

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 1051 Nelson Street**

An application has been submitted by **D. G. Biddle & Associates on behalf of J&P Waterloo Holdings Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **1051 Nelson Street** (PL 335 SHEET 26 PT LT C6), Oshawa, Ontario.

The purpose and effect of the application is to permit an industrial building on a proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a GI (General Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	3,800m <sup>2</sup>	4,000m <sup>2</sup>
Minimum Front Yard Depth	4.3m	9m

A meeting of the Oshawa Committee of Adjustment was held on April 22, 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  
V. Muhunthan, D. Sappleton

Also Present: M. Fry, D. G. Biddle & Associates

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

M. Fry provided an overview of the application.

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

"THAT the application by **D. G. Biddle & Associates on behalf of J&P Waterloo Holdings Inc.** for **1051 Nelson Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The minimum front yard depth variance shall only apply to the existing building."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 1528 Sarasota Crescent**

A revised application has been submitted by **Dhrupal Patel on behalf of Chandrawattie Naraine** for variances from the City’s Zoning By-law 60-94.

The revised application relates to **1528 Sarasota Crescent** (PL 40M-2196 LT 7), Oshawa, Ontario.

The purpose and effect of the revised 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 R2(5) (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Main Unit Spaces Only)	5.4m	5.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	4.8m	5.75m
Minimum Landscaped Open Space in the Front Yard	45%	50%

A meeting of the Oshawa Committee of Adjustment was held on April 22, 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  
V. Muhunthan, D. Sappleton

Also Present: C. Naraine, 1528 Sarasota Crescent, Oshawa

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

C. Naraine provided an overview of the application.

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

“THAT the application by **Dhrupal Patel on behalf of Chandrawattie Naraine** for **1528 Sarasota Crescent**, 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 204 Ormond Drive**

An application has been submitted by **Arun Singh** for variances from the City's Zoning By-law 60-94.

The application relates to **204 Ormond Drive** (PL M985 PT LT 69 NOW RP 40R-1552 PT 22), 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	44%	50%

A meeting of the Oshawa Committee of Adjustment was held on April 22, 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  
V. Muhunthan, D. Sappleton

Also Present: A. Singh, 204 Ormond Drive, Oshawa

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

A. Singh provided an overview of the application.

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

"THAT the application by **Arun Singh** for **204 Ormond 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 522 Hartgrove Lane**

An application has been submitted by **Jaison Varghese John and Anu Baby** for variances from the City’s Zoning By-law 60-94.

The application relates to **522 Hartgrove Lane** (PL 40M-1935 LT 34), 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(2) (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	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 April 22, 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  
V. Muhunthan, D. Sappleton

Also Present: J. John, 522 Hartgrove Lane, Oshawa

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

J. John provided an overview of the application.

In response to a question from F. Eismont, J. John replied that they are aware that parking is not permitted within the municipal boulevard and that all parking spaces will be accommodated on the property.

In response to a question from G. Foster, J. John replied that they do not reside on the property and that they are aware of the noise complaints raised by neighbours. J. John added that they have informed the tenants and requested that they oblige with reducing their noise levels to accommodate the neighbours.

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

“THAT the application by **Jaison Varghese John and Anu Baby** for **522 Hartgrove Lane**, 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 40M-2727, Block 163**

A revised application has been submitted by **GHD Limited on behalf of Medallion Developments** for variances from the City’s Zoning By-law 60-94.

The revised application relates to **40M-2727, Block 163** (PL 40M-2727 BLK 163), Oshawa, Ontario.

The purpose and effect of the revised application is to permit block townhouses with the variances in Column 1 below instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for block townhouses in a R4-A(12).DBR38-60 (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Landscaped Open Space	30%	35%
Minimum Landscaped Open Space in the Yard of a Parcel of Tied Land abutting a common element condominium road	36%	50%
Maximum Lot Coverage	36%	35%

A meeting of the Oshawa Committee of Adjustment was held on April 22, 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  
V. Muhunthan, D. Sappleton

Also Present: Christian Jattan, GHD Limited

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

Christian Jattan provided an overview of the application.

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

“THAT the application by **GHD Limited on behalf of Medallion Developments** for **40M-2727, Block 163**, 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 a public road on the other, the yard abutting the public road 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 485 Waterloo Court and 1051 Nelson Street**

An application has been submitted by **D. G. Biddle and Associates on behalf of J&P Waterloo Holdings Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **485 Waterloo Court** (PL 335 SHEET 26 PT LT C6) and **1051 Nelson Street** (PL 335 SHEET 26 PT LT C6), Oshawa, Ontario.

The purpose and effect of the application is to sever a 0.38 ha industrial parcel of land with an existing building to remain (Parts 5 and 6 of Draft 40R-plan), retaining a 1.76 ha industrial parcel of land with existing industrial uses, and to establish an access and maintenance easement over the severed lands in favour of the retained lands.

A meeting of the Oshawa Committee of Adjustment was held on April 22, 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  
V. Muhunthan, D. Sappleton

Also Present: M. Fry, D. G. Biddle & Associates

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

M. Fry provided an overview of the application.

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

"THAT the application by **D. G. Biddle and Associates on behalf of J&P Waterloo Holdings Inc.** for **485 Waterloo Court**, 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/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. 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.
5. The Owner shall pay the required fee for clearance of City conditions for each application.
6. All taxes for the subject lands shall be current.
7. That the consent be subject to the following periods:
  - (a) Last date for fulfilling conditions is April 24, 2028.
  - (b) Expiry date of Application is May 24, 2028.



**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 six (6) have 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 seven (7) have been adhered to.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer