

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1182 Rexton Drive**

An application has been submitted by **Majinder Kaur on behalf of Karthikeyal Pandiya Rajan** for variances from the City's Zoning By-law 60-94.

The application relates to **1182 Rexton Drive** (PL 40M-2727 LT 9), Oshawa, Ontario.

The purpose and effect of the application is to permit single detached dwelling which may contain 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 single detached dwelling in a R1-E(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Front Yard Parking Spaces Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5.1m	5.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on May 13, 2026 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, G. Foster
D. Dutta, T. Ryan

Also Present: M. Kaur, 15845 River Drive, Georgetown

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

M. Kaur provided an overview of the application.

In response to a question from D. Lindsay, D. Dutta clarified that the applicant was proposing to move the existing AC unit to the rear of the property to accommodate the 0.81m path to the entrance of the accessory unit.

In response to a question from D. Lindsay, M. Kaur acknowledged that the Owners are aware of the 0.81m path requirement.

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

"THAT the application by **Majinder Kaur on behalf of Karthikeyal Pandiya Rajan** for **1182 Rexton Drive**, Oshawa, Ontario, be approved."

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

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 1140 Plymouth Drive**

An application has been submitted by **Nitshi Jain on behalf of Ganga Prasad Bagale** for variances from the City's Zoning By-law 60-94.

The application relates to **1140 Plymouth Drive** (PL 40M-2727 LT 134), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may contain 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(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Front Yard Parking Spaces Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5.1m	5.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on May 13, 2026 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, G. Foster
D. Dutta, T. Ryan

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

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.

Moved by G. Foster, seconded by F. Eismont,

"THAT the application by **Nitshi Jain on behalf of Ganga Prasad Bagale for 1140 Plymouth Drive**, Oshawa, Ontario, be approved."

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

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 Southeast corner of Grandview Street North and Britannia Avenue East

An application has been submitted by **Land Solutions Ontario on behalf of Oshawa (Conlin) BT Group Inc.** for variances from the City’s Zoning By-law 60-94.

The application relates to **Southeast corner of Grandview Street North and Britannia Avenue East** (PL 40M-2763 BLK 198), Oshawa, Ontario.

The purpose and effect of the application is to permit a 56-unit block townhouse development with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for block townhouses in a R4-A(9).DBR 30-60 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	61 u/ha	60 u/ha
Maximum Lot Coverage	41%	35%
Minimum Landscaped Open Space	29%	35%
Minimum Landscaped Open Space in the Front Yard of each Parcel of Tied Land (back-to-back block townhouses only)	44%	50%
Minimum Landscaped Open Space in the Yard of each Parcel of Tied Land abutting a Common Element Condominium Road (dual frontage block townhouses only)	0%	50%
Minimum Length of the Lot Line of each Parcel of Tied Land adjacent to a Common Element Condominium Road (Rear-Lane Townhouses only)	4.5m	5.5m

A meeting of the Oshawa Committee of Adjustment was held on May 13, 2026 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, G. Foster
D. Dutta, T. Ryan

Also Present: M. Fasallo, Land Solutions Ontario

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

M. Fasallo provided an overview of the application.

Moved by D. Lindsay, seconded by G. Foster,

“THAT the application by **Land Solutions Ontario on behalf of Oshawa (Conlin) BT Group Inc.** for **Southeast corner of Grandview Street North and Britannia Avenue East**, Oshawa, Ontario, be approved subject to the following condition:

1. For parcels of tied land that have frontage on a common element condominium road on one side and frontage on Grandview Street North or Britannia Avenue East on the other, the yard abutting Grandview Street North or Britannia Avenue East shall have a minimum of 100% landscaped open space.”

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

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 140 Bloor Street East

An application has been submitted by **Max Lysyk on behalf of Ihor George Lysyk** for variances from the City's Zoning By-law 60-94.

The application relates to **140 Bloor Street East** (PL 159 PT LT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit a mixed-use 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 a mixed-use building in a PSC-A (Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Aisle Width	6.0m	6.5m
Minimum Number of Parking Spaces for a flat	0 parking spaces per flat	1 parking space per flat
Minimum Number of Parking Spaces for non-residential floor space	1 Parking Space per 72 sq m of gross floor area	1 Parking Space per 11-28 sq m of gross floor area, depending on use
Minimum Distance of a Parking Area to a Street Line	0m	3m
Parking Space within a Driveway Sight Triangle	To Permit	Not Permitted
Minimum Number of Loading Spaces	0	1 Small Loading Space

A meeting of the Oshawa Committee of Adjustment was held on date of Meeting 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, G. Foster
D. Dutta, T. Ryan

Also Present: M. Lysyk, 70 Southwood Street

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

M. Lysyk provided an overview of the application.

In response to a question from G. Foster, M. Lysyk clarified that the parking spaces are located outside of the 3m-by-3m driveway sight triangle today, however due to an anticipated road widening from the Region of Durham, the variance has been included. D. Dutta further added that condition 4 in the staff report clarifies that parking spaces cannot be located within a 3m-by-3m driveway sight triangle measured from an existing sidewalk.

Moved by A. Johnson, seconded by G. Foster,

"THAT the application by Max Lysyk on behalf of Ihor George Lysyk for 140 Bloor Street East, Oshawa, Ontario, be approved subject to the following conditions:

1. A maximum of 3 flats shall be permitted.
2. The maximum non-residential floor area shall not exceed 580 sq. m.
3. The basement or cellar shall only be used for mechanical rooms, electrical rooms or storage.
4. Notwithstanding the permission for parking spaces in the driveway sight triangles, parking spaces shall not be located within a 3m-by-3m driveway sight triangle measured from an existing sidewalk."

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

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 835 Grierson Street**

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

The application relates to **835 Grierson Street** (PL 403 LT 115), Oshawa, Ontario.

The purpose and effect of the application is to permit accessory buildings ancillary to a single detached dwelling with a maximum lot coverage as a percentage of the main building of 75% whereas Zoning By-law 60-94 permits a maximum lot coverage of 50% for accessory buildings ancillary to a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 13, 2026 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, G. Foster
D. Dutta, T. Ryan

Also Present: S. Gee, 835 Grierson Street

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

S. Gee provided an overview of the application.

In response to a question from S. Gee, D. Dutta clarified the condition and advisory comments in the staff report.

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

"THAT the application by **Shirley Gee** for **835 Grierson Street**, Oshawa, Ontario, be approved subject to the following condition:

1. No individual accessory building shall be greater than 30 squares metres."

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

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 253 Cadillac Avenue South**

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

The application relates to **253 Cadillac Avenue South** (PL 305 LT 148), 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 parking space length of 5.0m (accessory apartment space only), whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on May 13, 2026 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, G. Foster
D. Dutta, T. Ryan

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

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 D. Lindsay, N. Jain replied that they were aware of the advisory comments in the staff report.

Moved by D. Lindsay, seconded by G. Foster,

"THAT the application by **Nitshi Jain on behalf of Adarsh Shetty** for **253 Cadillac Avenue South**, Oshawa, Ontario, be approved."

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

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