundation weepers to the City storm sewer network is not acceptable to the City. As such the Owner must provide details of the proposed foundation drainage on the engineering plans;
12. That the Owner acknowledge and agree to arrange for and pay the cost of all existing or proposed services required to service the severed and retained lands in accordance with the policies and/or requirements of the City;
13. The Owner shall pay the required fee for clearance of City conditions for each application;
14. All taxes for the subject lands shall be current;
15. That the Owner satisfy the requirement of the Regional Works Department's letter dated June 5, 2025; and,
16. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is June 28, 2027
 - (b) Last day for stamping deed(s) is July 28, 2027

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 conditions one (1) to fourteen (14) have 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 Works Department that condition fifteen (15) has been carried out to its satisfaction; and
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 sixteen (16) have been adhered to."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

A handwritten signature in black ink, appearing to be 'Vaishnan Muhunthan', with a stylized flourish at the end.

Vaishnan Muhunthan, Assistant Secretary-Treasurer



Committee of Adjustment

File: **B-2025-07**

Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1500 Simcoe Street North

A meeting of the Oshawa Committee of Adjustment was held on June 25, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: D. Sunday, Gowling WLG (Canada) LLP

Absent: F. Eismont

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

D. Sunday provided an overview of the application.

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

"THAT the application by **David Sunday on behalf of Equitable Bank for 1500 Simcoe Street North**, Oshawa, Ontario, be approved"

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

Vaishnan Muhunthan, Assistant Secretary-Treasurer