



Committee of Adjustment Meeting

March 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 March 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

March 9, 2022

File	Particulars
A-2022-02	210 Bond Street West Mohammad Ghofrani on behalf of Walter and Penny Intendencia To permit a personal service establishment and a take-out restaurant with reduced parking aisle width, distance of a parking area to a street line, driveway width, parking space length and to permit tandem parking
A-2022-24	204 Roxborough Avenue Marco Vieira, Epic Designs In. on behalf of Miguel Oliveira To permit a single detached dwelling with reduced interior side yard setbacks
A-2022-22	79 Guelph Street Daniel Allan on behalf of Bradley Samson To permit a semi-detached dwelling with an accessory apartment with reduced lot frontage and landscaped open space in the front yard
A-2022-23	1140 Skae Drive Morry Edelstein, RAI Architect Inc. on behalf of WOH Land Holdings Ltd. To permit the outdoor storage of unlicensed vehicles, partially located in the front yard
A-2022-26	215 Cordova Road Sherri-Lynn Design on behalf of Tall Treed Investment Corporation To permit an apartment building with reduced lot frontage, interior side yard depth and landscaped open space

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 March 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-22**) submitted by **Daniel Allan on behalf of Bradley Samson** for **79 Guelph Street** (Plan M66, Pt Lots 33 and 34), 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 semi-detached dwelling with 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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9m	11m
Minimum Landscaped Open Space in the Front Yard	42%	50%

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 March 7, 2022.

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

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 March 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 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 March 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 March 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 February 25, 2022.

Address: 79 Guelph Street

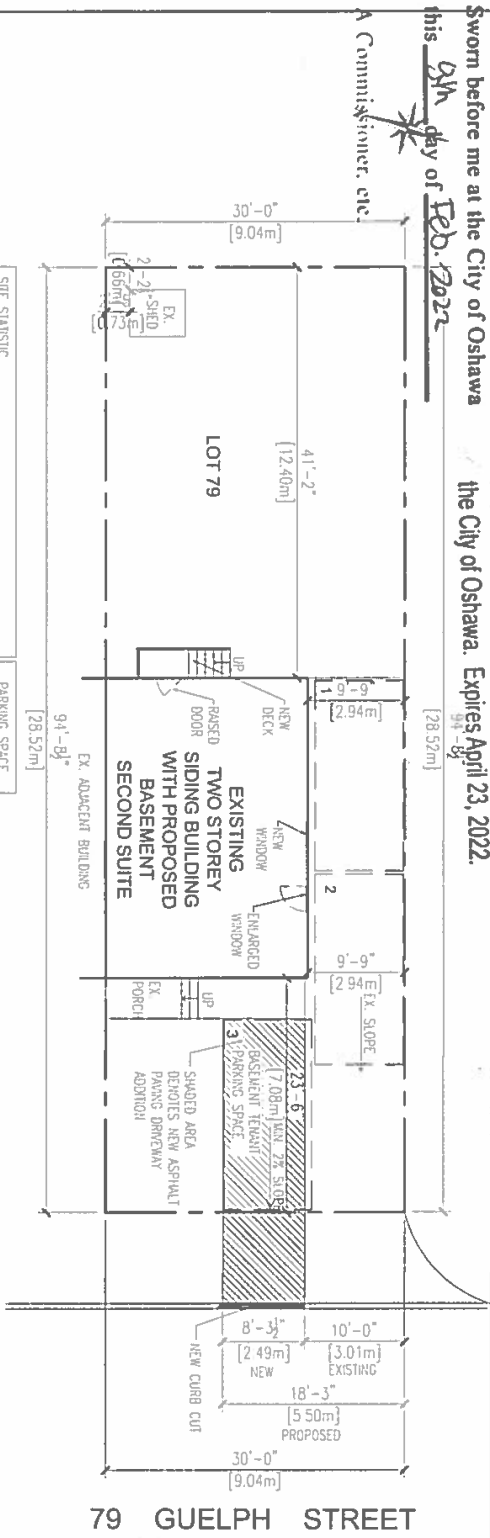
City of Oshawa
Development Services Department



This is Exhibit A
to the Application - Rezoning
by Driver Ayus

[Signature]

Sworn before me at the City of Oshawa
this 9th day of Feb. 2022
by Julie LaFring Minotti, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the City of Oshawa. Expires April 23, 2022.



ITEM	DESCRIPTION	AREA
1	SITE STATISTIC	
2	PROPOSED BASEMENT APARTMENT	= 45.8 S.W.
3	EX. FIRST FLOOR AREA	= 55.4 S.W.
4	EX. SECOND FLOOR AREA	= 55.4 S.W.
5	PARKING	= 3
6	FRONT YARD AREA	= 70.4 S.F.
7	FRONT YARD SOFT LANDSCAPING	= 30.1 S.F.
	TOTAL	412.8x
		30.1

RECEIVED
FEB 08 2022

PROPOSED SITE PLAN



NO.	CITY REGION	NO.	CLIENT REGION	SPECIAL NOTES	Client Name & Address	Scale	Date	Scale	Drawn by	Checked by	Coordinate by
1		2		DO NOT REPRODUCE OR ALTER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ALL RIGHTS RESERVED. THE CLIENT ACCEPTS THE ENGINEER'S LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OSHAWA ZONING BY-LAW AND ALL APPLICABLE REGULATIONS. THE ENGINEER'S DESIGN SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S DESIGN SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S DESIGN SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	79 GUELPH STREET OSHAWA, ON	1/32" = 1'-0"	20 12 2021	As shown	BA		DTCCLINE
2		3									
3		4									
4		5									
5		6									
6		7									
7											



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 March 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-23**) submitted by **Morry Edelstein, RAI Architect Inc. on behalf of WOH Land Holdings Ltd.** for **1140 Skae Drive** (Plan M1121, Pt Lot 4, 5, now 40R-5499, Part 1, Plan M1121, Pt Lot 4, now 40R-5595, Pt 5), 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 the outdoor storage of unlicensed vehicles associated with a light industrial use with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for the outdoor storage of unlicensed vehicles associated with a light industrial use in a SI-B (Select Industrial) Zone.

Zoning Item	Column 1	Column 2
Outdoor Storage of Unlicensed Vehicles	To Permit	Not Permitted
Location of Outdoor Storage	Partially in the Front Yard	Interior Side Yard or Rear Yard

The subject site is also subject to an application for Site Plan Approval (File SPA-2021-03).

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 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 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 March 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 March 8, 2022. Advance requests are highly encouraged to enable us to meet your needs adequately.

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-24**) submitted by **Marco Vieira, Epic Designs In. on behalf of Miguel Oliveira** for **204 Roxborough Avenue** (Plan 190, Lot 171, Pt Lot 170, Plan 150, Pt Reserve Lane and 40R-3252, Pt 17), 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 addition to an existing 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 a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Interior Side Yard Setback (North)	0.45m	1.2m
Interior Side Yard Setback (South)	0.5m	1.2m

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This Notice issued February 25, 2022.

Address: 204 Roxborough Avenue



City of Oshawa
Development Services Department

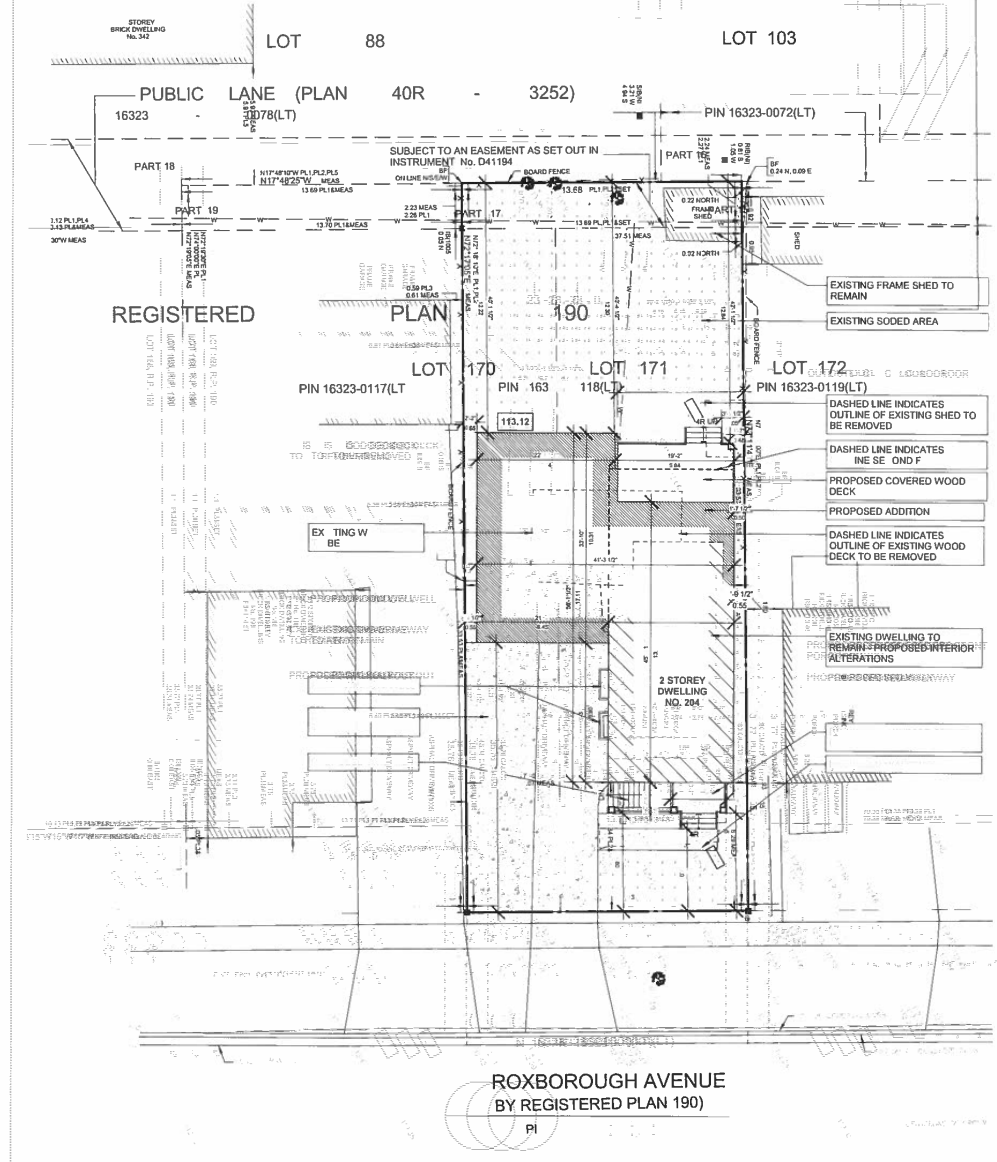
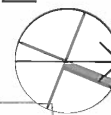


INFORMATION TAKEN FROM:
SURVEYORS REAL PROPERTY REPORT
LOT 171 AND PART OF LOT 170
REGISTERED PLAN 190
AND
PART OF THE RESERVE LANE
(CLOSED BY INSTRUMENT NO. D40338)
REGISTERED PLAN 150
CITY OF OSHTAWA

CREATED BY THAM SURVEYING
DECEMBER 7TH, 2021

REGISTERED PLAN 150

PROJECT NORTH
TRUE NORTH



1 SITE PLAN
A1 SCALE 1:200

epic
designs inc.

257 DUNRAVEN DRIVE
TORONTO ONTARIO, M6M - 1H8
TEL - (416) - 664 - 2435
WWW.EPICDESIGNSINC.CA

ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF EPIC DESIGNS INC. AND SHOULD NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF EPIC DESIGNS INC.

DATE: 2021-12-07
PROJECT NO: 2021-08-13001-58

SCALE: AS SHOWN	DESIGNED BY: P. BARTON
DATE: JAN 2022	APPROVED BY: M.V. M.V.
PROJECT NO: 2021-08-13001-58	DATE: 2021-12-07

H:\PLAN\07-11-Mgmt\09-Data Trans\Attachments - Committee\Ag\Agreement\2022\04 - Mar 9\epic\A-2022-24.pdf



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 March 9, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-26**) submitted by **Sherri-Lynn Design on behalf of Tall Treed Investment Corporation** for **215 Cordova Road** (Plan 204, Pt Lot 59), 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 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 in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	15m	25m
Minimum Interior Side Yard Depth (East Side)	1.5m	3m
Minimum Landscaped Open Space	22%	35%

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Meeting

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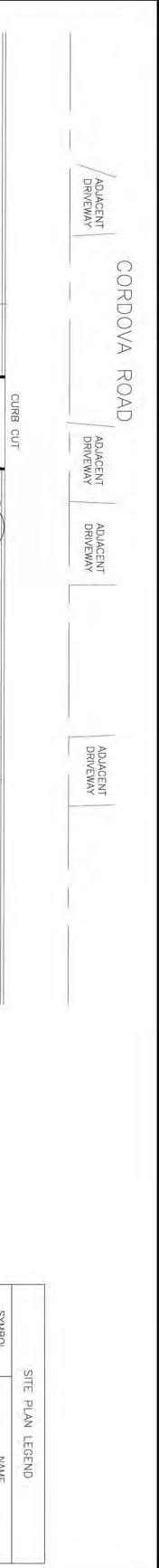
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This Notice issued February 25, 2022.

Address: 215 Cordova Road

City of Oshawa
Development Services Department



SITE PLAN LEGEND

SYMBOL	NAME
	EXISTING TREES
	PROPERTY LINE
	EXISTING PROPERTY
	PROPOSED ADDITION
	PROPOSED WALKWAY
	LANDSCAPE SPACE
	UNIT PARKING SPACE
	VISITORS PARKING
	PROPOSED FENCE

ZONING MATRIX

INFORMATION	EXISTING	NEW	PROPOSED	CONFORMITY
ZONING TYPE	R5-B	R5-B	R5-B	MEET THE BY-LAW
LOT AREA	270m ²	N/A	747.8m ²	MEET THE BY-LAW

PERMITTED BUILDING TYPE

MINIMUM LOT FRONTAGE	MINIMUM FRONT YARD DEPTH	MINIMUM RIGHT INTERIOR SIDE YARD DEPTH	MINIMUM LEFT INTERIOR SIDE YARD DEPTH	MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE	PARKING PERMITTED	PARKING AMOUNT	LANDSCAPE OPEN SPACE	DRIVEWAY WIDTH	ASISLE WIDTH	Workkey Around Building
9m	6m	1.6m	4.4m	9m	20%	-	-	N/A	4.4m	N/A	N/A
25m	6m	1.6m	4.4m	13m	22%	ANY INTERIOR SIDE YARD AND ANY FRONT YARD OR EXTERIOR SIDE	8 SPOTS REQUIRED	35%	3m	6.5m	1.5m
15.24m	6m	1.6m	4.4m	8.5m	19%	PARKING IN REAR	22%	22%	3m	6.5m	1.1m
NEED MINOR VARIANT	MEET THE BY-LAW	NEED MINOR VARIANT	MEET THE BY-LAW	MEET THE BY-LAW	MEET THE BY-LAW	MEET THE BY-LAW	MEET THE BY-LAW	NEED MINOR VARIANT	MEET THE BY-LAW	MEET THE BY-LAW	NEED MINOR VARIANT

Proposed Site Plan
1:125 Scale

PROJECT INFORMATION

PROJECT # 2022-0055
PROJECT NAME 215 Cordova Rd. Oshawa, ON
PROJECT TYPE Apartment Building
PROJECT OWNER Toll Tread Investment Corporation
PROJECT ARCHITECT sheri-lynn design
PROJECT DATE 2022-03-28
PROJECT NO. 2022-0055

PROJECT APPROVALS

PROJECT APPROVED BY: [Signature]
DATE: [Date]
PROJECT NO. 2022-0055

PROPOSED SITE PLAN

PROJECT NO. 2022-0055

PROJECT NO. 2022-0055