

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 303 Wentworth Street West**

An application has been submitted by **Sookdeo Marcus and Jinhui Feng on behalf of Ludian Investments Limits** for variances from the City's Zoning By-law 60-94.

The application relates to **303 Wentworth Street West** (PL 180 PT LT 7), Oshawa, Ontario.

The purpose and effect of the application is to permit a vapour product shop having a minimum separation distance of 20m to another lot containing a vapour product shop, whereas Zoning By-law 60-94 requires a minimum separation distance of 150m between two lots containing a vapour product shop in a CC-A (Convenience Commercial) Zone.

An additional purpose and effect of the application is to permit a vapour product shop having a minimum separation distance of 20m to another lot containing a vapour product shop, whereas Zoning By-law 60-94, as amended by By-law 82-2025, requires a minimum separation distance of 800m between two lots containing a vapour product shop in a CC-A (Convenience Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 16, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Thomson, G. Foster
D. Dutta, T. Ryan

Also Present: S. Marcus, 25 Fairbanks Street

Absent: D. Lindsay

A report received from the Economic and Development Services Department recommended denial of this application.

S. Marcus provided an overview of the application.

In response to a question from G. Foster, S. Marcus replied he was aware of the Staff report and explained that he is pursuing the minor variance as he has a long-term lease for the unit.

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

"THAT the application by **Sookdeo Marcus and Jinhui Feng on behalf of Ludian Investments Limits** for **303 Wentworth Street West**, Oshawa, Ontario, be denied."

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

Negative – None

CARRIED.

The Chair declared that the application BE DENIED.

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

1. The Committee is of the opinion that the variances are not minor in nature.
2. The Committee is of the opinion that the granting of the variances is not desirable for the appropriate development of the subject property.

3. The Committee is of the opinion that the granting of the variances does not maintain 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 2040 Verne Bowen Street**

A revised application has been submitted by **Tanvir Rai on behalf of 1000711049 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The revised application relates to **2040 Verne Bowen Street** (PLAN 40M-2706 PT BLK 146 RP 40R-32355 PART 7), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 in a R3-A(12) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (accessory apartment space only)	5m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on September 16, 2026 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: F. Eismont, D. Thomson, G. Foster
D. Dutta, T. Ryan

Also Present: T. Rai, 19-2131 Williams Parkway, Brampton, ON, L6S 5Z4

Absent: D. Lindsay

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.

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

"THAT the application by **Tanvir Rai on behalf of 1000711049 Ontario Inc.** for **2040 Verne Bowen Street**, Oshawa, Ontario, be approved."

Affirmative –F. Eismont, 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