

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 184 Celina Street

A revised application has been submitted by **Nushrat Jahan on behalf of Homayoon Popal** for variances from the City's Zoning By-law 60-94.

The revised application relates to **184 Celina Street** (PL H-50005 PT LT 20,21), Oshawa, Ontario.

The purpose and effect of the revised application is to permit an addition to a single detached dwelling and 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 a single detached dwelling and accessory building ancillary to a single detached dwelling in a CO-D (Central Oshawa) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage	45%	40%
Minimum Front Yard Depth	1.8m	6.0m
Minimum Interior Side Yard Depth for an Accessory Building	0m	0.6m
Maximum Floor Area for Buildings Accessory to an Existing Residential Use	22%	8%

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: N. Jahan, 3400 Danforth Avenue, Scarborough

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

N. Jahan provided an overview of the application.

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

"THAT the application by Nushrat Jahan on behalf of Homayoon Popal for 184 Celina Street, Oshawa, Ontario, be approved subject to the following condition:

1. Should the covered shelter (carport) be attached to the existing single detached dwelling, the variance to permit increased maximum floor area for buildings accessory to an existing residential use shall be deemed null and void."

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.

A handwritten signature in black ink, appearing to be 'Vaishnan Muhunthan', written over a horizontal line.

Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 396 Humewood Avenue

An application has been submitted by **Syed Ahmed on behalf of William McInnes** for variances from the City's Zoning By-law 60-94.

The application relates to **396 Humewood Avenue** (PL 699 LT 16), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition (sunroom) to a single detached dwelling and an accessory building ancillary to the 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 and accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	5.6m	7.5m
Minimum Interior Side Yard Depth for an Accessory Building	0.2m	0.6m

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: S. Ahmed, 944 Crawford Drive, Peterborough

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

S. Ahmed provided an overview of the application.

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

"THAT the application by **Syed Ahmed on behalf of William McInnes** for **396 Humewood Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum height of any portion of the single detached dwelling less than 7.5m from the rear lot line shall be one storey.
2. The maximum width of any portion of the single detached dwelling less than 7.5m from the rear lot line shall be 4.6m."

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 731 Bennett Crescent

An application has been submitted by **Kelvin Lo on behalf of Kamrul Mazumder and Mily Begum** for variances from the City's Zoning By-law 60-94.

The application relates to **731 Bennett Crescent** (PL 40M-1412 PT LT 4 NOW RP 40R-9821 PT 7), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition (carport) to a semi-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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Exterior Side Yard Depth	1.8m	2.4m
Minimum Distance of an Accessory Building to a Street Line	0.6m	2.4m

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: K. Mazumder, 731 Bennett Crescent

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

K. Mazumder provided an overview of the application.

In response to a question from D. Lindsay, K. Mazumder replied they will comply with the City's grading and drainage requirements and ensure that existing drainage patterns are maintained.

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

"THAT the application by **Kelvin Lo on behalf of Kamrul Mazumder and Mily Begum** for **731 Bennett 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1332 Sunnybrae Crescent**

An application has been submitted by **Kelvin Lo on behalf of Ikenna Henry Nzekwe and Diane Nddi Isibor** for variances from the City's Zoning By-law 60-94.

The application relates to **1332 Sunnybrae Crescent** (PL M1177 PT LT 25 NOW RP 40R-6463 PT 15), 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 Landscaped Open Space in Front Yard	44%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: I. Nzekwe, 1332 Sunnybrae Crescent
D. Isibor, 1332 Sunnybrae Crescent

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

D. Isibor provided an overview of the application.

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

"THAT the application by **Kelvin Lo on behalf of Ikenna Henry Nzekwe and Diane Nddi Isibor** for **1332 Sunnybrae 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 637 Merritt Street

An application has been submitted by **Halina Popvych on behalf of Mayya Petrovski** for a variance from the City's Zoning By-law 60-94.

The application relates to **637 Merritt Street** (PL 159 PT LT 4,5), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building with a minimum lot frontage of 15m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 25m for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: H. Popvych, 891 Swiss Height

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

H. Popvych provided an overview of the application.

In response to a question from D. Lindsay, H. Popvych replied that they are aware staff is recommending that the application be reserved in order to provide more time to address parking concerns.

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

"THAT the application by Halina Popvych on behalf of Mayya Petrovski for 637 Merritt Street, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2108 Hallandale Street**

A revised application has been submitted by **Nitshi Jain on behalf of Venkatesh Ettem** for variances from the City's Zoning By-law 60-94.

The revised application relates to **2108 Hallandale Street** (PL 40M-2727 LT 129), 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 R1-E(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: 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, V. Muhunthan replied that the applicant revised the proposal by shifting the staircase further south to better accommodate proposed parking space and by tapering the driveway in order to maintain the existing setback to the street tree.

In response to a question from D. Lindsay, N. Jain replied that they are aware that the municipal boulevard cannot be used for parking.

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

"THAT the application by **Nitshi Jain on behalf of Venkatesh Ettem** for **2108 Hallandale Street**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1300 Wilson Road North

An application has been submitted by **D.G. Biddle & Associates on behalf of North End Bowl** for variances from the City's Zoning By-law 60-94.

The application relates to **1300 Wilson Road North** (EAST WHITBY CON 3 PT LT 7 RP 40R-10010 PTS 1 AND 3 PT PT 2 AND RP 40R-18959 PT 1 TO 9), Oshawa, Ontario.

The purpose and effect of the application to permit a place of amusement with a minimum of 401 parking spaces, whereas Zoning By-law 60-94 requires a minimum of 416 parking spaces for a place of amusement in a SPC-A/SPC-A(1) (Special Purpose Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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 recommended the Committee reserve its decision since the notification sign was not posted and to allow for public input and further discussion.

M. Fry provided an overview of the application.

In response to a question from D. Lindsay, M. Fry replied that the notification sign was not posted as the request to defer application was made prior to the posting deadline.

In response to a question from G. Foster, M. Fry clarified that they accounted for a greater number of parking spaces being required based on their calculations for the proposal as compared to the City's calculations. M. Fry added that based on the parking reduction they calculated, it would be appropriate to submit a parking study in order to justify the request.

M. Fry stated that although a parking study may not be required based on the City's calculations of the number of parking spaces that are deficient, that they were not in a position to withdraw the parking study prior to the notice of public hearing being sent out.

In response to a question from G. Foster, M. Fry commented that they intend to complete the parking study.

In response to a question from G. Foster, M. Fry answered that the notification sign was not posted.

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

"THAT the application by **D.G. Biddle & Associates on behalf of North End Bowl** for **1300 Wilson Road North**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2102 Thornton Road North**

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

The application relates to **2102 Thornton Road North** (CON 5 PT LT 17 NOW RP 40R-11657 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a light industrial building and accessory buildings ancillary to the light industrial 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 light industrial building and accessory buildings ancillary to the light industrial building in a SI-A(16) "h-71" (Select Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	0.2m	7.5m
Light Industrial Use (Woodworking Shop) under the "h-71" Holding Symbol	To Permit	Not Permitted
Accessory Buildings Located in the Front Yard	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on July 15, 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: P. Clarke, 2102 Thornton Road North

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

P. Clarke provided an overview of the application.

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

"THAT the application by **Paul Clarke** for **2102 Thornton Road North**, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer