

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1329 Charter Crescent

A revised application has been submitted by **Kelvin Lo on behalf of Sudki Saleh and Samar Almadani** for variances from the City’s Zoning By-law 60-94.

The revised application relates to **1329 Charter Crescent** (PL 40M-1650 PT LT 1 NOW RP 40R-13598 PT 1), Oshawa, Ontario.

The purpose and effect of the revised 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
Parking Space Location	One parking space partially located in a side yard, rear yard or in a garage	No person shall in a Residential Zone use a semi-detached dwelling upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage
Minimum Landscaped Open Space in the Front Yard	42%	50%

A meeting of the Oshawa Committee of Adjustment was held on April 1, 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: K. Lo, 3575 14th Avenue, Markham
N. Malandrino, 1327 Charter Crescent, Oshawa
N. Sampson, 1323 Charter Crescent, Oshawa

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

K. Lo provided an overview of the application.

N. Malandrino expressed concerns regarding increased demand in on-street parking as a result of the accessory apartment and explained how previous developments in the area have strained the availability of on-street parking on Charter Cres.

N. Malandrino further noted that the variance for reduction in landscaped open space in the front yard would result in a cumulative loss of soft landscaping.

In response to a question from F. Eismont, N. Malandrino and N. Sampson explained that the townhouses located along Atwater Path have direct access to Charter Cres and have used the on-street parking available on Charter Cres.

In response to a question from N. Sampson, D. Dutta explained that the accessory apartment was operating without a permit and the owners are looking to legalize the existing apartment.

D. Lindsay clarified the role of the Committee and the changes to the Planning Act that were made as a result of Bill 23.

In response to a question from G. Foster, D. Dutta explained that a building permit and zoning compliance is required for accessory apartments even if the main unit is owner-occupied.

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

“THAT the application by **Kelvin Lo on behalf of Sudki Saleh and Samar Almadani** for **1329 Charter 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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1702 Northfield Avenue**

An application has been submitted by **Colin Reaume on behalf of Lester Fernandes** for a variance from the City's Zoning By-law 60-94.

The application relates to **1702 Northfield Avenue** (PL 40M-2280 LT 42), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to a single detached dwelling with a minimum rear yard depth of 3.8m whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-D (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 1, 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: L. Fernandes, 1702 Northfield Avenue

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

L. Fernandes provided an overview of the application.

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

"THAT the application by **Colin Reaume on behalf of Lester Fernandes** for **1702 Northfield Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum height of any portion of building less than 7.5m from the rear lot line shall be one storey.
2. The maximum width of any portion of building less than 7.5m from the rear lot line shall be 4.3m.
3. Notwithstanding the permission for reduced rear yard depth, a deck shall not be located closer than 3.8m to the rear lot line."

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 1922 Dalhousie Crescent

An application has been submitted by **Kruti Shah on behalf of Syed Hasan** for variances from the City’s Zoning By-law 60-94.

The application relates to **1922 Dalhousie Crescent** (PL 40M-1973 LT 107), 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-D (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space only)	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%
Location of Parking Spaces	All in the front yard	Minimum of one parking space located in a side yard, rear yard or garage

A meeting of the Oshawa Committee of Adjustment was held on April 1, 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: K. Shah, 4 Abacus Rd, Brampton, ON

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

K. Shah provided an overview of the application.

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

“THAT the application by **Kruti Shah on behalf of Syed Hasan** for **1922 Dalhousie 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.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 168 Olive Avenue

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

The application relates to **168 Olive Avenue** (PL 212 PT LT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit the enlargement of the gross floor area of an existing street townhouse dwelling by a maximum of 12%, whereas Zoning By-law 60-94, as amended by By-law 75-2025, permits the enlargement of the gross floor area of existing buildings by not greater than 10%, for an existing street townhouse dwelling in a CO-C (Central Oshawa) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 1, 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. Clarke, 168 Olive Avenue

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

M. Clarke provided an overview of the application.

In response to a question from F. Eismont, M. Clarke replied there's enough space to access the property to complete the renovation as this is the end unit of the townhouse block.

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

"THAT the application by **Michael Clarke** for **168 Olive Avenue**, 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