

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 195 Marquette Avenue

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

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

The purpose and effect of the revised 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	4.5m	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 July 16, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson
D. Dutta, D. Sappleton

Also Present: A. Davis, 199 Marquette Avenue

Absent: D. Lindsay

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

A. Davis provided an overview of the application.

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

"THAT the application by **Andrew Davis on behalf of Michelle Bodley** for **195 Marquette Avenue**, Oshawa, Ontario, be approved subject to the following condition:

1. The accessory building shall be located a minimum 13m from the main building."

Affirmative – A. Johnson, F. Eismont, 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 5087 Oakridge Trail

An application has been submitted by **Darryl and Lisa Dallas** for variances from the City's Zoning By-law 60-94.

The application relates to **5087 Oakridge Trail** (PL 40M-1775 LT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory building in the front yard, 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 an R1-G.F24 (Residential) Zone.

Zoning Item	Column 1	Column 2
Location of Accessory Building	Front Yard	Not Permitted within a front yard or required minimum exterior side yard
Maximum Height of Accessory Building	5.1m	The lesser of 5m or the actual height of the main building on a lot

A meeting of the Oshawa Committee of Adjustment was held on July 16, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson
D. Dutta, D. Sappleton

Also Present: Darryl Dallas, 5087 Oakridge Trail

Absent: D. Lindsay

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

D. Dallas provided an overview of the application.

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

"THAT the application by **Darryl and Lisa Dallas** for **5087 Oakridge Trail**, Oshawa, Ontario, be approved subject to the following condition(s):

1. The accessory building in the front yard shall be setback a minimum of 13m from the front lot line.
2. The accessory building in the front yard shall be limited to a maximum lot coverage of 60 sq. m."

Affirmative – A. Johnson, F. Eismont, 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-2025-54**

Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 95 Norland Circle

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

The application relates to **95 Norland Circle** (PL 40M-2258 LT 82), Oshawa, Ontario.

The purpose and effect of the application is to temporarily permit a non-resident employee in a home occupation, whereas Zoning By-law 60-94 requires the dwelling unit in which the home occupation is located to be the principal residence of the person or person(s) engaged in the home occupation use in a single detached dwelling in R1-E(4) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 16, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson
D. Dutta, D. Sappleton

Also Present: L. Igboanugo Kenechukwu, 95 Norland Circle

Absent: D. Lindsay

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

L. Igboanugo Kenechukwu provided an overview of the application.

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

"THAT the application by **Lucy Igboanugo Kenechukwu** for **95 Norland Circle**, Oshawa, Ontario, be approved subject to the following condition(s):

1. A maximum of one (1) non-resident employee is permitted.
2. This decision shall be in effect until February 3, 2026 after which shall be deemed null and void."

Affirmative – A. Johnson, F. Eismont, 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 399 Thornton Road North

An application has been submitted by **1000950386 Ontario Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **399 Thornton Road North** (EAST WHITBY CON 2 PT LT 16 PL M1143 BLK A AND RP 40R-31452 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may contain an accessory apartment with a minimum front yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 16, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson
D. Dutta, D. Sappleton

Also Present: D. Chiodo, 945 Pinecrest Road

Absent: D. Lindsay

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

D. Chiodo provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson

"THAT the application by **1000950386 Ontario Inc.** for **399 Thornton Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, 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 403 Thornton Road North

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

The application relates to **403 Thornton Road North** (EAST WHITBY CON 2 PT LT 16 RP 40R-32394 PT 1), 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 front yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1.C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 16, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson
D. Dutta, D. Sappleton

Also Present: D. Chiodo, 945 Pinecrest Road

Absent: D. Lindsay

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

D. Chiodo provided an overview of the application.

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

"THAT the application by **Cromwell Holdings Corp.** for **403 Thornton Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, 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 555 Rossland Road West

An application has been submitted by **Mallory Nievas on behalf of Rossland Residences Corp.** for Consent under Section 53(1) of the Planning Act.

The application relates to **555 Rossland Road West** (EAST WHITBY CON 2 PT LT 15 RP 40R-31497 PTS 2 TO 4), Oshawa, Ontario.

The purpose and effect of the application is to create a 520 sq. m easement for servicing in favour of the lands to the south.

A meeting of the Oshawa Committee of Adjustment was held on July 16, 2025 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Thomson
D. Dutta, D. Sappleton

Also Present: M. Nievas, Biglieri Group

Absent: D. Lindsay

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

M. Nievas provided an overview of the application.

In response to a question from F. Eismont, M. Nievas clarified that the concerns with the proposed development were heard during the processing of the rezoning application and the site plan has been revised to address some of the concerns.

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

"THAT the application by **Mallory Nievas on behalf of Rossland Residences Corp.** for **555 Rossland Road 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 easement. 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 document for review and approval prior to final approval.
4. The Owner shall pay the required fee for clearance of City conditions for the application.
5. All taxes for the subject lands shall be current.
6. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is July 16, 2027
 - (b) Expiry date of Application is August 20, 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 five (5) 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 six (6) have been adhered to.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer