

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 3860 Simcoe Street North**

An application has been submitted by **3950 Simcoe Street North Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **3860 Simcoe Street North** (CON 7 PT LT 13 AND 14 AND PT RDAL BTN LTS 14 AND 15), Oshawa, Ontario.

The purpose and effect of the application is to permit an existing single detached dwelling 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 single detached dwelling in an AG-A (Agricultural) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	1,000m ²	4,000m ²
Minimum Rear Yard Depth	7m	10.5m
Minimum Interior Side Yard Depth	3.6m	5m
Maximum Lot Coverage	14%	10%

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Pan, Sorbara Development Group

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

C. Pan provided an overview of the application.

In response to a question from F. Eismont, C. Pan replied that the heritage house will be transferred to an interested party who will maintain the structure.

In response to a question from A. Johnson, C. Pan expressed that the heritage home will continue to be used for residential purposes.

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

"THAT the application by **3950 Simcoe Street North Inc.** for **3860 Simcoe Street 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

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 980 Matthew Murray Crescent

An application has been submitted by **Peter Jaruczik on behalf of Norma and Daniel Clarke** for variances from the City’s Zoning By-law 60-94.

The application relates to **980 Matthew Murray Crescent** (PL 40M-2768 PT BLK 19 RP 40R-32803 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.9m	4.5m
Minimum Length of a Driveway to a Garage	4.6m	6m
Minimum Parking Space Length	4.6m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Jaruczik, 60 Thistledown Crescent, Whitby

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

P. Jaruczik provided an overview of the application.

In response to a question from F. Eismont, P. Jaruczik replied that the townhouse was built over a year ago.

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

“THAT the application by **Peter Jaruczik on behalf of Norma and Daniel Clarke for 980 Matthew Murray 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 950 Matthew Murray Crescent

An application has been submitted by **R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan** for variances from the City’s Zoning By-law 60-94.

The application relates to **950 Matthew Murray Crescent (PL 40M-2768 LT 1)**, 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 R2.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	4.6m	5.75m
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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: R. Balasundaram, R+A Associate

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

R. Balasundaram provided an overview of the application.

In response to a question from D. Lindsay, R. Balasundaram replied that they are aware that parking is not permitted within the municipal boulevard.

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

“THAT the application by **R+A Associate on behalf of Saranya Mallika Kumaresan and Roshan Krishnan** for **950 Matthew Murray 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 74 Stevenson Road North**

A revised application has been submitted by **Maaz Khan on behalf of Peter and Laura Desouza** for variances from the City's Zoning By-law 60-94.

The revised application relates to **74 Stevenson Road North** (CON 2 PT LT 15 NOW RP 40R-12251 PT 5), Oshawa, Ontario.

The purpose and effect of the revised applications is to permit single detached dwellings on each 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 single detached dwellings in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	11m	13.5m
Minimum Interior Side Yard Depth	0.9m	1.2m
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Width	2.7m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Khan, 1032 Brock Street South, Unit 5, Whitby

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

M. Khan provided an overview of the application.

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

"THAT the application by **Maaz Khan on behalf of Peter and Laura Desouza** for **74 Stevenson 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

MINUTES UNDER THE PLANNING ACT
Committee of Adjustment Application for 98 Olive Avenue

A revised application has been submitted by **Chris Pereira on behalf of 1001396951 Ontario Ltd.** for variances from the City's Zoning By-law 60-94.

The revised application relates to **98 Olive Avenue** (PL 335 SHEET 20 LT C35), Oshawa, Ontario.

The purpose and effect of the revised application is to permit an 8 unit apartment building (stacked 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 an apartment building in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	111 u/ha	85 u/ha
Minimum Front Yard Depth	1.4m	6m
Minimum Rear Yard Depth	1.3m	12m
Maximum Lot Coverage	45%	35%
Parking Locations	Exterior Side Yard	Any Interior Side Yard or Rear Yard
Minimum Driveway Width	2.6m	3m
Minimum Distance of a Parking Area to Street line	0.9m	3m

An additional purpose and effect of the revised application is to permit an 8 unit apartment building (stacked townhouses) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94, as amended by By-law 75-2025, for an apartment building in a CO-B "h-97" "h-103" (Central Oshawa) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	1.4m	6m
Minimum Rear Yard Depth	1.3m	7.5m
Parking Locations	Exterior Side Yard	Any Interior Side Yard or Rear Yard
Minimum Driveway Width	2.6m	3m
Minimum Distance of Parking to Street line	0.9m	3m
Minimum Building Height	10.75m	12m

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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 Pereira, M. Behar Planning & Design Limited

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

C. Pereira provided an overview of the application.

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

"THAT the application by **Chris Pereira on behalf of 1001396951 Ontario Ltd.** for **98 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 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 173 Mill Street

An application has been submitted by **Lonny Gibson on behalf of Rhea Smith** for variances from the City’s Zoning By-law 60-94.

The application relates to **173 Mill Street** (PL 62 PT LT 18), 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 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

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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: R. Smith, 173 Mill Street, Oshawa

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

L. Gibson provided an overview of the application.

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

“THAT the application by **Lonny Gibson on behalf of Rhea Smith for 173 Mill 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 192 Annis Street

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

The application relates to **192 Annis Street** (PL 208 LT 69), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	10%	8%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	100%	50%
Maximum Lot Coverage for Accessory Buildings	60m ²	60m ²
Maximum Height for an Accessory Building	5.5m	The lesser of 4.5m or the actual height of the main building

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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: B. Huffman, 192 Annis Street, Oshawa

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

B. Huffman provided an overview of the application.

In response to a question from G. Foster, B. Huffman replied that the garage will only be for personal use.

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

"THAT the application by **Brayden Huffman** for **192 Annis 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 1909 Simcoe Street North

An application has been submitted by **1387925 Ontario Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **1909 Simcoe Street North** (PL 571 LT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit (a) a temporary campaign office having the variances in Column 1 below instead of the dimensions in Column 2 below, and (b) overflow vehicle storage accessory to the automobile sales and service establishment at 1901 Simcoe Street North on a temporary basis, whereas Zoning By-law 60-94 does not permit a campaign office as proposed or an automobile sales and service establishment in a MU-A (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Maximum Front Yard Depth	20m	5.5m
Minimum Building Frontage	50%	60%
Minimum Building Height	5m	5.5m
Vehicular Access to Office Use	Simcoe Street North	A local road
Permitted Parking Location	Front Yard and Rear Yard	Rear or Interior Side Yard only
Parking Area between a Building and a Street Line	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Lysyk & G. Lysyk, 71 Southwood Street, Oshawa

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

M. Lysyk provided an overview of the application.

In response to a question from M. Lysyk, D. Sappleton replied that the appropriate mechanism to permit a use that does not comply with the Zoning By-law for a long-term period such as 10 years would be through a zoning by-law amendment application which is why staff recommended approval for the temporary uses for a maximum of three years.

In response to a question from M. Lysyk, D. Sappleton expressed that the applicant has the opportunity to re-apply to the Committee of Adjustment for an extension of the temporary uses after the permission has expired.

In response to a question from D. Lindsay, G. Lysyk commented that development charges have made it difficult to redevelop the site and that the proposed temporary uses will allow the site to function without intensification. G. Lysyk added that re-applying to the Committee for extensions is burdensome and that it is within the purview of the Committee to approve the temporary uses for a period greater than what is recommended by staff.

In response to a question from G. Foster, D. Sappleton confirmed that the Committee may approve the application for a longer period of time than what is recommended by staff.

In response to a question from G. Foster, G. Lysyk replied that they are unsure how they intend to redevelop the site and that the demand to accommodate overflow parking for the adjacent

automobile sales and service establishment is due to the location of a septic system in the rear yard which cannot be parked over.

In response to a question from A. Johnson, D. Sappleton commented that the temporary campaign office would be used for this year's municipal election and that accommodating the overflow parking from the next door business should be short-term which is why staff do not support the approval for the temporary uses to be permitted for five years.

In response to a question from D. Lindsay, M. Lysyk replied that they initially requested to permit the temporary campaign office from May 1, 2026 to October 31, 2026 and to permit the temporary overflow vehicle storage use accessory to the automobile sales and service establishment at 1901 Simcoe Street North from November 1, 2026 to October 31, 2036.

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

"THAT the application by **1387925 Ontario Ltd.** for **1909 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following conditions:

1. This decision shall expire on March 13, 2031.
2. No parking or vehicle storage may be located less than 3m from the lot line abutting Simcoe Street North.
3. No parking or vehicle storage may be located less than 4.5m from the rear lot line."

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

Negative – D. Lindsay

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 455 Bond Street East**

An application has been submitted by **Mary Alex on behalf Tom and Jane Dyas** for variances from the City's Zoning By-law 60-94.

The application relates to **455 Bond Street East** (PL 421 LT 3, 4), Oshawa, Ontario.

The purpose and effect of the application is to permit a day care centre and commercial 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 day care centre and commercial building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking for a Day Care Centre	10 Parking Spaces	11 Parking Spaces
Minimum Parking for a Commercial Building	2 Parking Spaces	5 Parking Spaces

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Alex, 87 Hutton Place, Bowmanville

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

M. Alex provided an overview of the application.

In response to a question from G. Foster, M. Alex replied that garbage is collected by the municipality on a regular basis.

In response to a question from G. Foster, D. Sappleton replied that the applicant may be receiving municipal curbside garbage collection as a legacy property.

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

"THAT the application by **Mary Alex on behalf Tom and Jane Dyas** for **455 Bond Street East**, 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 647 Woodmount Crescent**

An application has been submitted by **Shivang Tarika on behalf of Praveen Thomas** for variances from the City's Zoning By-law 60-94.

The application relates to **647 Woodmount Crescent** (PL 40M-2051 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 (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	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Tarika, 106 Morningside Drive, Halton Hills
J. Giftopoulos, 593 Woodmount Crescent, Oshawa
G. Weir, 628 Woodmount Crescent, Oshawa
B. Thomas, 636 Woodmount Crescent, Oshawa

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

S. Tarika provided an overview of the application.

J. Giftopoulos and G. Weir expressed that additional parking on the property is not necessary as the driveway can already accommodate four parking spaces and that the additional unit will further congest the street with vehicles.

G. Foster commented that the City establishes specific parking regulations related to accessory apartments and that the proposal does not represent a major deviation from the municipal requirements. G. Foster added that street parking is an issue to be addressed by municipal by-law enforcement which is not under the scope of the Committee of Adjustment.

In response to question from J. Giftopoulos, D. Lindsay replied that the More Homes Built Faster Act permitted up to two additional residential units as of right on properties within single detached dwellings in Ontario, provided that the municipal requirements are met, such as accommodating the required number of parking spaces and providing at least 50% landscaped open space in the front yard.

In response to a question from B. Thomas, V. Muhunthan clarified that the property currently only accommodates two parking spaces and that parking on the municipal boulevard is not permitted and is not considered to be part of the parking area. V. Muhunthan added that staff worked with the applicant to revise the proposal in order to ensure that the proposed parking space does not encroach into the corner sight triangle, thereby preventing any sight line hazards for traffic along the intersection.

F. Eismont commented traffic and safety concerns associated with the proposed development are common for residents of the neighbourhood and that by following the necessary procedures

and regulations like obtaining permits and complying with parking requirements, such concerns can be mitigated.

D. Lindsay expressed that the role of the Committee is to assess the proposal against the four tests as outlined in the Planning Act.

In response to a question from G. Foster,

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

“THAT the application by **Shivang Tarika on behalf of Praveen Thomas** for **647 Woodmount 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 1904 Fosterbrook Street**

A revised application has been submitted by **Shivang Tarika on behalf of Trinadha Guttula** for a variance from the City's Zoning By-law 60-94.

The revised application relates to **1904 Fosterbrook Street** (PL 40M-2721 LT 58), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 47% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R2.Y4.5 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Tarika, 106 Morningside Drive, Halton Hills

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

S. Tarika provided an overview of the application.

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

"THAT the application by **Shivang Tarika on behalf of Trinadha Guttula** for **1904 Fosterbrook 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 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 3350 Brookfield Court**

An application has been submitted by **Convex Consulting Inc. on behalf of Robert and Susan Verwey** for variances from the City's Zoning By-law 60-94.

The application relates to **3350 Brookfield Court** (PL 40M-1477 LT 2 BLK 7), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Maximum Lot Coverage for Accessory Buildings	182m ²	90m ²
Maximum Height for an Accessory Building	6.31m	The lesser of 5.0m or the actual height of the main building on a lot

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Fegan, Convex Consulting Inc.

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

N. Fegan provided an overview of the application.

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

"THAT the application by **Convex Consulting Inc. on behalf of Robert and Susan Verwey** for **3350 Brookfield Court**, Oshawa, Ontario, be approved subject to the following condition:

1. No individual accessory structure or building shall exceed a maximum size of 165m²."

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 184 Dance Act Avenue

An application has been submitted by **Thileepan Yoganathan on behalf of Ratnam Thivakaran and Sithamparanathan Rajani** for a variance from the City's Zoning By-law 60-94.

The application relates to **184 Dance Act Avenue** (PL 40M-2533 LT 148), Oshawa, Ontario.

The purpose and effect of the application is to permit a deck ancillary to a single detached dwelling with a maximum encroachment of 3.0m into the required minimum rear yard, whereas Zoning By-law 60-94 permits a maximum encroachment of 2.4m into the required minimum rear yard for a deck ancillary to a single detached dwelling in a R2(10) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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: T. Yoganathan, 18 Orchard View Boulevard, Oshawa

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

T. Yoganathan provided an overview of the application.

In response to a question from G. Foster, T. Yoganathan replied that the rear yard deck is not enclosed and has an opening on one side.

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

"THAT the application by **Thileepan Yoganathan on behalf of Ratnam Thivakaran and Sithamparanathan Rajani** for **184 Dance Act 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 3860 Simcoe Street North**

An application has been submitted by **3950 Simcoe Street North Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **3860 Simcoe Street North** (CON 7 PT LT 13, 14 AND PT RD ALLOWANCE BETWEEN LT 14, 15, NOW RP 40R-11031 PT 3 TO 5), Oshawa, Ontario.

The purpose and effect of the application is to sever a 0.1 hectare parcel of land with an existing single detached dwelling, retaining a 15.4 hectare parcel of land with existing agricultural uses. An additional purpose and effect of the application is to establish a temporary access easement over the severed lands in favour of the retained lands.

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Pan, Sorbara Development Group

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

C. Pan provided an overview of the application.

In response to a question from F. Eismont, C. Pan replied that the heritage house will be transferred to an interested party who will maintain the structure.

In response to a question from A. Johnson, C. Pan expressed that the heritage home will continue to be used for residential purposes.

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

"THAT the application by **3950 Simcoe Street North Inc.** for **3860 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following 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 and the required road widening. 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 By-law 106-2021, being the heritage designation by-law for 3860 Simcoe Street South, shall be amended by City Council under Section 30.1 of the Ontario Heritage Act to remove the retained lands from the legal description of said by-law. This condition does not guarantee approval of the amendment to By-law 106-2021 by City Council.
5. That, in the event City Council amends By-law 106-2021 as described in Condition 4, the heritage easement agreement dated October 17, 2024 between the landowner and the City shall be amended by the City to remove the retained lands from said agreement. This condition does not guarantee approval of the amendment to the agreement by the City.

6. The Owner shall provide a plan(s) identifying the location of the existing water supply and sanitary/septic system demonstrating that they are located on the severed lands and said location complies with the Ontario Building Code with respect to the proximity to the proposed new lot lines. In the event a new well and/or septic system is required, it shall be installed prior to final approval of the application.
7. The Owner provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.
8. This section of Simcoe Street North is classified as an Arterial "B" Road, with a desired overall right-of-way of 36 metres. The Owner shall convey to the Region of Durham the lands across the frontage of Simcoe Street North measured 18 metres from the original centreline of Simcoe Street North, as verified by an Ontario Land Surveyor, to the satisfaction of the Region of Durham Works Department.
9. The Owner is to provide written confirmation that the review of any required engineering plans (servicing, grading, etc.) is being deferred to the building permit application/Site Alteration permit stage and that it is the Owner's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa.
10. The Owner shall enter into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
11. That the Owner submit a building audit with respect to spatial separation for the north and west walls of the existing single detached dwelling facing the new property lines, prepared to the City's satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
12. That the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work be completed prior to final approval.
13. That, in the event modifications to the existing house are required as a result of the building audit to accommodate compliance with the Ontario Building Code, the Owner shall consult with City staff, prior to carrying out any of the related work, in order to determine whether the aforementioned modifications will impact, or be likely to impact, the heritage attributes as set out in By-law 106-2021. In the event it is determined that heritage attributes will be impacted or are likely to be impacted, the Owner shall apply and obtain approval from City Council, in accordance with Section 33 or 34 of the Ontario Heritage Act, concerning a proposed alteration or demolition to a designated heritage property.
14. If necessary, as an alternative to Condition 12 above, a spatial separation agreement is executed to the satisfaction of the City, which would prevent any building on the severed lot from being built too close to the openings on the walls of the existing building.
15. The Owner shall pay the required fee for clearance of City conditions for each application.
16. All taxes for the subject lands shall be current.
17. That the Owner satisfy the requirements of the Regional Works Department's letter dated September 13, 2024.
18. That the Owner satisfy the requirements of the Central Lake Ontario Conservation Authority's letter dated February 9, 2026.
19. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 10, 2028.
 - (b) Expiry date of Application is April 7, 2028."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

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 condition one to seventeen (1-17) has been carried out to its satisfaction.
2. 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 Regional Works Department that condition eighteen (18) has been carried out to its satisfaction.
3. 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 Central Lake Ontario Conservation Authority that condition nineteen (19) has been carried out to its satisfaction.
4. 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 twenty (20) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 74 Stevenson Road North**

Applications have been submitted by **Maaz Khan on behalf of Peter and Laura Desouza** for Consent under Section 53(1) of the Planning Act.

The applications relate to **74 Stevenson Road North** (CON 2 PT LT 15 NOW RP 40R-12251 PT 5), Oshawa, Ontario.

Purpose and Effect:

B-2025-12: The purpose and effect of the application is to create a 580 sq. m. residential parcel of land (Parts 3 and 4 of Draft 40R-plan) retaining a 578 sq. m. residential parcel of land (Parts 1 and 2 of Draft 40R-plan) with an access easement (Part 4 Draft 40R-plan) in favour of the retained parcel.

B-2026-01: The purpose and effect of the application is to create an access easement over Part 2 of Draft 40R plan in favour of the severed lands in application B-2025-12 (Parts 3 and 4 of Draft 40R-plan).

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Khan, 1032 Brock Street South, Unit 5, Whitby

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

M. Khan provided an overview of the application.

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

"THAT the application by **Maaz Khan on behalf of Peter and Laura Desouza** for **74 Stevenson Road North**, Oshawa, Ontario, be approved subject to the following 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 and the required road widening. 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. That the Owner acknowledge that Subsection 50(3) or (5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of consent application B-2026-01.
4. The Owner provides the City with a fixed payment of \$400 for the proposed severed lot for a street tree to be planted in the boulevard in front of the severed lot by the City. In the event that a street tree cannot be planted in this location, the City will plant the tree in a more suitable location City-wide.
5. The Owner shall submit the draft easement document for review and approval prior to final approval.

6. This section of Stevenson Road North is classified as a Type “B” Arterial Road, with a desired overall right-of-way of 32 metres. The Owner shall convey to the Region of Durham a 2.9 metre road allowance to the satisfaction of Durham Regional Works.
7. The Owner is to provide written confirmation that the review of any required engineering plans (servicing, grading, etc.) is being deferred to the building permit application/Site Alteration permit stage and that it is the Owner’s responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa.
8. That the Owner acknowledge that if it is determined that this development is to be best served by connecting the foundation weepers to the nearby sanitary sewer system, written confirmation from the Region indicating their approval must be provided to the City. All actual costs financial and otherwise are to be borne by the Owner.
9. The Owner shall enter into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
10. 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.
11. That the Owner acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the Owner.
12. That the Owner submit a building audit with respect to spatial separation for the south wall of the existing single detached dwelling facing the new property line, prepared to the City’s satisfaction, which documents the necessary works, if any, required to achieve compliance with the Ontario Building Code.
13. That the Owner obtains any necessary building permits to undertake the work identified by the building audit and such work be completed prior to final approval.
14. If necessary, as an alternative to Condition 13 above, a spatial separation agreement is executed to the satisfaction of the City, which would prevent any building on the severed lot from being built too close to the openings on the walls of the existing buildings.
15. That the Owner demonstrates that there are no underground utilities on or under the proposed severed or retained lots that cross the proposed new property line. In the event utilities, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
16. The Owner shall pay the required fee for clearance of City conditions for each application.
17. All taxes for the subject lands shall be current.
18. That the Owner satisfy the requirement of the Regional Works Department’s letter dated August 15, 2025.
19. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 10, 2028.
 - (b) Expiry date of Application is April 7, 2028.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

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 condition one to sixteen (1-16) has been carried out to its satisfaction.
2. 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 Regional Works Department that condition seventeen (17) has been carried out to its satisfaction.
3. 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 eighteen (18) have been adhered to.

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1396 Wilson Road North
and 540 Taunton Road East**

An application has been submitted by **SGL Planning & Design Inc. on behalf of 540 Taunton Holdings Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **1396 Wilson Road North and 540 Taunton Road East (EAST WHITBY CON 4 PT LT 7)**, Oshawa, Ontario.

The purpose and effect of the application is to sever a 2,041.3 sq. m. commercial parcel of land and add it to the lands to the west (520 Taunton Road East), retaining a 2,026.6 sq. m. lot with existing commercial uses.

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Jay, SGL Planning & Design Inc.

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

C. Jay provided an overview of the application.

In response to a question from D. Lindsay, C. Jay replied that the intent of the consent application is to sever a portion of the lands and merge it with 510 and 520 Taunton Road East in order to provide additional parking for a development that is currently being reviewed as part of a site plan application.

In response to a question from D. Lindsay, C. Jay confirmed that the property owner of 510 and 520 Taunton Road East is the applicant for the consent and that they are working with the property owner of 540 Taunton Road East to facilitate the development. C. Jay added that the property owner is aware of the consent process and the conditions of approval that must be met in order to finalize the severance.

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

"THAT the application by SGL Planning & Design Inc. on behalf of 540 Taunton Holdings Inc. for 1396 Wilson Road North and 540 Taunton Road East, Oshawa, Ontario, be approved subject to the following 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 and the required road widening. 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. That the Owner obtain a demolition permit (as necessary) and all existing buildings shall be demolished or demolish the existing building on the proposed severed lot prior to final approval.
4. That the Owner shall relocate and/or remove any accessory buildings or structures from the severed parcel such that the Zoning By-law is complied with.

5. That the Owner acknowledge that Subsection 50(3) or (5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of consent application B-2025-16.
6. Wilson Road North is classified as an Arterial "C" road, with a desired right-of-way width of 30.0 m. The Owner shall convey to the City of Oshawa approximately 5.0 m of road allowance widening, to achieve a total of 15.0 m measured west from the original centreline of the road, over the severed lands (Parts 1, and 2 on draft 40R-plan).
7. The Owner is to provide written confirmation that the review of any required engineering plans (servicing, grading, etc.) is being deferred to the building permit application/Site Alteration permit stage and that it is the Owner's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa;
8. The Owner shall enter into an agreement or other satisfactory arrangement with the City, if necessary, to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands.
9. 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.
10. That the Owner acknowledge and agree to arrange for and pay for the cost of any relocation, extension, alteration, damage repair or extraordinary maintenance of the existing services necessitated by this development shall be the responsibility of the Owner.
11. That the Owner demonstrates that there are no underground utilities on or under the proposed severed or retained lots that cross the proposed new property line. In the event utilities, such as but not limited to gas or hydro, cross property lines, easements will be required or services will need to be relocated.
12. The Owner shall pay the required fee for clearance of City conditions for each application.
13. All taxes for the subject lands shall be current.
14. That the Owner satisfy the requirement of the Regional Works Department's letters dated February 12, 2026 and March 10, 2026.
15. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 10, 2028.
 - (b) Expiry date of Application is April 7, 2028."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

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 condition one to thirteen (1-13) has been carried out to its satisfaction.
2. 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 Regional Works Department that condition fourteen (14) has been carried out to its satisfaction.

3. 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 fifteen (15) have been adhered to.

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 1317 King Street East**

An application has been submitted by **Dentons Canada LLP on behalf of Valvoline Canadian Franchising Corp. and King Town Plaza Inc.** for Consent under Section 53(1) of the Planning Act.

The application relates to **1317 King Street East** (EAST WHITBY CON 1 PT LT 1 RP 40R-28724 PTS 2 3 4 5 8 10 11 12 PT PTS 1 6 7 AND 9), Oshawa, Ontario.

The purpose and effect of the application is to permit a lease over 21 years over a 167m² commercial parcel of land with an existing building, retaining a 5,220m² commercial parcel of land with existing buildings to remain.

A meeting of the Oshawa Committee of Adjustment was held on March 11, 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. Han, Dentons Canada LLP

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

A. Han provided an overview of the application.

In response to a question from F. Eismont, V. Muhunthan replied that the long-term lease will apply only to the applicant, who is the current tenant of the subject building.

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

"THAT the application by **Dentons Canada LLP on behalf of Valvoline Canadian Franchising Corp. and King Town Plaza Inc.** for **1317 King Street East**, Oshawa, Ontario, be approved subject to the following 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 long-term lease lands. 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 pay the required fee for clearance of City conditions for each application.
4. All taxes for the subject lands shall be current.
5. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is March 13, 2028.
 - (b) Expiry date of Application is April 13, 2028."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

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 four (4) 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 five (5) has been adhered to.