

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2651 Harmony Road North

An application has been submitted by **GHD Limited on behalf of Minto (Harmony Road) Limited Partnership** for a variance from the City's Zoning By-law 60-94.

The application relates to **2651 Harmony Road North** (EAST WHITBY CON 5 PT LT 4 RP 40R-31694 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a proposed lot with a minimum lot area of 17 hectares, whereas Zoning By-law 60-94 requires a minimum lot area of 20 hectares in an AG-A (Agricultural) Zone.

A meeting of the Oshawa Committee of Adjustment was held on June 24, 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, T. Ryan

Also Present: C. Jattan, GHD Limited

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

C. Jattan provided an overview of the application.

In response to a question from D. Lindsay, C. Jattan replied that the severance allows the owner to bring the severed lands into market for a potential sale which can assist in managing finances for the developer.

In response to a question from F. Eismont, C. Jattan replied the property is only owned by one developer and that they are working with other owners about the future development in the north Kedron expansion area.

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

"THAT the application by GHD Limited on behalf of Minto (Harmony Road) Limited Partnership for 2651 Harmony 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 185 Waverly Street South

An application has been submitted by **Clinton Dochuk on behalf of 2509818 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **185 Waverly Street South** (PL 627 PT LT 142), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Parking Space Length (Accessory Apartment Space Only)	4.5m	5.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

A meeting of the Oshawa Committee of Adjustment was held on June 24, 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, T. Ryan

Also Present: C. Dochuk, 15 Leslie Frost Lane, Lindsay

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

C. Dochuk provided an overview of the application.

In response to a question from G. Foster, C. Dochuk replied that the survey is being obtained to address CLOCA's requirements.

In response to a question from F. Eismont, V. Muhunthan replied that the Oshawa Goodman Two Zone floodplain runs west of the subject lands and on the east towards the Oshawa Centre.

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

"THAT the application by **Clinton Dochuk on behalf of 2509818 Ontario Inc.** for **185 Waverly Street South**, 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 820 Conlin Road East**

An application has been submitted by **The Biglieri Group on behalf of Delta-Rae (Harmony Valley) Inc** for variances from the City's Zoning By-law 60-94.

The application relates to **820 Conlin Road East** (WHITBY CON 5 PT LT 7 RP 40R-28912 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a 108-unit block townhouse development 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(9).DBR 60-85/R6-B.DBR 60-85 "h-14" "h-30" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth	3.1m	7.5m
Minimum Landscaped Open Space	25%	35%
Minimum Landscaped Open Space in the Front Yard of each Parcel of Tied Land (back-to-back block townhouses only)	44%	50%
Minimum Landscaped Open Space in the Rear Yard of each Parcel of Tied Land (dual frontage block townhouses only)	0%	50%
Maximum Lot Coverage	42%	35%
Maximum Height	12.5m	11.5m

A meeting of the Oshawa Committee of Adjustment was held on June 24, 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, T. Ryan

Also Present: M. Nievas, The Biglieri Group

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

M. Nievas provided an overview of the application.

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

"THAT the application by **The Biglieri Group on behalf of Delta-Rae (Harmony Valley) Inc** for **820 Conlin Road East**, Oshawa, Ontario, be approved subject to the following conditions:

1. For parcels of tied land that have frontage on a common element condominium road on one side and Conlin Road East or Wilson Road North on the other, the yard abutting the Conlin Road East or Wilson Road North shall have a minimum 100% landscaped 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2651 Harmony Road North**

An application has been submitted by **GHD Limited on behalf of Minto (Harmony Road) Limited partnership** for Consent under Section 53(1) of the Planning Act.

The application relates to 2651 Harmony Road North (EAST WHITBY CON 5 PT LT 4 RP 40R-31694 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to create a new 10.51 hectare parcel of land (Part 1 on Severance Sketch), retaining a 17.64 hectare parcel of land (Part 2 on Severance Sketch).

A meeting of the Oshawa Committee of Adjustment was held on June 24, 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, T. Ryan

Also Present: C. Jattan, GHD

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

C. Jattan provided an overview of the application.

In response to a question from D. Lindsay, C. Jattan replied that the severance allows the owner to bring the severed lands into market for a potential sale which can assist in managing finances for the developer.

In response to a question from F. Eismont, C. Jattan replied the property is only owned by one developer and that they are working with other owners about the future development in the north Kedron expansion area.

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

"THAT the application by GHD Limited on behalf of Minto (Harmony Road) Limited Partnership for 2651 Harmony 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