

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 120 Central Park Boulevard South

A revised application has been submitted by **Peter and Marjorie Tunney** for variances from the City's Zoning By-law 60-94.

The application relates to **120 Central Park Boulevard South** (PL 428 LT 19), Oshawa, Ontario.

The purpose and effect of the revised 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 as previously varied by the Committee of Adjustment for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Ground Floor Area for Accessory Building	71m ²	60m ²
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Main Building	72%	56%
Maximum Lot Coverage for Accessory Buildings as a Percentage of the Lot	16%	13.5%
Minimum Length of a Driveway to a Private Garage	3m	6m
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on June 3, 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, D. Sappleton

Also Present: P. Tunney, 120 Central Park Boulevard, Oshawa

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

P. Tunney provided an overview of the application.

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

"THAT the application by **Peter and Marjorie Tunney** for **120 Central Park Boulevard South**, 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 1408 Palmetto Drive

An application has been submitted by **Tanvir Rai on behalf of Anjola Olubuyide, Titilayo Olubuyide, Olanude Olubuyide** for variances from the City's Zoning By-law 60-94.

The application relates to **1408 Palmetto Drive** (PL 40M-1371 PT LT 3 NOW RP 40R-9094 PT 5), Oshawa, Ontario.

The purpose and effect of the application is to permit 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 in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	4.8m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on June 3, 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, D. Sappleton

Also Present: Tanvir Rai, 19-2131 Williams Parkway, Brampton

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

T. Rai provided an overview of the application.

In response to a question from D. Lindsay, T. Rai acknowledged that the owners are aware of advisory comment number 2 in the staff report.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by Tanvir Rai on behalf of Anjola Olubuyide, Titilayo Olubuyide, Olanude Olubuyide for 1408 Palmetto Drive, 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 432 Bloor Street East

An application has been submitted by **Richard Bude** for variances from the City’s Zoning By-law 60-94.

The application relates to **432 Bloor Street East** (PL 167 PT LT 512, 513), 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 single detached dwelling in a R2/R6-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.4m	2.75m
Minimum Parking Space Length	5.3m	5.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	5.1m	5.75m
Minimum Landscaped Open Space in Front Yard	43%	50%
Parking Space Location	1 parking space partially located in a side yard	At least 1 parking space located in a side yard, rear yard or in a garage

A meeting of the Oshawa Committee of Adjustment was held on June 3, 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, D. Sappleton

Also Present: R. Bude, 891 Lavis Court, Oshawa

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

R. Bude provided an overview of the application.

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

“THAT the application by **Richard Bude** for **432 Bloor 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.



Deb Dutta, Assistant Secretary-Treasurer