

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1279 Simcoe Street North**

An application has been submitted by **Katanna Simcoe Ltd.** for a variance from the City's Zoning By-law 60-94.

The application relates to **1279 Simcoe Street North** (EAST WHITBY CON 3 PT LT 10 PL 357 SHEET 10D4 LTS 26 28 TO 30 PT LTS 24 AND 27 AND RP 40R-22019 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit the following on a temporary basis:

- storage of construction and safety equipment (signage, barriers, etc.) and vehicles for a highway safety operator;
- storage of transport trailers containing office furniture; and,
- storage of transport containers containing wholesale retail products;

whereas Zoning By-law 60-94 does not permit these uses in a R4-A(28)/R6-C/EU (Residential/Existing Use) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: J. Greene, Katanna Simcoe Ltd.

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

J. Greene provided an overview of the application and requested that the requested minor variances be revised to include the storage of licensed and unlicensed vehicles on the property.

In response to a question from D. Lindsay, D. Dutta commented that staff would require more information in regards to what types of vehicles are proposed to be stored.

J. Greene clarified that an automobile towing business uses the site to store vehicles temporarily.

In response to a question from D. Lindsay, D. Sappleton and D. Dutta stated that staff would require additional time to review the changes proposed but the final decision would be up to the Committee.

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

"THAT the application by **Katanna Simcoe Ltd.** for **1279 Simcoe Street North**, Oshawa, Ontario, be reserved."

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

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 164 and 166 Division Street

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

The application relates to **164 and 166 Division Street** (PL 135 LT 24), Oshawa, Ontario.

The purpose and effect of the application is to permit a mixed-use 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 a mixed-use building in a R2/CC-B (Residential/Convenience Commercial) Zone.

Zoning Item	Column 1	Column 2
'Professional Office' as an additional use	To Permit	Not Permitted
'Retail Store' as an additional use	To Permit	Not Permitted
'Studio' as an additional use	To Permit	Not Permitted
'Financial Institution' as an additional use	To Permit	Not Permitted

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: A. Anderson, 85 Curlew Drive, Suite 180, Toronto

A report received from the Economic and Development Services Department stated no objection to the approval of this application with respect to permitting Professional office, retail store, studio as additional uses and recommended partial denial of the application with respect to permitting financial institutions as a permitted use.

A. Anderson provided an overview of the application and agreed with staff's recommendation for partial denial of a financial institution.

In response to a question from F. Eismont, A. Anderson clarified that the martial arts studio is mainly used for personal gym uses by the Owner and is occasionally rented out to external gyms.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Headgate Investments Limited** for **164 and 166 Division Street**, Oshawa, Ontario, be approved, in part, subject to the following condition:

1. "Professional office" shall not include medical office or clinic."

The Chair declared that the application BE APPROVED, in part.

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.

"THAT the application by **Headgate Investments Limited** for **164 and 166 Division Street**, Oshawa, Ontario, be denied, in part.

The Chair declared that the application BE DENIED, in part.

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

1. The Committee is of the opinion that the variance is not minor in nature.
2. The Committee is of the opinion that the granting of the variance is not desirable for the appropriate development of the subject property.
3. The Committee is of the opinion that the granting of the variance does not maintain the general intent and purpose of the Official Plan and Zoning By-law.

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

Negative – None

CARRIED.



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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 480 Sandalwood Court**

An application has been submitted by **John Moses** for a variance from the City's Zoning By-law 60-94.

The application relates to **480 Sandalwood Court** (PLAN 40M-1733, LT 31), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling with a maximum height of 2.4m, whereas Zoning By-law 60-94 permits a maximum height of 2m for an accessory building that is less than 10 sq. m. and located within a portion of a rear yard which extends from an abutting street or 0.3m reserve to a depth equal to or less than the required minimum exterior side yard depth, provided it shall be no closer than 0.6m to any lot line, for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: J. Moses, 480 Sandalwood Court

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

J. Moses provided an overview of the application.

Moved by A. Johnson, seconded by D. Thomson,

"THAT the application by **John Moses** for **480 Sandalwood Court**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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.



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Deb Dutta, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 2515 Kentucky Derby Way

A revised application has been submitted by **RocMar Engineering Inc. on behalf of Albert Tioh** for variances from the City's Zoning By-law 60-94.

The revised application relates to **2515 Kentucky Derby Way** (PL 40M-2543 LT 28), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a single 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(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.50m	2.75m
Minimum Parking Space Length	5.20m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: S. Korba, RocMar Engineering Inc.

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

S. Korba provided an overview of the application.

In response to a question from A. Johnson, D. Dutta responded that Engineering Services provides comments on building permit applications in regards to walkways within 0.6m of a property line.

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

"THAT the application by **RocMar Engineering Inc. on behalf of Albert Tioh** for **2515 Kentucky Derby Way**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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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Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 515 Halo Street**

An application has been submitted by **MEM Engineering Inc. on behalf of Akhil Kumar Akula and Meghana Bala Raju** for a variance from the City's Zoning By-law 60-94.

The application relates to **515 Halo Street** (PL 40M-2530 LT 89), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may contain an accessory apartment with a minimum landscaped open space of 45% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E(20) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: R. Kumar, MEM Engineering Inc.

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

R. Kumar provided an overview of the application.

Moved by A. Johnson, seconded by F. Eismont,

"THAT the application by **MEM Engineering Inc. on behalf of Akhil Kumar Akula and Meghana Bala Raju** for **515 Halo Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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.



Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 34 Bloor Street East**

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

The application relates to **34 Bloor Street East** (PL H-50006, PT LT 30, 31), Oshawa, Ontario.

The purpose and effect of the application is to permit an enlargement or addition to a legal non-conforming single detached dwelling in a PSC-A (Commercial) Zone, whereas Zoning By-law 60-94 does not permit enlargements or additions to legal non-conforming uses without the approval of the Committee of Adjustment or Ontario Land Tribunal.

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: S. Shams, Mechways Inc.

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

S. Shams provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Mechways Inc. on behalf of Avinash Chejerla** for **34 Bloor Street East**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum height permitted for the single detached dwelling shall be 9m.
2. The maximum width of a rear yard deck shall be 4m.
3. A deck shall not be located closer than 4.9m to the rear lot line."

Affirmative – A. Johnson, 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 enlargement granted is desirable for the appropriate development of the subject property.
2. The Committee is of the opinion that the enlargement granted is consistent with the general intent and purpose of the Official Plan.



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Deb Dutta, Assistant Secretary-Treasurer



**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 999 Grandlea Court**

An application has been submitted by **Noble Prime Solutions Ltd. on behalf of Sachin Shegal and Palak Nijhawan** for a variance from the City's Zoning By-law 60-94.

The application relates to **999 Grandlea Court** (PL 40M-1930 LT 28), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 48% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: T. Rai, Noble Prime Solutions Ltd.  
O. Mceewan, 1003 Grandlea Court

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 O. Mceewan, D. Dutta clarified that the Owner was proposing to widen the driveway on the other side of the property towards the cul de sac.

In response to a question from D. Lindsay, T. Rai confirmed that the driveway would not be widened towards the neighbouring property and would have limited impact on the neighbours.

Moved by D. Thomson, seconded by A. Johnson,

"THAT the application by **Noble Prime Solutions Ltd. on behalf of Sachin Shegal and Palak Nijhawan** for **999 Grandlea Court**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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.



Deb Dutta, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 185 Orchard View Boulevard**

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

The application relates to **185 Orchard View Boulevard** (PL 318 LT 156 PT LT 155 NOW RP 40R-6752 PT 1), Oshawa, Ontario.

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

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	9.5%	8%
Maximum Lot Coverage of all Accessory Buildings as a percentage of the Main Building	90%	50%

A meeting of the Oshawa Committee of Adjustment was held on November 19, 2025 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  
D. Dutta, D. Sappleton

Also Present: G. Mcculloch, 960 Taunton Rd E, Whitby

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

G. Mcculloch provided an overview of the application.

Moved by F. Eismont, seconded by A. Johnson,

"THAT the application by **Greg Mcculloch on behalf of Mary Mcculloch** for **185 Orchard View Boulevard**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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.



Deb Dutta, Assistant Secretary-Treasurer