

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 643 Fleetwood Drive

An application has been submitted by **Noble Prime Solutions Ltd c/o Tanvir Rai on behalf of Vikas Thakur, Bharat Preet Sandhu, Kusum Lata and Shubhrata Gupta** for variances from the City's Zoning By-law 60-94.

The application relates to **643 Fleetwood Drive** (PL 40M-2650 LT 11), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.7m	2.75m
Minimum Landscaped Open Space in the Front Yard	38%	50%
Tandem Parking	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: T. Rai, 19-2131 Williams Parkway, Brampton

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for a new Notice of Hearing to include new variances and receive public input based on new revisions.

T. Rai provided an overview of the application.

In response to a question from F. Eismont, T. Rai clarified that they were not referring to parking on the boulevard.

In response to a question from D. Lindsay, T. Rai advised that the application was revised in order to provide an alternative parking layout which requires new variances.

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

"THAT the application by **Noble Prime Solutions Ltd c/o Tanvir Rai on behalf of Vikas Thakur, Bharat Preet Sandhu, Kusum Lata and Shubhrata Gupta** for **643 Fleetwood Drive**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 1788 Shelburne Street

An application has been submitted by **Newcastle Drafting & Design Inc. on behalf of Cheryl Nembhard** for variances from the City's Zoning By-law 60-94.

The application relates to **1788 Shelburne Street** (PL 40M-2483 LT 42), 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.C.45 (Residential) Zone.

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

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: C. Nembhard, 1788 Shelburne Street, Oshawa

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

C. Nembhard provided an overview of the application.

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

"THAT the application by **Newcastle Drafting & Design Inc. on behalf of Cheryl Nembhard** for **1788 Shelburne 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 291 Simcoe Street South**

An application has been submitted by **Bart Szoke on behalf of 1554649 Ontario Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **291 Simcoe Street South** (PL H-50005 LT 32), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building with a maximum density of 185 units per hectare, whereas Zoning By-law 60-94 requires a maximum density of 85 units per hectare for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: B. Szoke, 257 Margueretta Street, Toronto
A. McDonald, 291 Simcoe Street South, Oshawa

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

B. Szoke provided an overview of the application.

A. McDonald indicated that they are the tenant of the apartment unit that the Owner is seeking to legalize and expressed that the landlord is willing to address any concerns to ensure the unit meets the City's requirements. A. McDonald added that they have been living in the unit for four years and the rent has been affordable throughout this time. A. McDonald commented that if the apartment unit is not permitted, then they would have significant difficulties finding another place to live.

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

"THAT the application by **Bart Szoke on behalf of 1554649 Ontario Inc.** for **291 Simcoe Street South**, 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 751 Farewell Street**

A revised application has been submitted by **Muhammad Afzal on behalf of Jalal Mousa** for variances from the City's Zoning By-law 60-94.

The revised application relates to **751 Farewell Street** (PL CON BF PT LT 5), Oshawa, Ontario.

The purpose and effect of the revised application is to permit an automobile repair garage 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 automobile repair shop in a SI-A (Select Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces	17	22
Minimum Width for a Parking Space located adjacent to a Solid Wall, Fence or like Structure	2.7m	3.0m
Minimum Distance of a Parking Area to the Street Line	0m	3.0m
Minimum Number of Loading Spaces	0	1 small

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: M. Afzal, 2196 Britannia Road West, Mississauga

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

M. Afzal provided an overview of the application.

In response to a question from F. Eismont, M. Afzal advised that these changes aim to prevent the need for parking on Raleigh Avenue.

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

"THAT the application by **Muhammad Afzal on behalf of Jalal Mousa** for **751 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 565 Foxrun Court

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

The revised application relates to **565 Foxrun Court** (PL M1151 PT LT 13 NOW RP 40R-5144 PT 1), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a semi-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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width	2.6m	2.75m
Parking Location	All in the Front Yard	Minimum One Space in a Side Yard, Rear Yard or in a Garage

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: M. Altaf, 565 Foxrun Court, Oshawa

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

M. Altaf provided an overview of the application.

In response to a question from D. Lindsay, M. Altaf advised that they are willing to work with staff to resolve concerns in order to move the application forward.

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

"THAT the application by **Muhammad Atif Altaf** for **565 Foxrun Court**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 2048, 2052, 2056, 2060 & 2064 Lowry Drive

An application has been submitted by **Andrew Stobbe on behalf of Conlin (Oshawa) 130 Acres Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **2048, 2052, 2056, 2060 & 2064 Lowry Drive** (PL 40M-2706 LTS 1 to 5), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling on each 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-E(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	6.15m	7.0m
Maximum Lot Coverage	48%	45%

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: A. Stobbe, Conlin (Oshawa) 130 Acres Inc.

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

A. Stobbe provided an overview of the application.

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

"THAT the application by **Andrew Stobbe on behalf of Conlin (Oshawa) 130 Acres Inc.** for **2048, 2052, 2056, 2060 & 2064 Lowry 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 24, 26 and 28 LaSalle Court

A revised application has been submitted by **D.G. Biddle and Associates Limited on behalf of 2428 LaSalle Inc. c/o Quentin D’Souza** for variances from the City’s Zoning By-law 60-94.

The revised application relates to **24, 26 and 28 Lasalle Court** (PL 415 PT BLK A NOW RP 40R-8138 PT 4 TO 8 ,11), Oshawa, Ontario.

The purpose and effect of the revised application is to permit an apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Residential Parking Spaces	0.93 space/unit	1 space/unit
Minimum Number of Visitor Parking Spaces	0.21 space/unit	0.3 space/unit
Maximum Density	87 u/ha	85 u/ha

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: L. Klets, D.G. Biddle and Associates Limited

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

L. Klets provided an overview of the application.

In response to a question from F. Eismont, L. Klets advised there will be a total of two new units added to the existing apartment building.

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

“THAT the application by **D.G. Biddle and Associates Limited on behalf of 2428 LaSalle Inc. c/o Quentin D’Souza** for **24, 26 and 28 LaSalle Court**, 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 185 Orchard View Boulevard**

An application has been submitted by **Greg Mcculloch on behalf of Mary Elspeth Mcculloch** for a variance from the City's Zoning By-law 60-94.

The application relates to **185 Orchard View Boulevard** (PL 318 LT 156 PT LT 155 NOW RP 40R-6752 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling with a maximum height of 6.5m, whereas Zoning By-law 60-94 permits a maximum height of the lesser of 4.5m or the actual height of the main building on a lot for an accessory building ancillary to a single detached dwelling in a R1-A (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: G. Mcculloch, 960 Taunton Road East, Whitby

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

G. Mcculloch provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan clarified that the variances being considered are those outlined in the report and that staff would want to verify the height of the existing dwelling prior to making a recommendation in order to assess the impact of the proposed height on the existing dwelling and surrounding neighbourhood.

In response to a question from D. Lindsay, V. Muhunthan confirmed that the primary concern with the application is the proposed height of the accessory building is taller than the existing dwelling.

In response to a question from F. Eismont, G. Mcculloch replied it's their intent to elevate the accessory building to allow for a bedroom on the second floor with the living area on the main floor. G. Mcculloch added that their rationale for the increased height is that the neighbouring buildings along Northridge Street contain two storey dwellings that are taller than 6.5 metres. G. Mcculloch expressed a less preferable alternative option which would be to elevate the existing dwelling to exceed 6.5 metres in height to allow for a taller accessory building.

D. Lindsay commented that by reserving the application, it will give the applicant an opportunity to work with staff to address concerns related to the proposal.

In response to a question from A. Johnson, G. Mcculloch indicated that the design of the accessory building can accommodate a height of 6.1 metres.

In response to a question from A. Johnson, V. Muhunthan responded that the maximum permitted height for an accessory building is the lesser of 4.5 metres or the actual height of the main building on the lot.

G. Mcculloch commented that they would prefer to make amendments to the height of the accessory building during the building permit process instead of at a future Committee of Adjustment meeting in order to move forward with the development and not be held up by timelines.

D. Lindsay commented that the concern with making a decision at this meeting contrary to staff's recommendation to reserve the application is that it does not allow for the necessary review and analysis of the proposal and may cause problems for future applications.

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

"THAT the application by **Greg Mcculloch on behalf of Mary Elspeth Mcculloch** for **185 Orchard View Boulevard**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, F. Eismont, 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 188 Hillsdale Avenue**

An application has been submitted by **Ronald Worboy on behalf of Jodi Smithson and Michael Smithson** for a variance from the City's Zoning By-law 60-94.

The application relates to **188 Hillsdale Avenue** (PL 755 LT 15), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum lot frontage of 17.0m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 18.0m for a single detached dwelling in a R1-A (Residential) Zone. A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: R. Worboy, 153 Simcoe Street North, Oshawa

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

R. Worboy provided an overview of the application.

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

"THAT the application by **Ronald Worboy on behalf of Jodi Smithson and Michael Smithson** for **188 Hillsdale 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 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 194 Hillsdale Avenue

An application has been submitted by **Ronald Worboy on behalf of the Estate of June Hunter and Christopher Hunter** for variances from the City's Zoning By-law 60-94.

The application relates to **194 Hillsdale Avenue** (PL 755 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-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	0m	1.2m
Yard in which Encroachment is Permitted for Unenclosed Deck	Interior Side Yard	Front, Rear and Exterior Side Yards

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: R. Worboy, 153 Simcoe Street North, Oshawa

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

R. Worboy provided an overview of the application.

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

"THAT the application by **Ronald Worboy on behalf of the Estate of June Hunter and Christopher Hunter** for **194 Hillsdale Avenue**, Oshawa, Ontario, be approved subject to the following condition(s):

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

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 26 Whiting Avenue**

An application has been submitted by **WCDJ Construction on behalf of Kenneth Toppin** for Consent under Section 53(1) of the Planning Act.

The application relates to **26 Whiting Avenue** (PL 335 SHEET 29 PT LT C57), Oshawa, Ontario.

The purpose and effect of the application is to sever a 1,582.1 sq. m. vacant parcel of land for the purpose of creating a new residential lot, retaining a 330.8 sq. m. parcel of land with existing residential uses.

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: C. Jones, WCDJ Construction

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

C. Jones provided an overview of the application.

In response to a question from F. Eismont, C. Jones advised that they are aware they must work with Central Lake Ontario Conservation Authority to address concerns prior to the development of the lands.

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

"THAT the application by WCDJ Construction on behalf of Kenneth Toppin for 26 Whiting Avenue, 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 approvals become final and binding.
2. The Owner shall submit a geotechnical report to determine the long-term stable top of slope and a constraint map indicating the staked top of bank, the long-term stable top of slope, the staked dripline of the vegetation contiguous with the valley corridor, and all applicable vegetation protection zones.
3. The Owner shall convey to the City of Oshawa or the Central Lake Ontario Conservation Authority, as determined by the City, all lands identified as hazard lands, long-term stable top of slope, woodlot, valleylands, and vegetation protection zone based on the policies of the Oshawa Official Plan.
4. 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 the required road widening and hazard lands and woodlot and associated buffers. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy.
5. The Owner provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event

that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.

6. That the Owner shall relocate and/or remove any existing structures, such as a deck, landing, or stairs that overlap the proposed property line such that the Zoning By-law is complied with.
7. This section of Whiting Avenue is classified as a local road, with a desired overall right-of-way of 20.10 metres. The Owner shall convey to the City of Oshawa a 2.5 metre road allowance to the satisfaction Oshawa Engineering Services.
8. 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.
9. The Owner acknowledges that the existing storm sewer system along Whiting Avenue was not designed to accommodate foundation weeper drainage and 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.
10. The Owner shall enter into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
11. 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.
12. That the Owner submit a building audit with respect to spatial separation for the exterior walls of the existing single detached dwelling facing the new property lines, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
13. That the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work be completed prior to final approval.
14. If necessary, as an alternative to Condition 11 above, a spatial separation agreement is executed to the satisfaction of the City, which would prevent any building on the severed lot from being built too close to the openings on the walls of the existing buildings.
15. That the Owner demonstrates that there are no underground utilities on or under the proposed severed or retained lots that cross the proposed new property line. In the event utilities, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
16. The Owner shall pay the required fee for clearance of City conditions for each application.
17. All taxes for the subject lands shall be current.
18. That the Owner satisfy the requirement of the Regional Works Department's letter dated July 18, 2025.
19. That the Owner satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 16, 2025.
20. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is August 9, 2027
 - (b) Expiry date of Application is September 9, 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 fifteen (15) has been carried out to its satisfaction.

2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition eighteen (18) has been carried out to its satisfaction.
3. 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 Central Lake Ontario Conservation Authority that condition nineteen (19) has been carried out to its satisfaction.
4. 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 twenty (20) have been adhered to."

Affirmative – A. Johnson, F. Eismont, 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 188 Hillsdale Avenue**

An application has been submitted by **Ronald Worboy on behalf of Jodi Lee and Michael John Smithson** for Consent under Section 53(1) of the Planning Act.

The application relates to **188 Hillsdale Avenue** (PL 755 LT 15), Oshawa, Ontario.

The purpose and effect of the application is to sever a 47.9 sq. m. residential parcel of land and add it to the lands to the east (194 Hillsdale Avenue), retaining a 570.8 sq. m. parcel of land with existing residential uses.

A meeting of the Oshawa Committee of Adjustment was held on August 6, 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, D. Sappleton

Also Present: R. Worboy, 153 Simcoe Street North, Oshawa

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

R. Worboy provided an overview of the application.

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

"THAT the application by **Ronald Worboy on behalf of Jodi Lee and Michael John Smithson** for **188 Hillsdale Avenue**, 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 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. 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 existing property at 194 Hillsdale Avenue is to be merged with the severed parcel. Documentation shall be provided to this office for implementation of the merging (draft deed).
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. The Owner shall enter into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
6. 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.
7. 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.

8. That the Owner demonstrates that there are no underground utilities on or under the proposed severed lands that cross the proposed new property line. In the event utilities cross the property line, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
9. That the Owner submit a building audit with respect to spatial separation for the wall of the existing single detached dwelling facing the new property line, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
10. That the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work be completed prior to final approval.
11. If necessary, as an alternative to Condition 10 above, a spatial separation agreement is executed to the satisfaction of the City, which would prevent any building on the severed lot from being built too close to the openings on the walls of the existing buildings.
12. The Applicant shall pay the required fee for clearance of City conditions.
13. All taxes for the subject lands shall be current.
14. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is August 9, 2027
 - (b) Expiry date of Application is September 9, 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 thirteen (13) 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 fourteen (14) have been adhered to."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer