Committee of Adjustment

File: **A-2026-45**
Ward: **4**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 319 Celina Street

A revised application has been submitted by **Kruti Shah on behalf of Wesley Booker** for variances from the City's Zoning By-law 60-94.

The revised application relates to **319 Celina Street** (PL H-50005 PT LT 39), 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 for an accessory building ancillary to a single detached dwelling in a CO-C "h-97" "h-103" (Central Oshawa) Zone.

Zoning Item	**Column 1**	**Column 2**
New Building Accessory to an Existing Residential Use	To Permit	Not Permitted
Minimum Interior Side Yard Depth for an Accessory Building	0.2m	0.6m
Maximum Lot Coverage for an Individual Accessory Building	10%	8%

A meeting of the Oshawa Committee of Adjustment was held on October 15, 2026 at 6:00 p.m. in the Green Room, Arts Resource Centre, 45 Queen Street, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: K. Shah, RJ Cad Solutions Inc.

Absent: G. Foster

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

K. Shah provided an overview of the application.

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

"THAT the application by **Kruti Shah on behalf of Wesley Booker** for **319 Celina Street**, Oshawa, Ontario, be approved."

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

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.

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Vaishnan Muhunthan, Assistant Secretary-Treasurer

Committee of Adjustment

File: **A-2026-46**
Ward: **4**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 584 Arnhem Drive

An application has been submitted by **Chuan Liang on behalf of Hong Cheng and Xin Wang** for variances from the City's Zoning By-law 60-94.

The application relates to **584 Arnhem Drive** (PL 844 LT 277), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include two accessory apartments with the variances in Column 1 below, instead of requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length (Main Unit Spaces Only)	4.9m	5.75m
Location of Parking Spaces	All parking spaces in the Front Yard	No person shall in a Residential Zone use a single detached dwelling upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage

A meeting of the Oshawa Committee of Adjustment was held on October 15, 2026 at 6:00 p.m. in the Green Room, Arts Resource Centre, 45 Queen Street, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: C. Liang, 15010 McCowan Road, Whitchurch-Stouffville
M. Smith and P. Clerc, 593 Arnhem Drive, Oshawa
P. Martin, 568 Arnhem Drive, Oshawa
J. Schwalm, 569 Arnhem Drive, Oshawa
W. Procter, 581 Arnhem Drive, Oshawa
P. Hollingsworth, 592 Arnhem Drive, Oshawa
M. Logan, 514 Arnhem Drive, Oshawa

Absent: G. Foster

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

C. Liang provided an overview of the application.

In response to a question from D. Lindsay, V. Muhunthan replied that the supplementary information provided to the Committee by the applicant was shared with staff after the publication of the staff report.

In response to a question from D. Lindsay, C. Liang replied they read the staff report and C. Liang clarified their intent to convert the garage into habitable space to improve the living conditions on site.

In response to a question from D. Lindsay, C. Liang replied the driveway will be able to accommodate the required parking spaces while maintaining the minimum front yard landscaped open space requirements as the lot is very wide.

V. Muhunthan commented that by eliminating the parking space located in garage, the applicant is proposing to have the parking spaces that are assigned to the main unit located entirely within the front yard and have deficient length which can result in vehicles encroaching onto each other's space and over the municipal boulevard.

In response to a question from F. Eismont, C. Liang replied that the main unit and one of the accessory apartment units both utilize the main and second floors. C. Liang added that by converting the garage into living space, it would result in increased floor area for both units.

F. Eismont commented that the parking layout is not functional and that the unpredictability in anticipating what types of vehicles a tenant may use should be considered with respect to the reduced parking space length being proposed. F. Eismont added that parking is not permitted on the municipal boulevard.

M. Smith commented about concerns related to the potential increase in vehicular activity and traffic congestion on the street, the lack of a sidewalk for pedestrians, the property not remaining with the character of the neighbourhood, stormwater drainage issues resulting from the widened driveway and where garbage and recycling will be staged if the garage is turned into a residential unit. M. Smith added that the neighbours they spoke to are opposed to the proposed development.

F. Eismont commented that Bill 23, the More Homes Built Faster Act has had a big impact on changing the character of single family neighbourhoods.

In response to a question from P. Clerc, C. Liang replied they are not sure if the owners will live at the property subject to the application.

In response to a question from P. Martin, D. Sappleton replied that the applicant was issued a building permit to convert the house to a single detached dwelling with two accessory apartments on the bases that the parking space in the garage is maintained.

J. Schwalm expressed concerns related to rental properties on the street not being maintained, the reduction to the green space in the front yard, and decreasing property values.

In response to a question from W. Procter, D. Sappleton replied that the maximum number of people who can live in a unit is not regulated at a city level.

In response to a question from W. Procter, F. Eismont replied that several factors impact property taxes.

P. Hollingsworth commented that they are long-term residents from the area and that rentals have changed the character of the neighbourhood especially due to absent landlords. P. Hollingsworth claimed that the maintenance of the front lawn has been neglected for the subject property while renovation is ongoing.

In response to the comments from P. Hollingsworth, D. Lindsay expressed that the Committee of Adjustment doesn’t deal with issues handled by municipal by-law enforcement. D. Lindsay added that Bill 23 permits up to three units as of right subject to compliance with the zoning by-law.

In response to a question from P. Clerc, D. Sappleton answered that the property needs to provide two parking spaces for the main unit and one parking space for each accessory apartment.

In response to a question from M. Logan, C. Liang replied that the property will not be used for short-term rental. D. Sappleton added that properties used for short-term rental must be registered with the City and that the owner must be the principal resident of the dwelling used for the short-term rental.

P. Hollingsworth commented that the units are too small to support three families. C. Liang responded that the one-bedroom units will most likely support only a single tenant.

In response to a question from P. Clerc, C. Liang answered that garage storage will be located along the parking spaces on the driveway.

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

“THAT the application by **Chuan Liang on behalf of Hong Cheng and Xin Wang** for **584 Arnhem Drive**, Oshawa, Ontario, be denied.”

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

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 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

Committee of Adjustment

File: **A-2026-47**
Ward: **2**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2603 Secreto Drive

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

The application relates to **2603 Secreto Drive** (PL 40M-2717 PT BLK 20 RP 40R-31961 PT 4), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A(9) (Residential) Zone.

Zoning Item	**Column 1**	**Column 2**
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Space Only)	4.6m	5.75m
Minimum Landscaped Open Space in the Front Yard	40%	50%

A meeting of the Oshawa Committee of Adjustment was held on October 15, 2026 at 6:00 p.m. in the Green Room, Arts Resource Centre, 45 Queen Street, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: J. Talaha, 2603 Secreto Drive, Oshawa

Absent: G. Foster

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

J. Talaha provided an overview of the application.

In response to a question from D. Lindsay, J. Talaha replied that several properties in the neighbourhood have already widened their driveway and that it is their intent to follow the City's procedures to do it legally.

In response to a question from F. Eismont, J. Talaha replied that they have been in contact with V. Muhunthan about considering alternative options that may be supported by staff.

F. Eismont commented that in some cases, certain properties are not suitable for accommodating the required parking space for an accessory apartment.

V. Muhunthan commented that variances are assessed in part by their cumulative impact on a property and that the examples of previously approved minor variances shared by the applicant are not comparable to the subject site. V. Muhunthan added that staff considered all options and determined that there was no supportable alternative design as the parking space dimensions and landscaped open space have a direct influence on each other, such that by increasing the parking space length would come at the cost of further reducing the front yard landscaping and vice versa.

J. Talaha expressed that their property characters are not significantly different from those that received approval for reduced parking and front yard landscaping. J. Talaha added they understand the concerns with the application and are open to modifying the proposal, so they can add an accessory apartment to their dwelling.

D. Lindsay commended the applicant for taking the right approach in order to legally widen the driveway but advised that the issue of parking and landscaping prevent the owner from complying with the City's by-laws, and that the requested variances are considerable.

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

"THAT the application by **Jitendar Talaha** for **2603 Secreto Drive**, Oshawa, Ontario, be denied."

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

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 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.



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Vaishnan Muhunthan, Assistant Secretary-Treasurer

Committee of Adjustment

File: **A-2026-48**
Ward: **3**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1288 Eldorado Avenue

A revised application has been submitted by **Daniel Allan on behalf of Rodolphe Constantin Nguemkam Nouadjie and Annabelle Kitia Tchakounte Wandji** for variances from the City's Zoning By-law 60-94.

The revised application relates to **1288 Eldorado Avenue** (PL M1019 PT LT 62 NOW RP 40R-2499 PT 5), Oshawa, Ontario.

The purpose and effect of the revised 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 for a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	**Column 1**	**Column 2**
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Location of Parking Spaces	Front Yard and Partially in a Side Yard	No person shall in a Residential Zone use a semi-detached dwelling upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage

A meeting of the Oshawa Committee of Adjustment was held on October 15, 2026 at 6:00 p.m. in the Green Room, Arts Resource Centre, 45 Queen Street, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: D. Allan, Dtechline International Home Design Inc.

Absent: G. Foster

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

D. Allan provided an overview of the application.

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

"THAT the application by **Daniel Allan on behalf of Rodolphe Constantin Nguemkam Nouadjie and Annabelle Kitia Tchakounte Wandji** for **1288 Eldorado Avenue**, Oshawa, Ontario, be approved."

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

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

Committee of Adjustment

File: **A-2026-49**
Ward: **1**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2101 Verne Bowen Street

An application has been submitted by **Moffet & Duncan Architects Inc. on behalf of Durham District School Board** for a variance from the City's Zoning By-law 60-94.

The application relates to **2101 Verne Bowen Street** (PL 40M-2706 BLK 168 & PL 40M-2771 BLK 141), Oshawa, Ontario.

The purpose and effect of the application is to permit an elementary school with a maximum height of 12.9m, whereas Zoning By-law 60-94 permits a maximum height of 12m for an elementary school in a CIN/R1-E(32) (Community Institutional/Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 15, 2026 at 6:00 p.m. in the Green Room, Arts Resource Centre, 45 Queen Street, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: R. Ferkul, Moffeet & Duncan Architects Inc.

Absent: G. Foster

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

R. Ferkul provided an overview of the application.

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

"THAT the application by **Moffet & Duncan Architects Inc. on behalf of Durham District School Board** for **2101 Verne Bowen Street**, Oshawa, Ontario, be approved."

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

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

Committee of Adjustment

File: **A-2026-50**
Ward: **5**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 374 Farewell Street

An application has been submitted by **11373846 Canada Corp on behalf of The Pentecostal Assemblies of Canada** for a variance from the City's Zoning By-law 60-94.

The application relates to **374 Farewell Street** (EAST WHITBY CON 1 PT LT 6 RP 40R-30582 PT 2 AND PT PT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit the erection of two single detached dwellings as model homes prior to registration of the plan of subdivision whereas Zoning By-law 60-94 permits a maximum of one single detached dwelling or semi-detached building to be erected as a model home prior to the registration of the plan of subdivision, in a R2(16) "h-107" (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 15, 2026 at 6:00 p.m. in the Green Room, Arts Resource Centre, 45 Queen Street, Oshawa, Ontario.

Present: F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, D. Sappleton

Also Present: D. Yeung, Batory Planning + Management

Absent: G. Foster

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

D. Yeung provided an overview of the application.

In response to a question from F. Eismont, D. Yeung replied that a noise study was submitted as part of the subdivision application which would assess the impacts of the rail line to the proposed dwellings.

In response to a question from F. Eismont, D. Yeung replied there are two model homes to speed up the purchasing process for a prospective buyer.

In response to a question from D. Lindsay, D. Yeung replied that there are two different model homes.

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

"THAT the application by **11373846 Canada Corp on behalf of The Pentecostal Assemblies of Canada** for **374 Farewell Street**, Oshawa, Ontario, be approved."

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

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