



Committee of Adjustment Meeting

February 23, 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 21, 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 23, 2022

A-2022-13, 18 to 22 899 Conlin Road East

Saba Al Mathno on behalf of 11373846 Canada Corp

To permit single detached dwellings on proposed lots with reduced lot frontage

A-2022-14 147 Elizabeth Street

Frank Giordano

To permit an accessory building ancillary to a single detached dwelling with increased ground floor area, lot coverage and height

A-2022-15 1173 Cloverdale Street

Sheila Daubeny on behalf of Michal Kowalski

To permit an accessory building (detached garage) with increased lot coverage and ground floor area and reduced length of a driveway leading to a private garage

A-2022-16 2466 Harmony Road North

Minto (Harmony Road) LP

To permit a proposed lot with reduced lot area

A-2022-17 356 Trafalgar Avenue

YEJ Studio and Consulting Inc. on behalf of Chitra Mahadeva and Atchuthananthan Kathirithamby

To permit a single detached dwelling with an accessory apartment with reduced parking space length

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 a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 23, 2022 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2022-13 and A-2022-18 to 21**) submitted by **Saba Al Mathno on behalf of 11373846 Canada Corp** for **899 Conlin Road East** (Con 4, Pt Lot 6, Now RP 40R-11985 Parts 2 to 6), 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 single detached dwellings on 5 proposed lots, each with a minimum lot frontage of 11.5m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 12m for a single detached dwelling in a R1-D(1) "h-14" (Residential) Zone.

The subject site is also subject to a related application for Land Division (Consent) (Files LD-2021-048 to 051).

You have been sent this notice because you own land close to the subject property.

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 21, 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 23, 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 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 18, 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 22, 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 February 11, 2022.

Address: 899 Conlin Road East

City of Oshawa
Development Services Department



1 SITE PLAN
3/32" = 1'-0"

899 CONLIN ROAD EAST

DATE: 2023-01-11 09:41 AM

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

DATE: 02/20/23

PROJECT NO: 210180

LOCATION: OSHAWA

REVISION: 03

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR CLIENT REVIEW	2023-01-18
02	ISSUED FOR CITY	2023-01-18
03	ISSUED FOR CITY	2023-01-18

DRAWING TITLE

SITE PLAN

CLIENT

COFA

DESIGNER

OBS



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 23, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-14**) submitted by **Frank Giordano** for **147 Elizabeth Street** (Con 2 Pt Lot 15 Now RP 40R-12798 Part 2), 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 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 attached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Ground Floor Area for all Accessory Buildings	109m ²	60m ²
Maximum Lot Coverage as a Percentage of the Lot Area	10%	8%
Maximum Building Height	5.1m	4.5m

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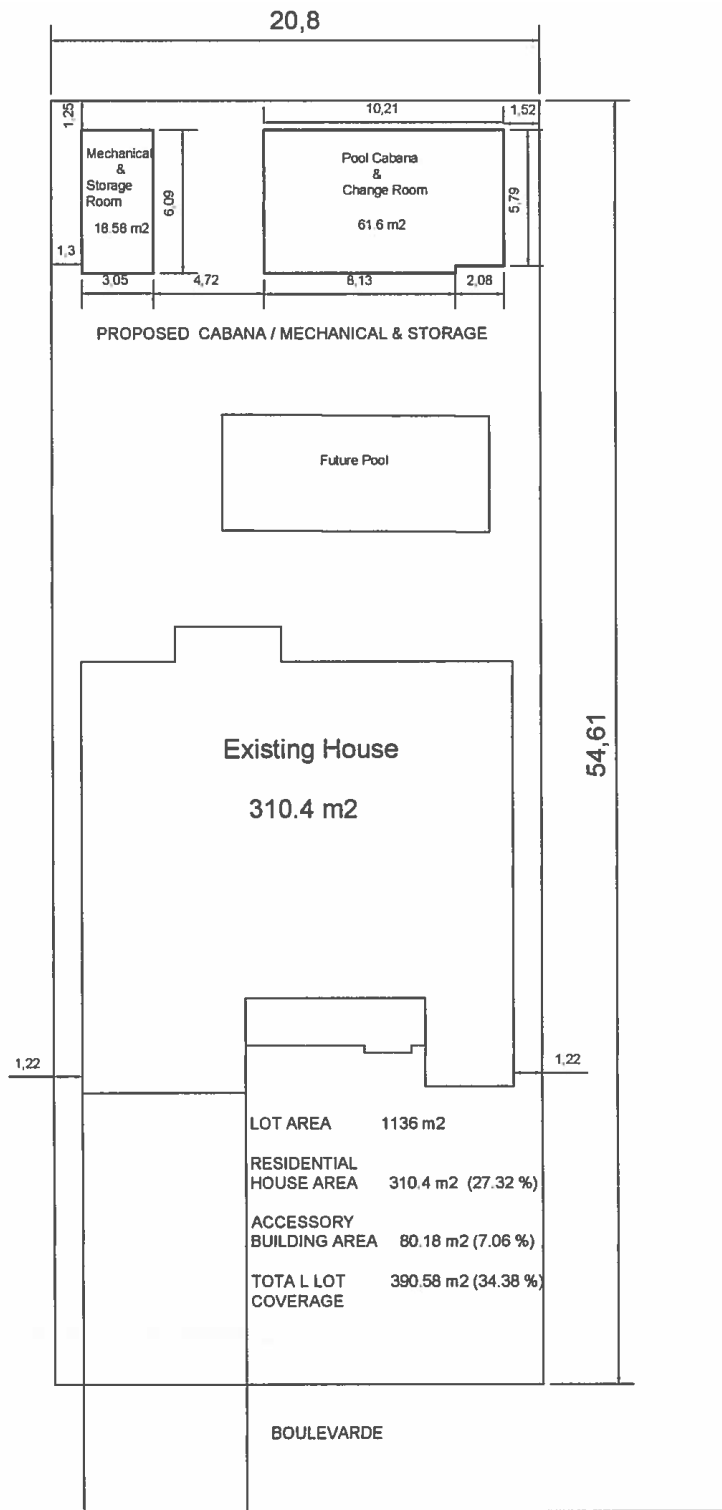
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This Notice issued February 11, 2022.

Address: 147 Elizabeth Street



City of Oshawa
Development Services Department



147 ELIZABETH ST



**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 23, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-15**) submitted by **Sheila Daubeny on behalf of Michal Kowalski** for **1173 Cloverdale Street** (Plan 546, Lot 104, Pt Lot 103), 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 accessory building (detached garage) 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 attached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage as a Percentage of the Lot Area	12%	8%
Maximum Lot Coverage as a Percentage of the Main Building	87%	50%
Maximum Ground Floor Area for an Accessory Building	75m ²	60m ²
Minimum Length of a Driveway Leading to a Private Garage	4m	6m

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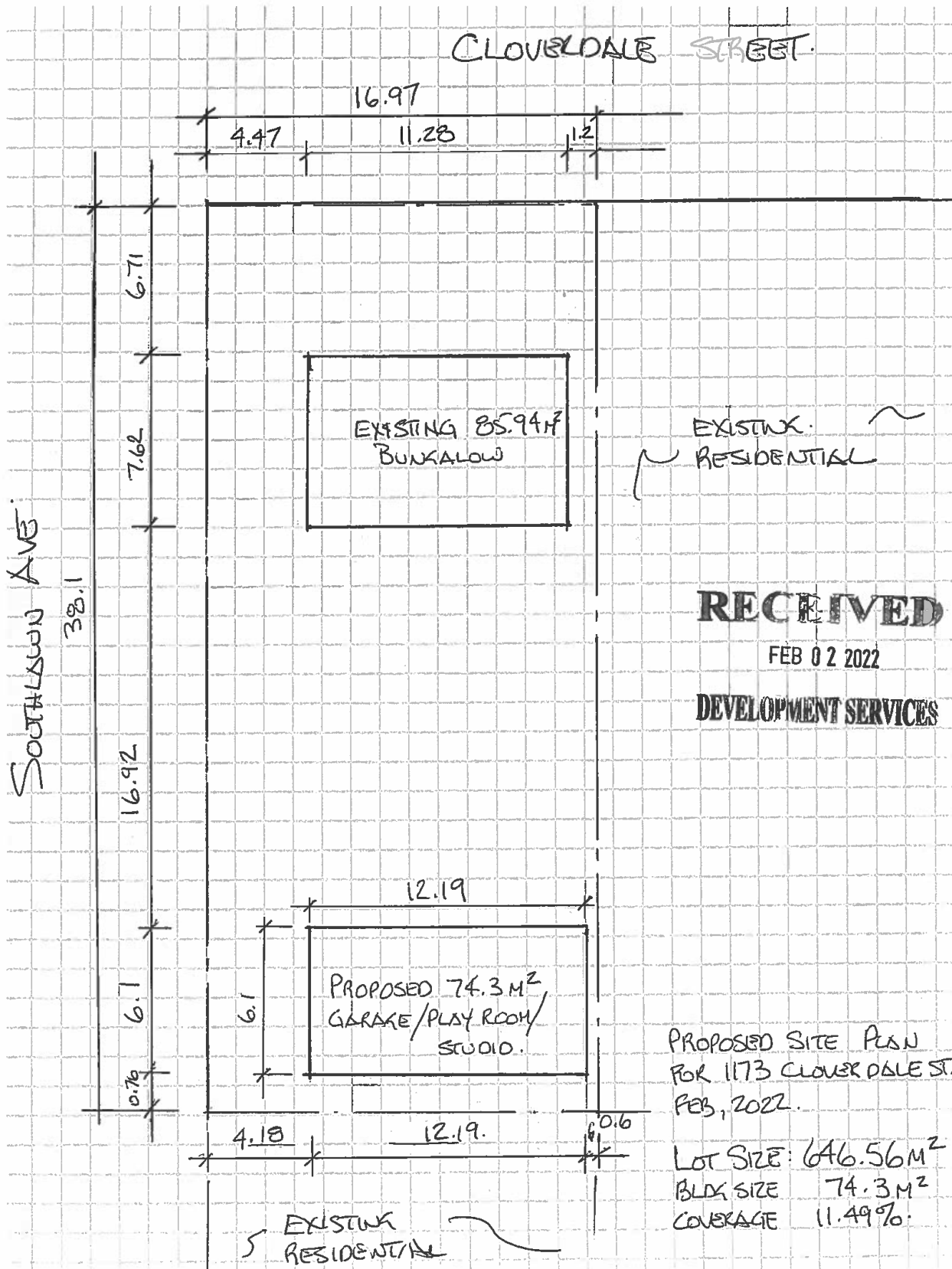
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This Notice issued February 11, 2022.

Address: 1173 Cloverdale Street

City of Oshawa
Development Services Department



PROPOSED SITE PLAN
FOR 1173 CLOVERDALE ST.
FEB, 2022.

LOT SIZE: 646.56M²
BLDG SIZE 74.3M²
COVERAGE 11.49%



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 23, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-16**) submitted by **Minto (Harmony Road) LP** for **2466 Harmony Road North** (Con 5, Pt Lot 5), 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 proposed lot with a minimum lot area of 15.8 hectares, whereas Zoning By-law 60-94 requires a minimum lot area of 20 hectares in the AG-A (Agricultural) Zone.

The subject site is also subject to an application for Land Division (Consent) (File LD-2021-054).

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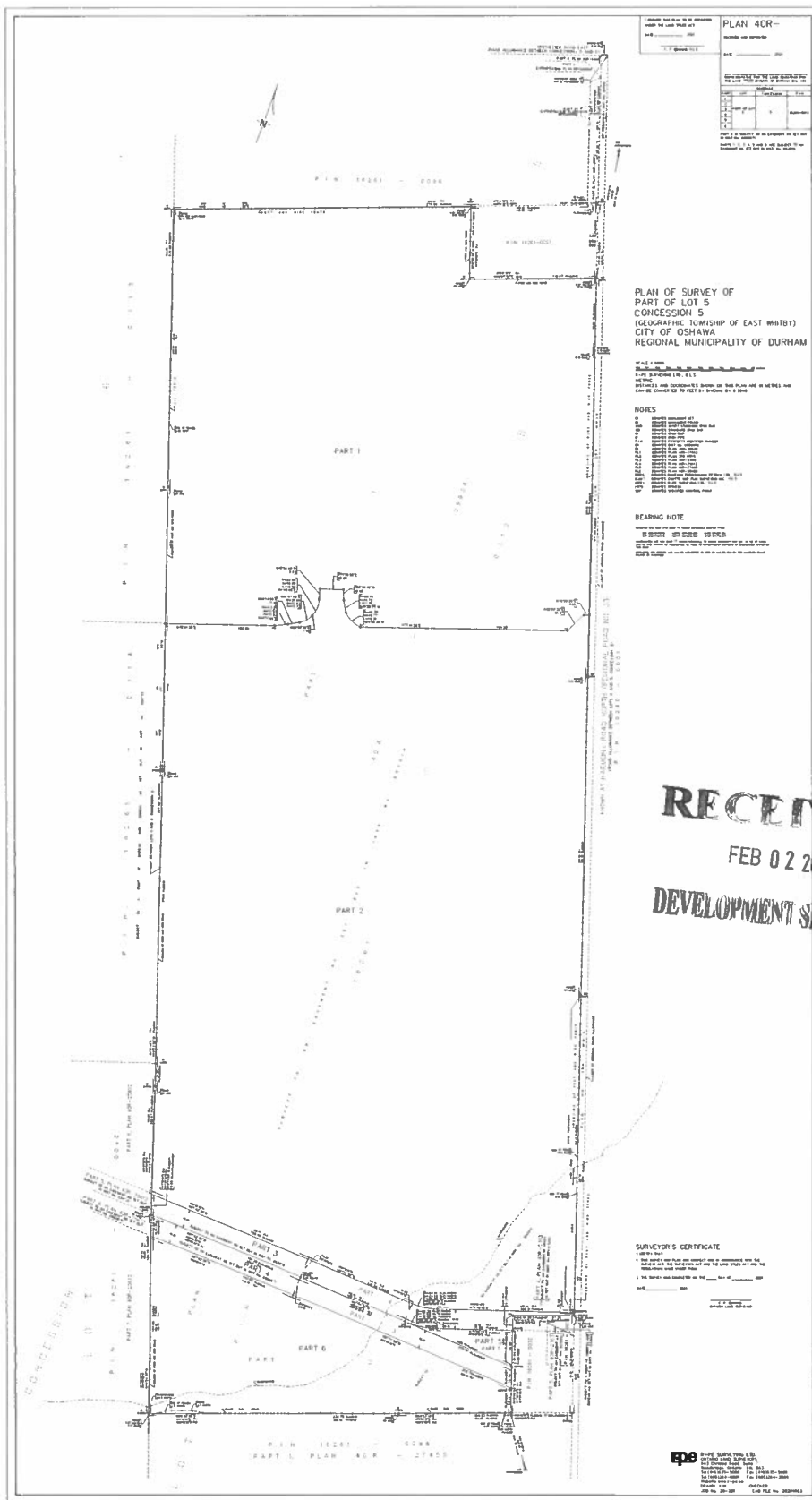
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The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7
Phone 905-436-3853 1-800-667-4292 Fax 905-436-5699
www.oshawa.ca/business-and-investment/committee-of-adjustment

Address: 2466 Harmony Road North

City of Oshawa
Development Services Department





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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum parking space length of 5.5m (accessory apartment parking space only), whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

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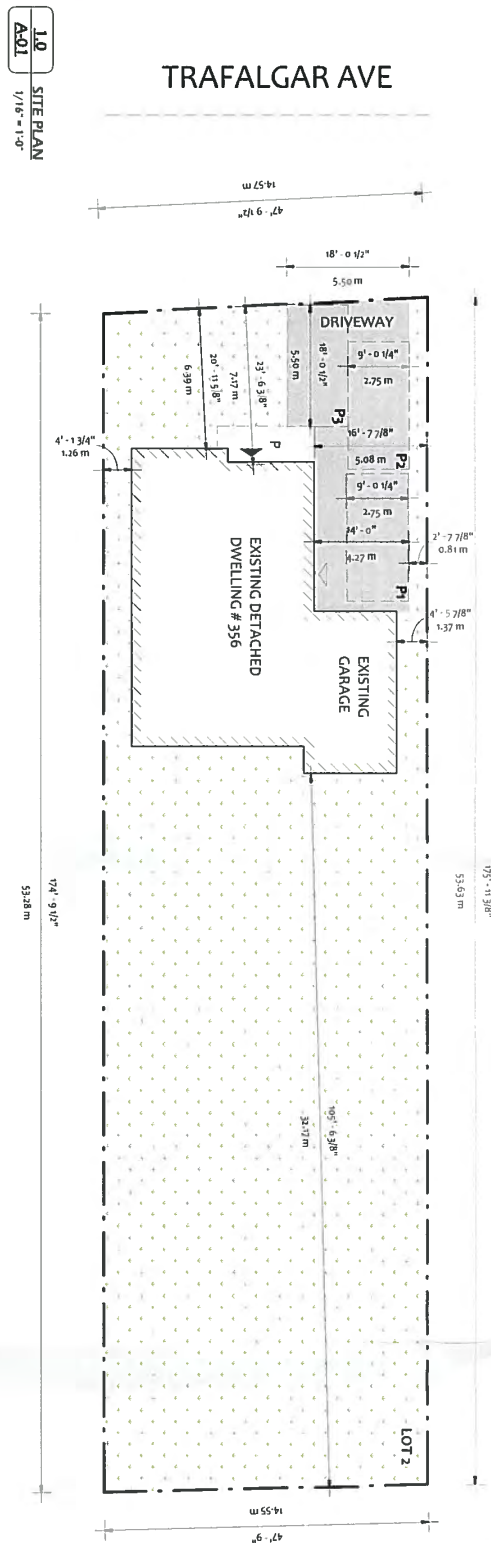
The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7
Phone 905-436-3853 1-800-667-4292 Fax 905-436-5699
www.oshawa.ca/business-and-investment/committee-of-adjustment

Address: 356 Trafalgar Avenue

City of Oshawa
Development Services Department



UNIT 1 MAIN ENTRANCE
UNIT 2 BASEMENT ENTRANCE



1.0	SITE PLAN
A-01	1/16" = 1'-0"

FLOOR / UNIT AREA	SOFT	SOM
BASEMENT (UNIT 2)	919	85-37
FIRST FLOOR (UNIT 1)	945	87-79
TOTAL BUILDING AREA	1864	173-16

SITE PLAN ANALYSIS	
LOT AREA	777.77 M ²
BUILDING AREA	FRONT YARD AREA
144.69 M ²	94.02 M ²
DRIVEWAY AREA	FRONT YARD
IN FRONT YARD	SOFT LANDSCAPE
35-29 M ²	54-42 M ² (57-38%)

BASEMENT SECOND UNIT



STUDIO + CONSULTING
888-36-9981 / 416-483-5393 / 905-821-0728
INFO@VESTUDIO.COM
WWW.VESTUDIO.COM

356 TRAFALGAR AVE
OSHAWA, ON, L1H 3V3

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE REQUIREMENTS (PLEASE CHECK IF EXEMPT UNDER 9.2.1 OF ENVIRO) "C" OR O.A.C.
NAME: JIM TOLMAN
BCIN: 42562
BCIN: 42562



SITE PLAN
Project number: 21 RE 500 - 340
Date: 2021.12.10

Drawn by: A-01
Scale: AS Indicated
H.E.