

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 326 Saguenay Avenue

An application has been submitted by **Xiao Wang on behalf of 1001124102 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **326 Saguenay Avenue** (PL 630 PT LT 9 TO 13 RIGHT OF WAY), Oshawa, Ontario.

The purpose and effect of the application is to permit a 12-unit 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 R2/R3-A/R6-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Residential Density	100 units/ha	85 units/ha
Minimum Visitor Parking Spaces	0.16 per unit	0.3 per unit

A meeting of the Oshawa Committee of Adjustment was held on December 17, 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
D. Dutta, T. Ryan

Also Present: X. Wang, 59 Laureleaf Rd, Thornhill

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

X. Wang provided an overview of the application.

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

"THAT the application by Xiao Wang on behalf of 1001124102 Ontario Inc. for 326 Saguenay 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 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 1505 Winchester Road East

An application has been submitted by **Daniel and Katie Berry** for a variance from the City's Zoning By-law 60-94.

The application relates to **1505 Winchester Road East** (EAST WHITBY CON 5 PT LT 1 RP 40R-5929 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit accessory buildings ancillary to a single detached building with a maximum ground floor area of 200m² whereas Zoning By-law 60-94 permits a maximum ground floor area of 150m² for accessory buildings ancillary to a single detached dwelling in an AG-A (Agricultural) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 17, 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
D. Dutta, T. Ryan

Also Present: D. Berry, 1505 Winchester Road East

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

D. Berry provided an overview of the application.

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

"**THAT the application by Daniel and Katie Berry for 1505 Winchester Road 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 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 200 John Street West, Unit B009

An application has been submitted by **Community Development Council Durham** for a variance from the City's Zoning By-law 60-94.

The application relates to **200 John Street West, Unit B009** (PL 335 SHEET 21 PT LT C11 PL 40B LT 67, 68, 77, 78 PT LT 66, 69, 76, 79 PT BAGOT ST AND CLOSED LANE), Oshawa, Ontario.

The purpose and effect of the application is to permit a social service establishment on a lot with a minimum separation distance of 30m to another lot occupied by an existing social service establishment, whereas Zoning By-law 60-94 as amended by By-law 82-2025 requires social service establishments to be located no closer than 800m to another lot occupied by another social service establishment, in a PCC-C(3)/SSC-A (Planned Commercial Centre/Automotive Service Centre) Zone.

A meeting of the Oshawa Committee of Adjustment was held on December 17, 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
D. Dutta, T. Ryan

Also Present: D. Teaz, Community Development Council Durham
H. Corbette, Community Development Council Durham

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

D. Teaz provided an overview of the application.

In response to a question from F. Eismont, D. Teaz responded that their plan was to move their existing location on 317 King St E in Oshawa to this location within 200 John St W.

In response to a question from F. Eismont, D. Teaz confirmed that Community Development Council Durham has two locations, and the Pickering Welcome Centre was operated by another organization.

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

"THAT the application by Community Development Council Durham for 200 John Street West, Unit B009, Oshawa, Ontario, be approved subject to the following condition:

1. This decision shall not apply to permit:

- (a) Serving within or from the building food including uses commonly known as soup kitchens;
- (b) Dispensing from or receiving at the building food including uses commonly known as food banks;
- (c) Providing public uses personal hygiene facilities such as showers and clothes cleaning equipment;
- (d) Dispensing from or receiving at the building clothing and household articles; and
- (e) Providing drop-in services."

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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1500 Conlin Road East**

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

The application relates to **1500 Conlin Road East** (CON 5 PT LT 1 NOW RP 40R-2189 PT 1, 4, 5), Oshawa, Ontario.

The purpose and effect of the application is to permit single detached dwellings 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 dwellings in a R1-E(26) "h-14" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard (only for lots with lot frontage greater than 9.5m and less than 10.5m)	46%	50%
Minimum Parking Space Width for Parking Spaces on Driveways (only for lots with lot frontage greater than 9.5m and less than 10.5m)	2.6m	2.75m
Lot Coverage of Main Building (lots with lot frontage between 9m and 9.5m)	44%	42%
Lot Coverage of Main Building (lots with lot frontage greater than 9.5m and less than 10.5m)	46.5%	42%
Lot coverage of Main Building (lots with 11m lot frontage or higher)	45.5%	42%
Minimum Rear Yard Depth (only for the corner lots at the south ends of Blocks 11 and 12 on approved draft plan of subdivision S-O-2014-04)	7m	7.5m

A meeting of the Oshawa Committee of Adjustment was held on December 17, 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
D. Dutta, T. Ryan

Also Present: S. Waterhouse, GHD Group

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

S. Waterhouse provided an overview of the application.

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

"THAT the application by Minto Communities Inc. for 1500 Conlin Road East, Oshawa, Ontario, be approved subject to the following conditions:

1. That the Owner provide the Central Lake Ontario Conservation Authority with a payment of \$900 representing their minor variance application review fee within 90 days of the date of this decision.
2. Failure to comply with Condition 1, this decision shall become null and void."

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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1144 Wilmington Avenue

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

The application relates to **1144 Wilmington Avenue** (PL 40M2727 LT 113), 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(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	47%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.1m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on December 17, 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
D. Dutta, T. Ryan

Also Present: A. Ganguly, 1144 Wilmington Avenue

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

A. Ganguly provided an overview of the application.

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

"**THAT the application by Arnab Ganguly for 1144 Wilmington Avenue**, Oshawa, Ontario, be approved subject to the following condition(s):

1. That the Owner provide Planning Services with a payment of \$400 representing the street tree fee within 90 days of the date of this decision.
2. Failure to comply with Condition 1 above, this decision shall become null and void."

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.



Deb Dutta, Assistant Secretary-Treasurer