

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 463 Harwood Drive**

An application has been submitted by **Keerthana Sidharth on behalf of Leona Houle** for a variance from the City's Zoning By-law 60-94.

The application relates to **463 Harwood Drive** (PL 802 PT LT 21, 22), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with all parking spaces located in the front yard, whereas Zoning By-law 60-94 requires a minimum of one parking space to be located in a side yard, rear yard or garage for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 5, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson, G. Foster
D. Dutta, D. Sappleton

Also Present: A. Rajgor, 2355 Derry Rd E, Milton

Absent: A. Johnson

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

A. Rajgor provided an overview of the application.

In Response to a question from D. Lindsay, A. Rajgor confirmed that they are aware that a building permit is required.

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

"THAT the application by **Keerthana Sidharth on behalf of Leona Houle** for **463 Harwood Drive**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.

The APPROVAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance granted is minor in nature.
2. The Committee is of the opinion that the variance granted is desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance maintains the general intent and purpose of the Official Plan and Zoning By-law.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1290 Conlin Road East

An application has been submitted by **GHD Limited on behalf of Umiak Investments Ltd (Fieldgate)** for variances from the City’s Zoning By-law 60-94.

The application relates to **1290 Conlin Road East** (EAST WHITBY CON 5 S PT LT 3 RP 40R-28935 PT PTS 1 TO 4 RP 40R-31491 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit block 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 block townhouses in a R4-A(9).DBR 30-60 “h-14” “h-30” (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.3m	3m
Minimum Exterior Side Yard	1.5m	3m
Minimum Rear Yard Depth	5.5m	7.5m
Maximum Height	12.5m	11.5m
Minimum Landscaped Open Space in the Yard of a parcel of tied land abutting a common element condominium road	Dual frontage townhouses – 0% All others – 44%	50%
Minimum Landscaped Open Space in the Front Yard of a parcel of tied land abutting Klondike Drive	44%	50%
Parking Space in an Exterior Side Yard not directly in front of a garage	To Permit	Not Permitted
Minimum Distance of a Parking Area to a Street Line	1.5m	3m

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- Present: F. Eismont, D. Lindsay, D. Thomson, G. Foster
D. Dutta, D. Sappleton
- Also Present: C. Jattan, GHD Limited
J. Chiejina, 1260 Klondike Dr, Oshawa
- Absent: A. Johnson

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

C. Jattan provided an overview of the application and addressed the written public comments provided to the Committee.

In response to a question from G. Foster, C. Jattan explained that this design is similar to other townhouse developments across Kedron.

In response to a question from D. Lindsay, C. Jattan clarified that the improvement of landscape open space from 35% to 44% was achieved through some redesigns as a part of the Site Plan application.

G. Foster acknowledged that the Committee had received and reviewed the written public comments submitted.

J. Chiejina, expressed that the proposed height and urban design is not appropriate for the area, and the collective variances are not minor in nature.

J. Chiejina, additionally expressed that the new development may cause issues with security and will reduce the quality of life of the current residents and increase traffic and parking constraints in the neighbourhood.

In response to a question from G. Foster, D. Dutta explained that the City has no objections to the proposed variances as the proposed density and use is in compliance with the City of Oshawa's Official Plan and Zoning Bylaw and that the majority of the setback variances are for specific locations on the site rather than a blanket reduction.

In response to a question from G. Foster, C. Jattan clarified that the majority of the variances are due to the shape of the site and that minor variances are not deemed to be minor based on the percentage change that is being requested.

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

"THAT the application by **GHD Limited on behalf of Umiak Investments Ltd (Fieldgate)** for **1290 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 a public road on the other, the yard abutting the public road shall have a minimum 100% landscaped space.
2. The variance for reduced exterior side yard depth shall only apply to the water meter room portion of any building."

Affirmative – 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 182, 188 and 190 Park Road South**

An application has been submitted by **1579394 Ontario Inc. on behalf of 2679520 Ontario Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **182, 188 and 190 Park Road South** (PL 178 LTS 589 TO 598 621 TO 630 RP 40R-18624 PTS 1 AND 2), Oshawa, Ontario.

The purpose and effect of the application is to permit an automobile repair garage in the existing building, whereas Zoning By-law 60-94 does not permit an automobile repair garage in a R5-B (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 5, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson, G. Foster
D. Dutta, D. Sappleton

Also Present: J. Abbott, 8 Pebblebrook Cres, Whitby
R. Abbott, 8 Pebblebrook Cres, Whitby
J. DiMaria, 210 Park Rd, Oshawa
C. Rosnatowski, 188 Montrave Ave, Oshawa
D. McDonald, 185 Park Rd S, Oshawa
H. Yazdan, 183 Park Rd S, Oshawa
C. Cole, 182 Montrave Ave, Oshawa

Absent: A. Johnson

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

J. Abbott and R. Abbott provided an overview of the application.

In response to a question from G. Foster, R. Abbott clarified that the potential new users of the building would be an automobile repair garage.

In response to a question from G. Foster, R. Abbott clarified that the current operators of the site use it for a variety of uses including but not limited to, auto repair, auto body shop, auto sales and auction facility.

D. Lindsay expressed concern about the status of the property while the applicants complete the proposed severance and redevelopment applications.

R. Abbott explained that the first step is to confirm the existing use and then move forward with the proposed severance, after which they plan to sell the severed lands to a new automobile repair garage and keep the remaining lands to redevelop into residential single detached dwellings. J. Abbott also clarified that the current users are expected to remain until the severance is completed.

In response to a question from J. DiMaria, J. Abbott explained that they plan on removing the parking spaces used for vehicle storage once the lot has been severed.

C. Rosnatowski explained that the residents of the neighborhood have had issues with the current operators in regards to illegal truck parking, blocking driveways, noise and nuisance issues with neighbours and is concerned if the problem will persist.

D. McDonald expressed concern about the lack of information in regards to the current operators and the uses on site and suggested that the application not move forward until it is clarified what the current use is and what the minor variance application will cover.

H. Yazdan expressed concern about noise and nuisance from the current operators and the truck drivers and about decreasing property values.

In response to a question from C. Cole, J Abbott explained that the existing building and the parking area at the North end of the site would remain while the south parking area is planned to be converted to residential. J. Abbott also mentioned that the potential new operators of the building strictly conduct their business from 9am to 5pm Monday to Saturday and do not require large truck vehicle deliveries.

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

“THAT the application by **1579394 Ontario Inc. on behalf of 2679520 Ontario Inc.** for **182, 188 and 190 Park Road South**, Oshawa, Ontario, be reserved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Deb Dutta, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 145 Tresane Street**

An application has been submitted by **1596451 Ontario Ltd.** for Consent under Section 53(1) of the Planning Act.

The application relates to **145 Tresane Street** (PL 62 PT LT 27 RP 40R-23444 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to create a 331.32 sq. m. residential lot, retaining a 331.32 sq. m. residential parcel of land, with the existing building proposed to be demolished.

A meeting of the Oshawa Committee of Adjustment was held on August 5, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson, G. Foster
D. Dutta, D. Sappleton

Also Present: S. Lennox, 3060 Concession Rd 7, Pickering
B. Rodzoch, 144 Tresane Street, Oshawa

Absent: A. Johnson

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

S. Lennox provided an overview of the application.

B. Rodzoch commented it is a quiet neighbourhood and is concerned that the new development will increase traffic and noise in the neighbourhood.

In response to a question from B. Rodzoch, S. Lennox explained that he has worked with the City to move the driveway to align with the existing curb cut and preserve the existing street tree.

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

"THAT the application by **1596451 Ontario Ltd.** for **145 Tresane Street**, 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. 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 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.
4. That the Owner obtain a building permit for the proposed semi-detached building and that an as-built survey be undertaken to illustrate the foundation in relation to the proposed lot line.
5. 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.

6. 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.
7. The Owner acknowledges that the existing storm sewer system along Tresane Street was not designed to accommodate foundation weeper drainage and is required to retain a qualified engineer to prepare and submit engineering details for the approval of the City and Region, indicating how the foundation weeper drainage of the future dwelling(s) on the severed and retained lots will be dealt with.
8. The Owner acknowledges that if it is determined that the foundation weepers are best to drain to the City's storm sewer system, the City could consider an indirect connection rather than a direct connection to its service. In this regard, the Owner may be required to grant the City any easement(s), free of charge, for servicing and/or conveyance of overland flows. The easement(s) shall be in a location and size as determined by the City and is to be granted prior to the City providing its clearance of the application. Furthermore, the Owner agrees to bear all costs associated with any proposed works required to accommodate foundation weeper drainage.
9. 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.
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 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.
12. 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.
13. The Owner shall pay the required fee for clearance of City conditions for each application.
14. All taxes for the subject lands shall be current.
15. That the Owner satisfy the requirement of the Region of Durham Community Growth and Economic Development Department letter dated July 20, 2026.
16. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is August 4, 2028.
 - (b) Expiry date of Application is September 1, 2028."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Deb Dutta, Assistant Secretary-Treasurer