

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 503 Browning Street**

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

The application relates to **503 Browning Street** (PL 568 PT LT 218), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling with a maximum height of 5.2m, whereas Zoning By-law 60-94 permits a maximum height of 4.5m for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: D. Liddell, 503 Browning Street, Oshawa

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

D. Liddell provided an overview of the application.

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

"THAT the application by **Dana Liddell** for **503 Browning 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 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 120 Central Park Boulevard South

An application has been submitted by **Peter and Marjorie Tunney** for variances from the City's Zoning By-law 60-94.

The application relates to **120 Central Park Boulevard South** (PL 428 LT 19), 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Main Building	56%	50%
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Lot	13.5%	8%
Minimum Landscaped Open Space in the Rear Yard of a Corner Lot	40%	50%

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: P. Tunney, 1168 Sutton Court, Oshawa

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

P. Tunney provided an overview of the application.

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

"THAT the application by **Peter and Marjorie Tunney** for **120 Central Park Boulevard 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 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 743 Margaret Street

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

The revised application relates to **743 Margaret Street** (PL 141 LT 8), Oshawa, Ontario.

The purpose and effect of the revised 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.2m	7.5m
Maximum Height of a Structure Located in a Driveway Sight Triangle	2.3m	0.9m

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: J. Oulchija, 743 Margaret Street, Oshawa

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

J. Oulchija provided an overview of the application.

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

"THAT the application by **Jawhara Oulchija** for **743 Margaret Street**, Oshawa, Ontario, be approved subject to the following condition:

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

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 20 and 24 Beatrice Street West**

An application has been submitted by **NPG Planning on behalf of Pricilla Facey** for variances from the City's Zoning By-law 60-94.

The application relates to **20 and 24 Beatrice Street West** (PL 957 LT 11), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building (stacked townhouse) 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 (stacked townhouse) in a R5-B(3) "h-63" (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height	12.3m (3 storeys)	The more restrictive of 11m or 3 storeys
Maximum Density	73 units/ha with a maximum of 21 dwelling units	68 units/ha with a maximum of 20 dwelling units
Minimum Number of Parking Spaces	1.35 spaces/unit for residents plus 0.3 spaces/unit for visitors	1.45 spaces/unit for residents plus 0.3 spaces/unit for visitors

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: M. Fedchyshak, NPG Planning Solutions

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

M. Fedchyshak provided an overview of the application.

In response to a question from F. Eismont, M. Fedchyshak replied that the two lots will be developed concurrently.

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

"THAT the application by **NPG Planning on behalf of Pricilla Facey** for **20 and 24 Beatrice Street West**, 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

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 32 Wilson Road North**

An application has been submitted by **Nelacon Contracting Services on behalf of The Redeemed Christian Church of God Bethel Assembly** for a variance from the City's Zoning By-law 60-94.

The application relates to **32 Wilson Road North** (PL 306 LT 36 TO 39), Oshawa, Ontario.

The purpose and effect of the application is to permit a place of worship with a parking area setback a minimum of 2.75m to the street line, whereas Zoning By-law 60-94 requires a parking area to be setback a minimum of 3.0m to any street line in a R1-C/CIN (Residential/Community Institutional) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: O. Osayamwen, 363 Northglen Boulevard, Bowmanville
A. Oduntan, 32 Wilson Road North, Oshawa

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

O. Osayamwen provided an overview of the application.

In response to a question from F. Eismont, O. Osayamwen clarified that the parking spaces will be accessed from Rogers Street.

In response to a question from D. Lindsay, A. Oduntan replied that the parking spaces on site will be utilized by staff and that a bus will shuttle congregation members to and from the church.

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

"THAT the application by **Nelacon Contracting Services on behalf of The Redeemed Christian Church of God Bethel Assembly** for **32 Wilson Road North**, 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 184 Dance Act Avenue**

An application has been submitted by **Thileepan Yoganathan on behalf of Ratnam Thivakaran** for a variance from the City's Zoning By-law 60-94.

The application relates to **184 Dance Act Avenue** (PL 40M-2533 LT 148), Oshawa, Ontario.

The purpose and effect of the application is to permit a deck ancillary to a single detached dwelling with a maximum encroachment of 3.3m into the required minimum rear yard, whereas Zoning By-law 60-94 permits a maximum encroachment of 2.4m into the required minimum rear yard for a deck ancillary to a single detached dwelling in a R2(10) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: T. Yoganathan, 18 Orchard View Boulevard, Oshawa

A report received from the Economic and Development Services Department recommended denial of this application.

T. Yoganathan provided an overview of the application.

In response to a question from D. Lindsay, T. Yoganathan replied that the deck was installed approximately six (6) months ago.

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

"THAT the application by **Thileepan Yoganathan on behalf of Ratnam Thivakaran** for **184 Dance Act Avenue**, Oshawa, Ontario, be denied."

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

Negative – None

CARRIED.

The DENIAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance is not minor in nature.
2. The Committee is of the opinion that the granting of the variance is not desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance does not maintain 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 910 William Booth Crescent**

A revised application has been submitted by **Marcia and Edith Daley** for a variance from the City's Zoning By-law 60-94.

The revised application relates to **910 William Booth Crescent** (PL M1140 LT 14), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a single detached dwelling which may include two accessory apartments with a minimum landscaped open space of 49% 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-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: M. Daley, 910 William Booth Crescent, Oshawa
D. Fil, 903 William Booth Crescent, Oshawa
M. Lipowitz, 907 William Booth Crescent, Oshawa

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

M. Daley provided an overview of the application.

In response to a question from D. Lindsay, M. Daley replied that the reason for the application is to establish the required parking spaces to permit the accessory apartments.

M. Lipowitz and D. Fil raised concerns that property maintenance, greenspace, drainage, traffic safety and compatibility with the neighbourhood will be negatively impacted as a result of the proposal.

M. Daley indicated that the variance requested represents a minor deviation from the Zoning By-law and that the proposed driveway layout will reduce traffic issues as the need to jockey and move around vehicles or parking on the street to accommodate tenants will be eliminated.

M. Lipowitz commented that the reduced landscaped open space will result in stormwater runoff onto the adjacent property.

In response to a question from D. Lindsay, M. Lipowitz answered that they are not the adjacent property owner.

M. Lipowitz said that the increased number of cars on the property will look similar to a commercial parking lot and that the property is currently operating with a third unit.

D. Lindsay commented that the owner will need to widen their driveway to accommodate the required parking spaces as tandem parking between different units is not permitted and that the role of the Committee is to consider variances to the City's Zoning By-law.

In response to the comments from M. Lipowitz, M. Daley stated that their intention when they purchased the property was to redevelop it in accordance with the City's requirements, which is why they are seeking a minor variance to permit the third unit.

D. Lindsay remarked that Bill 23, the More Homes Built Faster Act, permits up to three units per lot subject to compliance with the Zoning By-law including parking requirements. D. Lindsay added that the role of the Committee of Adjustment is to assess minor variance applications with the four tests of the Planning Act.

V. Muhunthan clarified that the owner revised their application which eliminated the variances initially requested for parking space width and length, and that the requested percentage for landscaped open space in the front yard increased from 42% to 49%. V. Muhunthan also commented that if the minor variance is approved, the owner will be required to revise their site plan to demonstrate 49% landscaped open space in the front yard prior to obtaining a building permit.

F. Eismont commented that by-law violations are important but must be dealt with by the property City authorities.

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

“THAT the application by **Marcia and Edith Daley** for **910 William Booth Crescent**, Oshawa, Ontario, be approved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the 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 763 Greystone Court**

An application has been submitted by **Manish Kumar on behalf of Waqas Khan** for a variance from the City's Zoning By-law 60-94.

The application relates to **763 Greystone Court** (PL 40M-2065 LT 109), 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.Y.4.5 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: M. Kumar, P.O. Box 22061, RPO Big Bay Point Road, Barrie

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

M. Kumar provided an overview of the application.

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

"THAT the application by **Manish Kumar on behalf of Waqas Khan** for **763 Greystone 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 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 1508 Cedar Street

An application has been submitted by **Abayomi Awotungase on behalf of Mark Chambers** for variances from the City's Zoning By-law 60-94.

The application relates to **1508 Cedar Street** (PL 970 PT LT 38 NOW RP 40R-1104 PT 8), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: A. Awotungase, 1454 Ritson Road North, Oshawa

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

A. Awotungase provided an overview of the application.

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

"THAT the application by **Abayomi Awotungase on behalf of Mark Chambers** for **1508 Cedar 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 770 Lexington Street**

An application has been submitted by **Michael Shirzadfar on behalf of Michael Libbey, Alan Libbey and Margaret Libbey** for a variance from the City's Zoning By-law 60-94.

The application relates to **770 Lexington Street** (PL M973 LT 3), 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 width of 2.6m whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: M. Shirzadfar, 31 Fair Winds Lane, Landing

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

D. Lindsay declared that he would abstain from voting due to a conflict of interest with the application.

M. Shirzadfar provided an overview of the application.

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

"THAT the application by **Michael Shirzadfar on behalf of Michael Libbey, Alan Libbey and Margaret Libbey** for **770 Lexington Street**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 44 Colborne Street East**

An application has been submitted by **Raja Uppuluri** for variances from the City’s Zoning By-law 60-94.

The application relates to **44 Colborne Street East** (PL H-50008 LT 6), Oshawa, Ontario.

The purpose and effect of the 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 UGC-B (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth (East Side)	0.6m	3m
Maximum Height	25m	18m
Minimum Visitor Parking	0 parking spaces per unit	0.25 parking spaces per unit
Minimum Residential Parking for 1-bedroom units	0.3 parking spaces per unit	0.5 parking spaces per unit
Minimum Residential Parking for 2-bedroom units	0.6 parking spaces per unit	0.75 parking spaces per unit

A meeting of the Oshawa Committee of Adjustment was held on October 29, 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, T. Ryan

Also Present: P. Demczak, Batory Planning + Management
 D. José, 82 Glenthorne Drive, Toronto

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

P. Demczak provided an overview of the application.

In response to a question from F. Eismont, P. Demczak replied that the new building will be setback slightly closer to the front yard than the existing dwelling which will be compliant with zoning requirements.

D. José expressed concerns with the reduced interior side yard setback and parking.

In response to the concerns raised by D. José, P. Demczak indicated that the mature tree on the adjacent property, the location of the transformer, access to the rear yard and the presence of windows on the neighbouring apartment building were significant factors that were taken into account for the reduced setback on the interior side yard on the east side of the property.

P. Demczak indicated that all the minimum setback requirements cannot be met in order to adequately accommodate the building on the lot and that 0.6m is a common setback for buildings in compact urban environments. P. Demczak added that the owner is seeking to lease City-owned parking spaces to make up for the deficiencies in parking.

In response to P. Demczak’s comments, D. José stated that they are not satisfied with the rationale for the reduced side yard setback and that as the owner of the property with the mature tree, they would be open to removing the tree if it would facilitate a greater side yard setback from their lot.

In response to a question from D. José, P. Demczak clarified that the proposed location for the transformer meets Oshawa Power requirements and that the building will be fully accessible.

P. Demczak added that the four tests for minor variances are not mathematical, rather they are based on impact.

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

“THAT the application by **Raja Uppuluri** for **44 Colborne Street East**, 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