

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 August 26, 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
V. Muhunthan, T. Ryan

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

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

C. Dochuk provided an overview of the application.

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

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

A revised 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 revised 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 August 26, 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
V. Muhunthan, T. Ryan

Also Present: H. Popvych, 891 Swiss Height, Oshawa
Mayya Petrovski, 637 Merritt Street, Oshawa

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

H. Popvych provided an overview of the application.

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

"THAT the application by **Halina Popvych on behalf of Mayya Petrovski** for **637 Merritt Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. A building permit shall be obtained prior to commencement of any renovation or construction. An up-to-date survey may be required as part of the building permit submission.
2. The above condition shall be satisfied within (1) year of the date of the decision becoming final and binding. Failure to do so shall result in the decision becoming null and void."

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.



Vaishnan Muhunthan, 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 26, 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
V. Muhunthan, D. Dutta, D. Sappleton, T. Ryan

Also Present: E. Kift, KMH Capital Ltd., 1591 Cedar Valley Road, Fraserville
J. Abbott, 1579394 Ontario Inc., 8 Pebblebrook Crescent, Whitby
J.DiMaria, 210 Park Road, Oshawa

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

E. Kift provided an overview of the application and requested that the Committee consider two additional conditions related to the application, these being:

- The Owner shall obtain final approval from the City of Oshawa for the severance of the approximately 2,899.62 sq. m. lot containing an existing commercial building by September 14, 2029. If the timelines outlined in this condition is not fulfilled, this decision shall be null and void.
- The decision only comes into effect once the severance is finalized.

In response to a question from G. Foster, E. Kift replied that a letter was submitted to the Committee of Adjustment describing their request; D. Dutta advised that the letter was not circulated to neighbours.

In response to a question from D. Lindsay, D. Dutta replied the letter submitted by the applicant includes two additional conditions requested by the applicant for consideration by the Committee.

In response to a question from D. Lindsay, D. Dutta replied that City of Oshawa Staff cannot support or comment on the additional conditions at this time as the conditions are related to a severance application that the applicant has not submitted or reviewed by the City. However, the Committee can consider the conditions at the request of the applicant if they wish.

J. DiMaria expressed concern in regards to the request for 3 years to complete the severance due to the continuation of the existing use on the site. Furthermore, J. DiMaria requested that the Committee consider additional conditions for the Decision, including requiring the current owner to install a wooden fence at the owners cost and to restrict the operation hours of the existing use.

In response to a question from F. Eismont, J.DiMaria responded that it was a previous representative of the owner that proposed to build the fence at the time of the previous minor variance application but was never built.

In response to a question from D. Lindsay, D. Dutta responded that fencing is not regulated under the zoning by-law but rather regulated by the Fence and Sight Triangle By-law, which

regulates the location and heights of fences. J. Abbott also advised once the property is severed, the zoning for the parking lot will be residential.

D. Lindsay commented that the only variance being requested to is in regards to the permission related to the auto repair garage.

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

“THAT the application by 1579394 Ontario Inc. on behalf of 2679520 Ontario Inc. for 182, 188 and 190 Park Road South, Oshawa, Ontario, be approved subject to the following conditions:

1. The decision shall only apply to the existing building existing as of August 5, 2026.
2. In the event that the use of the building existing as of August 5, 2026 is changed, this decision shall be null and void.
3. The Owner shall obtain final approval from the City of Oshawa for the severance of the approximately 2899.62 sq. m. lot containing an existing commercial building by September 14, 2029. If the timelines outlined in this condition is not fulfilled, this decision shall be null and void.
4. The decision only comes into effect once the severance is finalized.”

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 641 Merritt Street**

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

The application relates to **641 Merritt Street** (PL 159 PT LT 4), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment 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 an apartment building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	19.8m	25.0m
Minimum Distance of a Parking Area to a Street Line	0m	3.0m
Parking in the Front Yard	To Permit	Not Permitted
Tandem Parking Between One Residential Space and One Visitor Space	To Permit	Not Permitted
Tandem Parking Between Two Residential Spaces	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on August 26, 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
V. Muhunthan, D. Sappleton, T. Ryan

Also Present: H. Popvych, 891 Swiss Height, Oshawa
Mayya Petrovski, 637 Merritt Street, Oshawa

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

H. Popvych provided an overview of the application.

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

"THAT the application by Denys Petrovski on behalf of Mayya Petrovski for 641 Merritt Street, Oshawa, Ontario, be approved subject to the following conditions:

1. A building permit shall be obtained prior to commencement of any renovation or construction. An up-to-date survey may be required as part of the building permit submission.
2. The above condition shall be satisfied within (1) year of the date of the decision becoming final and binding. Failure to do so shall result in the decision becoming null and void.
3. Residential parking spaces that are in tandem shall be assigned to the same unit."

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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 126 Farewell Street

An application has been submitted by **Batory Planning and Management on behalf of Nutshell Investments Ltd.** for Consent under Section 53(1) of the Planning Act.

The application relates to **126 Farewell Street** (PL 302 LT 12 PT LT 13), Oshawa, Ontario.

The purpose and effect of the application is to sever a vacant 480.9 sq. m. residential parcel of land, retaining a vacant 480.9 sq. m. residential parcel of land.

A meeting of the Oshawa Committee of Adjustment was held on August 26, 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
V. Muhunthan, D. Sappleton, T. Ryan

Also Present: P. Demczak, Batory Planning & Management

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

P. Demczak provided an overview of the application.

In response to a question from G. Foster, P. Demczak replied that they did not clear any of the conditions from the previous approval for consent.

In response to a question from D. Lindsay, P. Demczak replied that the lot has been vacant since 2023.

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

"THAT the application by **Batory Planning and Management on behalf of Nutshell Investments Ltd.** for **126 Farewell Street**, Oshawa, Ontario, be approved subject to the following conditions:

City 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 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 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. This section of Farewell Street is classified as an Collector Road, with a desired overall right-of-way of 23.0 metres. The Owner shall convey to the City of Oshawa a 1.5 metre road allowance to the satisfaction of Oshawa Engineering Services.
5. The Owner will be required to widen the existing concrete sidewalk to 1.5m wide to the City's standard offset to property line at their sole expense.

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 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.
8. The Owner acknowledges that the existing storm sewer system along Farewell 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.
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 Community Growth and Economic Development Department's letter dated August 14, 2026.
15. That the consent be subject to the following periods:
 - (a) Last date for fulfilling conditions is August 28, 2028.
 - (b) Expiry date of Application is September 28, 2028.

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 to thirteen (1-13) have 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 Community Growth and Economic Development 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."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer