



Committee of Adjustment Meeting

February 9, 2022

Electronic Meeting Only

6:00 p.m.

Agenda

Pursuant to the direction of Public Health Ontario, this public meeting will take place in an electronic format to maintain social/physical distancing. Consequently, the meeting is open to the public through electronic participation only. In-person attendance by the public will not be permitted. Members of the public may still view meeting web streams online live and following the meeting as archived on the City's website. Members of the public may submit written correspondence regarding an item on the agenda by 4:30 p.m. on the day of the Committee meeting for the Committee's consideration. Staff will e-mail the correspondence to all members of the Committee.

Members of the public may request to address Committee as a delegation through remote electronic access regarding an application on the agenda by submitting a written request to Tim Ryan at tryan@oshawa.ca a minimum of two business days prior to the meeting.

The City of Oshawa's Committee of Adjustment webpage (www.oshawa.ca/business-and-investment/committee-of-adjustment.asp) provides a list of upcoming Committee of Adjustment meetings, agendas and minutes, and a link to the live webstream player to enable easy access to view the meeting live.

Notice to Correspondents:

The personal information contained in your correspondence to the Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

For inquiries about this agenda, or to make arrangements for alternate formats or other accommodations, please call Tim Ryan at 905-436-3311, extension 2376 or at tryan@oshawa.ca no later than February 8, 2022.

Questions regarding the Committee of Adjustment may be directed to Tim Ryan at 905-436-3311, extension 2376 or at tryan@oshawa.ca.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Robert Adams
Jerry Conlin
Fred Eismont
Andrew Johnson
Pralhad Uprety

The Committee of Adjustment primarily considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses.

Committee of Adjustment meetings are held at 6:00 p.m. on the following dates in 2022:

January 26, 2022
February 9, 2022 and February 23, 2022
March 9, 2022 and March 23, 2022
April 13, 2022 and April 27, 2022
May 11, 2022 and May 25, 2022
June 8, 2022 and June 22, 2022
July 13, 2022 and July 27, 2022
August 10, 2022 and August 24, 2022
September 14, 2022 and September 28, 2022
October 13, 2022 and October 26, 2022
November 9, 2022 and November 23, 2022
December 14, 2022

You or your agent are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments.

Please Note

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

All who attend meetings electronically in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

Committee of Adjustment

February 9, 2022

File	Particulars
A-2021-69	2425 Simcoe Street North Tribute (Simcoe Street) Limited To permit an apartment building and block townhouses with increased front yard depth, reduced landscaped open space and to interpret Simcoe Street North as the front lot line
A-2022-10	284 Haig Street Lonny Gibson on behalf of Rusty Johnston To permit an addition to an existing single detached dwelling (porch enclosure) resulting in a reduced front yard depth
A-2022-11	606 Bickle Drive Ron Fisher To permit accessory buildings ancillary to a single detached dwelling with increased lot coverage and height
A-2022-12	1909 Simcoe Street North LH (Charing Cross) LP on behalf of 1387925 Ontario Ltd. To permit a temporary leasing office trailer with increased front yard depth, reduced building frontage and building height, vehicular access via Simcoe Street North, parking in front and rear yards, and parking between a building and street line

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, email the Secretary-Treasurer at cchase@oshawa.ca. Thank you.



Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2021-69**) submitted by **Tribute (Simcoe Street) Limited** for **2425 Simcoe Street North** (Plan 40M-2605, Block 9), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an apartment building and 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 an apartment building and block townhouses in a PCC-A(2)/SSC-B "h-14" "h-55" "h-57" (Planned Commercial Centre/Automobile Service Centre) Zone.

Zoning Item	Column 1	Column 2
Interpretation of Front Lot Line	Street line abutting Simcoe Street North	Street line abutting Steeplechase Street
Maximum Front Yard Depth	5.4m	4m
Minimum Landscaped Open Space abutting a Residential Zone	3.4m	5m

The subject site is also subject to an application for Site Plan Approval (File SPA-2021-05).

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Meeting

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Members of the public may request to verbally address the Committee as a delegation through remote electronic access regarding an application on the agenda by submitting a written request to the City Contact shown below by 4:30 p.m. on February 7, 2022.

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City Contact: Tim Ryan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to tryan@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 9, 2022. Submissions are accepted by email at tryan@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and the application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on February 4, 2022 or any day thereafter.

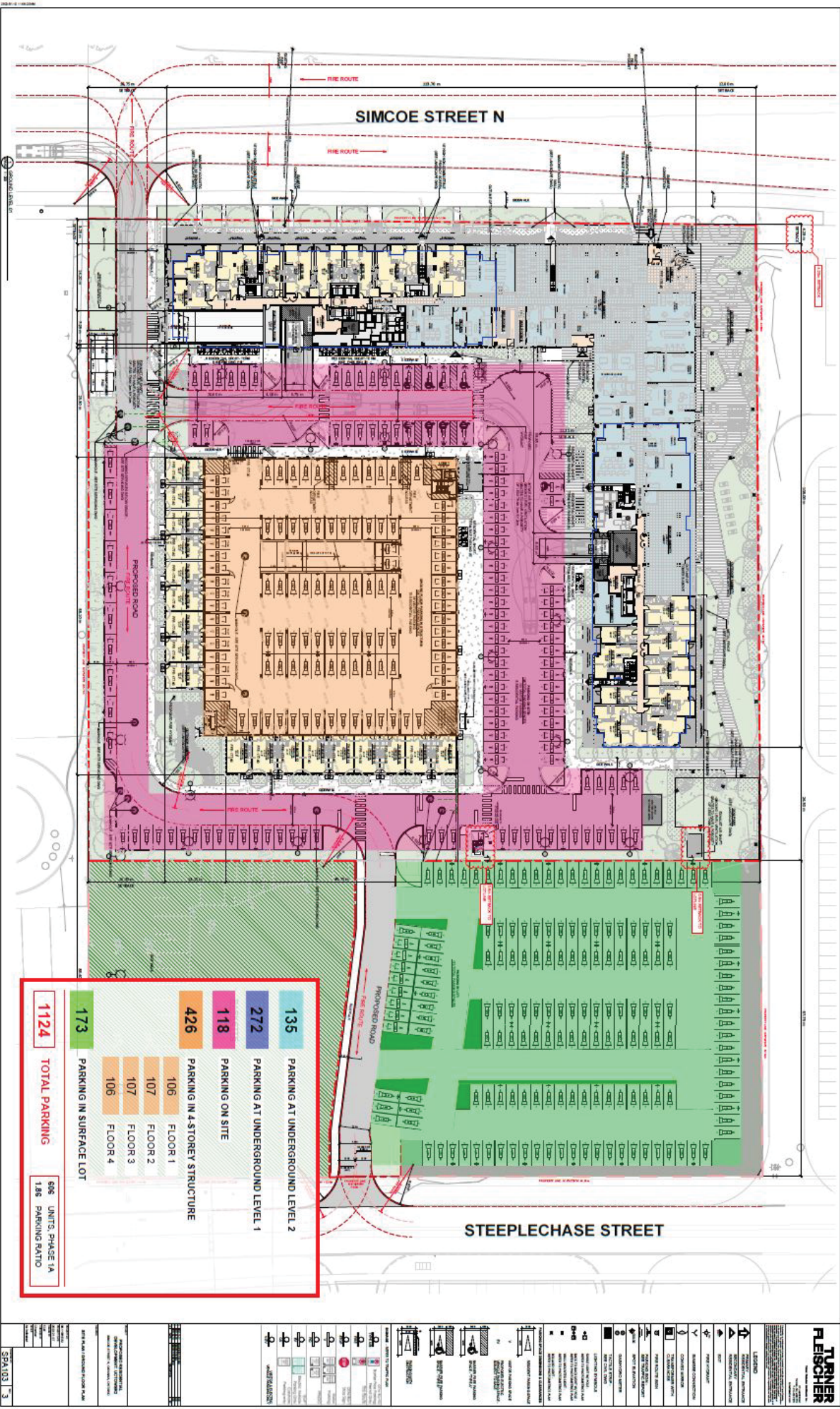
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than February 8, 2022. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued January 28, 2022.

Address: 2530 Steeplechase Street

City of Oshawa
Development Services Department





Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-09**) submitted by **Adrian Whyte on behalf of Darren and Janelle Jarrett** for **19 Central Park Boulevard North** (Plan 385, Lot 54), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum of two parking spaces, whereas Zoning By-law 60-94 requires a minimum of two parking spaces for a single detached dwelling and one parking space for an accessory apartment (minimum three total) in a R1-D (Residential) Zone.

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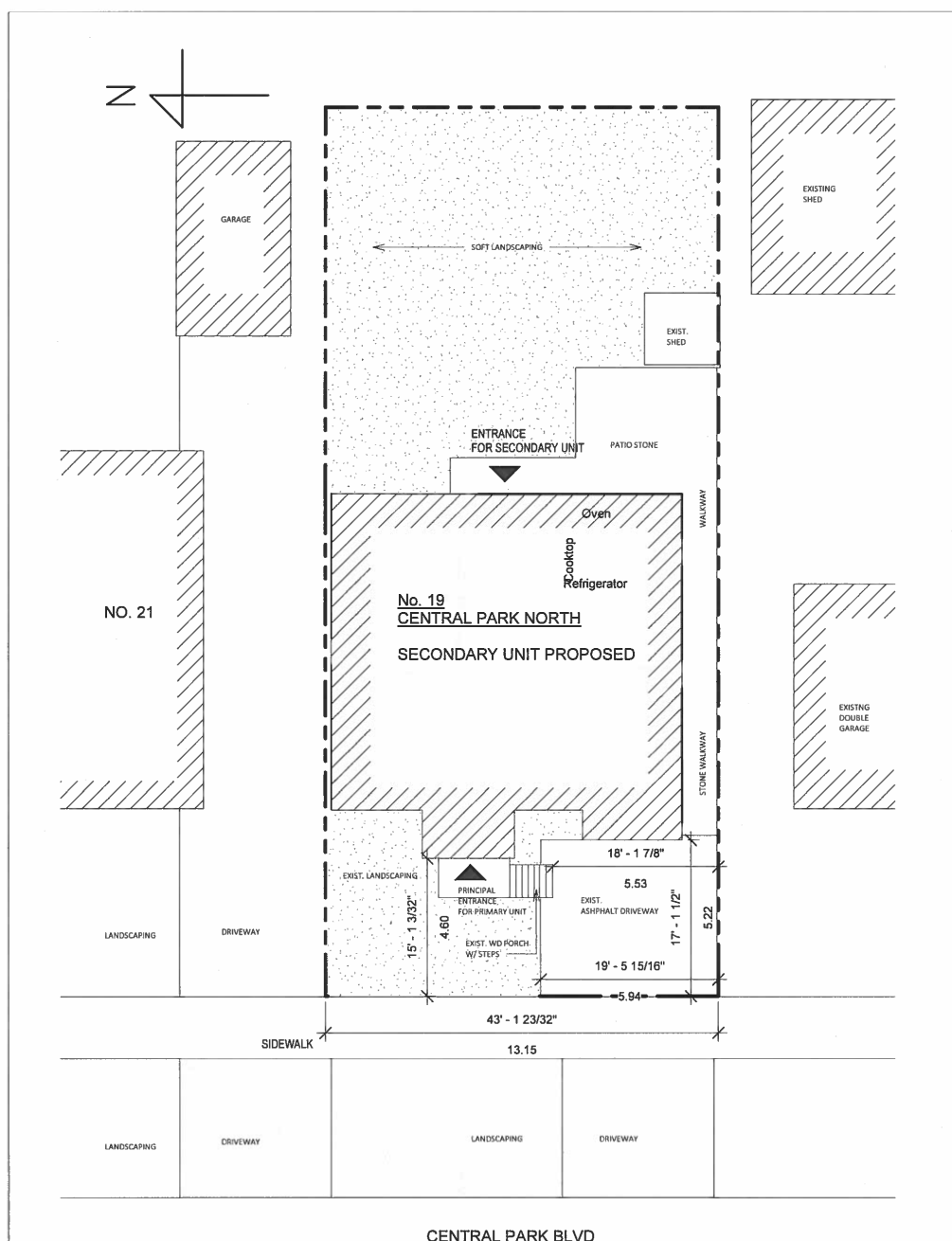
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This Notice issued January 28, 2022.

Address: 19 Central Park Boulevard North



City of Oshawa
Development Services Department



CENTRAL PARK BLVD

<p>PROJECT: 19 CENTRAL PARK BLVD</p> <p>SITE PLAN</p>		<p>DESIGNER: J. M. [Name]</p> <p>DATE: [Date]</p>	
<p>PROJECT NUMBER: [Number]</p> <p>DATE: [Date]</p>		<p>SCALE: 1:100</p>	
<p>DISCLAIMER: THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.</p>			
<p>CLIENT: [Name]</p> <p>OWNER: [Name]</p>			
<p>DESIGN CONSULTANT: [Name]</p> <p>STRUCTURAL ENGINEER: [Name]</p> <p>MECHANICAL ENGINEER: [Name]</p>			



Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-10**) submitted by **Lonny Gibson on behalf of Rusty Johnston** for **284 Haig Street** (Plan 206, Lot 21), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an addition (porch enclosure) to an existing single detached dwelling resulting in a minimum front yard depth of 3m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 6m for a single detached dwelling in a R1-E (Residential) Zone.

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This Notice issued January 28, 2022.

Address: 284 Haig Street



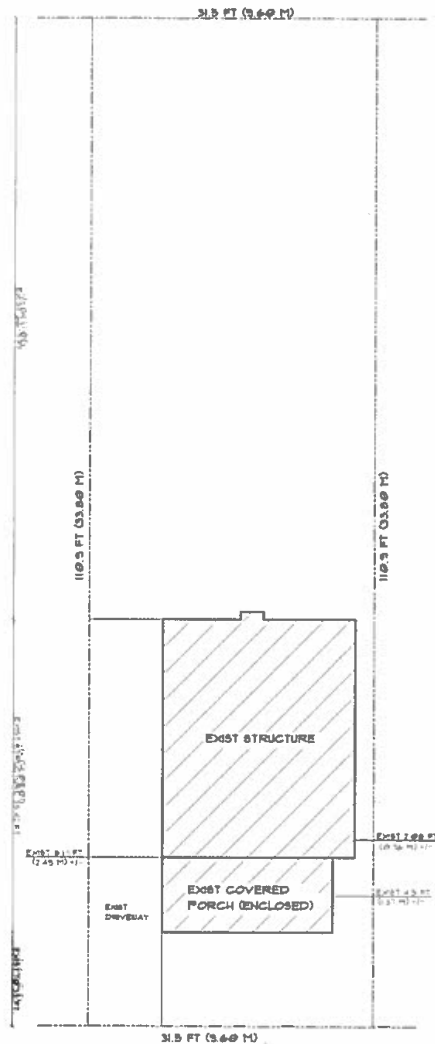
City of Oshawa
Development Services Department



SITE PLAN

SCALE: 3/32" = 1'-0"

INFORMATION FROM
AS SUPPLIED BY OWNER



284 HAIG STREET



Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-11**) submitted by **Ron Fisher** for **606 Bickle Drive** (Plan 498, Lot 13), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit accessory buildings 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 accessory buildings ancillary to a single detached dwelling in a R1-F (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Combined Ground Floor Area for all Accessory Buildings	101m ²	60m ²
Maximum Combined Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	81%	50%
Maximum Height for an Accessory Building	5.5m	4.5m

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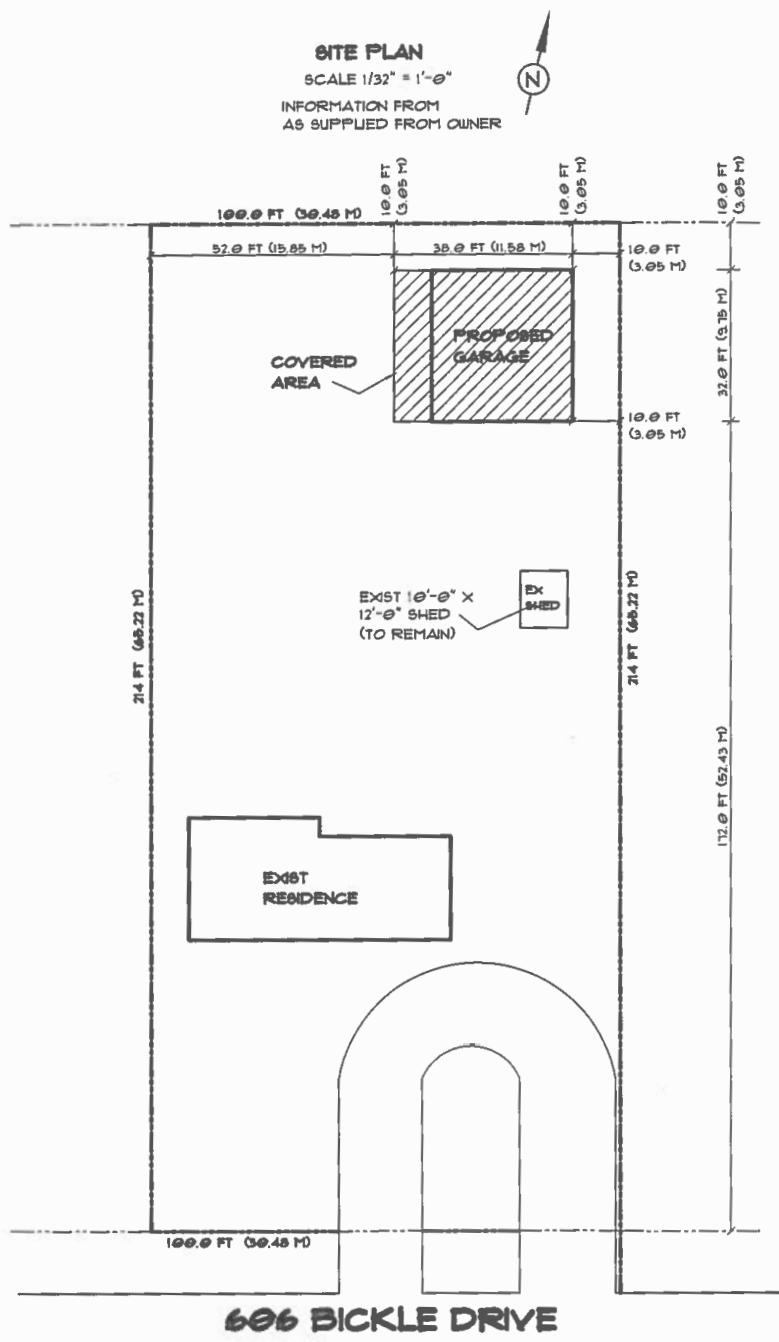
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This Notice issued January 28, 2022.

Address: 606 Bickle Drive



AREA OF LOT	21400 FT ² (1988 M ²)
AREA OF EXIST RESIDENCE	1344 FT ² (124.85 M ²)
AREA OF NEW GARAGE	360 FT ² (33.18 M ²)
AREA OF COVERED AREA	256 FT ² (23.78 M ²)
AREA OF EXIST SHED	120 FT ² (11.15 M ²)
TOTAL LOT COVERAGE	2560 FT² (237.96 M²)



**Notice of Hearing under the Planning Act
Concerning an Application for Minor Variances**

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-12**) submitted by **LH (Charing Cross) LP on behalf of 1387925 Ontario Ltd.** for **1909 Simcoe Street North** (Lot 2, Plan 571), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a temporary leasing office trailer for the leasing of units at 385 Arctic Red Drive, having the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an office in a MU-A (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Maximum Front Yard Depth	20m	5.5m
Minimum Building Frontage	50%	60%
Minimum Building Height	5m	5.5m
Vehicular Access to Office Use	Simcoe Street North	A local road
Permitted Parking Location	Front Yard and Rear Yard	Rear or Interior Side Yards only
Parking Area between a Building and a Street Line for any Building within 20m of a Street Line	To Permit	Not Permitted

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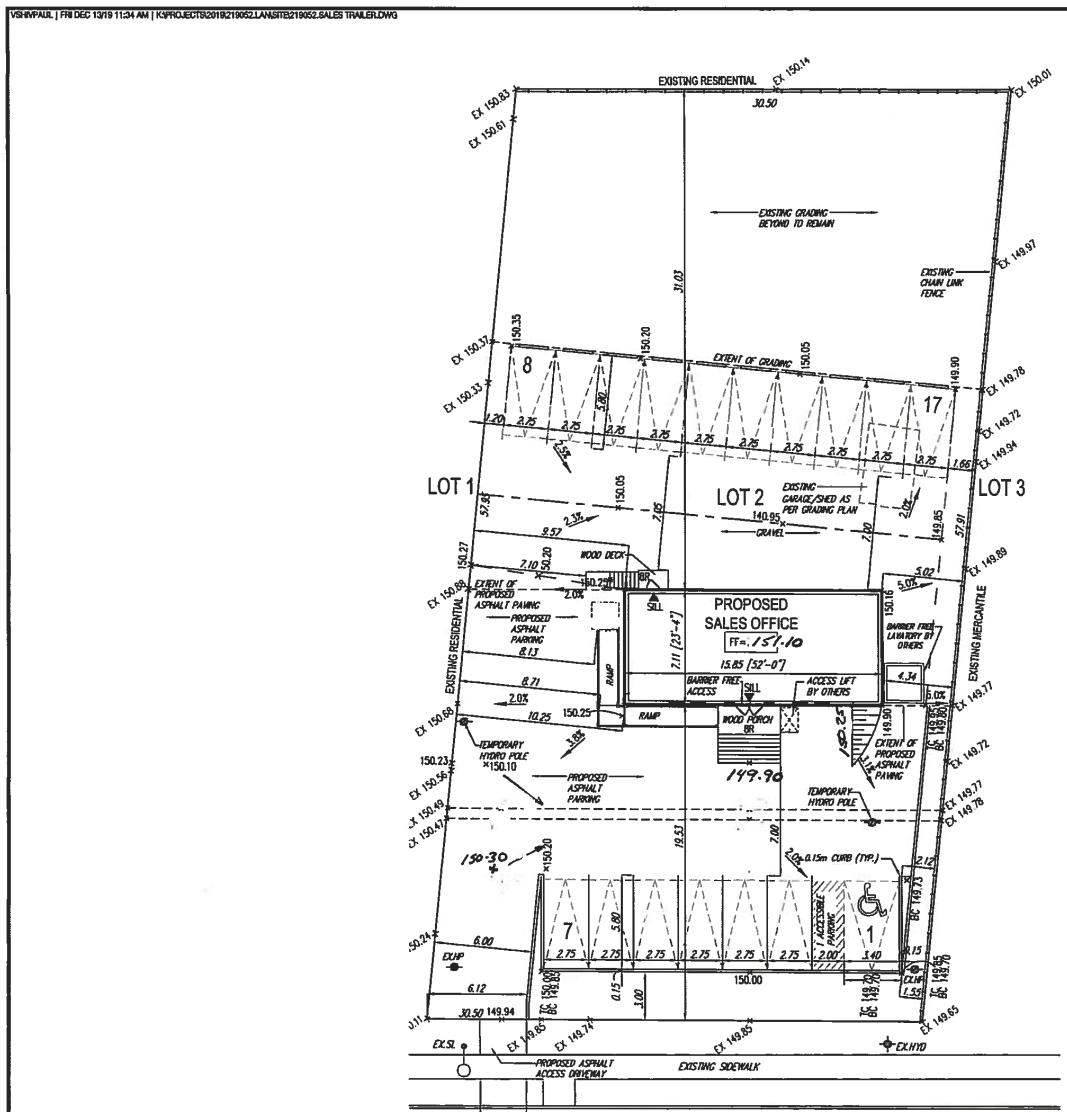
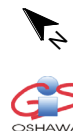
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This Notice issued January 28, 2022.

Address: 1909 Simcoe Street North

City of Oshawa
Development Services Department



1909 SIMCOE STREET NORTH (OSHAWA)



GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF ANY DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- BUILDER TO VERIFY ELEVATION OF RETAINING WALLS AND SILL LATHINGS IN RELATION TO BASEMENT LEVEL OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
- APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED BY CONSTRUCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
- UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR FTW ON SITING AND GRADING PLAN. THE EXTENSION OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY MEMBER AS REQUIRED.

REVISIONS FOR ENGINEER'S COMMENTS AND ISSUED FINAL	DATE	BY
ISSUED FOR FINAL APPROVAL	NOV 18/21	LSJ
ISSUED FOR PRELIMINARY APPROVAL	NOV 11/21	MSV

ENGINEERED FILL LOTS	SAFETY FENCE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	DOWNPOUTS	SEWER PIPING AND SURFACE	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PROTECTED MOTOR	STORM PERMITTED	DOWNHOLE LOCATION	TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHIMNEY	WRECK SERVICE	HYDRO PILE	HYDRO PILE DAY	STORM PERMITTED	UPGRADE ELEVATION	UNLINED OF FOOTING
CATCHBASIN	VALVE & BOX	STREET LIGHT	HYDRO PILE DAY	STREET SIGN	NO WOODS PERMITTED	CHAIN LINK FENCE	WOOD WALKOUT DECK
DOUBLE/SINGLE	HYDRANT	TRAFFIC SIGNAL	COMBINATION METER	EMBURGMENT FROM	NO WOODS PERMITTED	FENCE AND GATE	WOOD WALKOUT DECK
575 & 584 CONNECTION		POWER PEDESTAL	EMBURGMENT FROM	WELL & SILL	NO WOODS PERMITTED	FRONT YARD FENCE	WOOD WALKOUT DECK
			EMBURGMENT FROM	WELL & SILL	NO WOODS PERMITTED	FRONT YARD FENCE	WOOD WALKOUT DECK
			EMBURGMENT FROM	WELL & SILL	NO WOODS PERMITTED	FRONT YARD FENCE	WOOD WALKOUT DECK

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFYING AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:
 Name: *[Signature]*
 License No.: 40274
 Role: PROFESSIONAL ENGINEER
 Signature: *[Signature]*
 License No.: 10095

HUNT DESIGN ASSOCIATES INC.
 8568 Woodbine Ave., Markham, ON L3R 0L7
 Phone: 905.737.5133 Fax: 905.737.7326

Client: **LH (CHARING CROSS) LP**
 Oshawa
 Date: 1:250
 File Number: 219052 SALES TRAILER

Sheet No: **LOT 2**

H:\PLANNING\TransAttachments - Committee\Attachments\2022\2021 - Feb 2\p18A-2022-12.pdf