

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 210 Bond Street West

An application has been submitted by **Mohammad Ghofrani on behalf of Walter and Penny Intendencia** for variances from the City's Zoning By-law 60-94.

The application relates to **210 Bond Street West** (Plan 174, Pt Lt 70), Oshawa, Ontario.

The purpose and effect of the application is to permit a personal service establishment (massage therapy) and a take-out restaurant within the existing 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 personal service establishment and take-out restaurant in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Tandem Parking	To Permit	Not Permitted
Minimum Parking Aisle Width	0m	6.5m
Minimum Distance of a Parking Area to a Street Line	0m	3m
Minimum Driveway Width	0m	3m
Minimum Parking Space Length for Parking Spaces at a Parking Angle Between 0-20 Degrees	5.4m	6.7m
Minimum Parking Space Length	4.5m	5.4m

A meeting of the Oshawa Committee of Adjustment was held on March 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: M. Ghofrani, 49 Ball Crescent, Whitby

A report received from the Development Services Department stated no objection to the approval of the application with a condition.

M. Ghofrani provided an overview of the application.

In response to a question from A. Johnson, D. Sappleton stated that the large boulevard in front of parking is similar to a driveway for a residential dwelling therefore there would be no concern of encroachment of a large vehicle over the sidewalk.

In response to a question from J. Conlin, D. Sappleton stated there are no proposed additions to the building. The previous uses have been an optometrist and a tattoo parlour and the parking has existed informally as shown for both of the previous uses.

M. Ghofrani commented that the parking complies, except that parking space number 3 is two feet in the "buffer" zone.

In response to a question from A. Johnson, D. Sappleton stated that the 0m setback is needed due to the whole area being asphalt.

Moved by A. Johnson, seconded by R. Adams,

"THAT the application by Mohammad Ghofrani on behalf of Walter and Penny Intendencia for 210 Bond Street West, Oshawa, Ontario, be approved subject to the following condition:

1. The variances shall only apply to a parking arrangement generally in accordance with the plan attached to this decision."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety

Negative – J. Conlin,

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 79 Guelph Street

An application has been submitted by **Daniel Allan on behalf of Bradley Samson** for variances from the City's Zoning By-law 60-94.

The application relates to **79 Guelph Street** (Plan M66, Pt Lots 33 and 34), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on March 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: D. Allan, 1009-66 Malta Ave, Brampton

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

D. Allan provided an overview of the application.

Moved by J. Conlin, seconded by F. Eismont,

“THAT the application by **Daniel Allan on behalf of Bradley Samson** for **79 Guelph Street**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1140 Skae Drive

An application has been submitted by **Morry Edelstein, RAI Architect Inc. on behalf of WOH Land Holdings Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **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, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on March 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: M. Edelstein, 841 Brock Rd, Pickering

A report received from the Development Services Department stated no objection to the approval of the application with a condition.

M. Edelstein provided an overview of the application, stating that new vehicles will be delivered and prepared for sale but are unlicensed while on-site.

In response to a question from R. Adams, M. Edelstein estimated there will be over 100 vehicles on site.

Moved by J. Conlin, seconded by P. Uprety,

"THAT the application by **Morry Edelstein, RAI Architect Inc. on behalf of WOH Land Holdings Ltd. for 1140 Skae Drive**, Oshawa, Ontario, be approved subject to the following condition:

1. Outdoor storage shall only be permitted for the proposed use for new unlicensed vehicles."

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 204 Roxborough Avenue

An application has been submitted by **Marco Vieira, Epic Designs In. on behalf of Miguel Oliveira** for variances from the City's Zoning By-law 60-94.

The application relates to **204 Roxborough Avenue** (Plan 190, Lot 171, Pt Lot 170, Plan 150, Pt Reserve Lane and 40R-3252, Pt 17), Oshawa, Ontario.

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 Depth (North)	0.45m	1.2m
Interior Side Yard Depth (South)	0.5m	1.2m

A meeting of the Oshawa Committee of Adjustment was held on March 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: M. Vieira, 257 Dunraven Drive, Toronto

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

M. Vieira provided an overview of the application.

In response to a question from P. Uprety, M. Vieira stated there have been no neighbour concerns.

In response to a question from J. Conlin, M. Vieira stated there are no utilities that will impede access to the rear yard, as all utilities are proposed in the rear yard behind the garage.

In response to a question from R. Adams, M. Vieira stated the existing shed is to be removed.

Moved by R. Adams, seconded by F. Eismont,

"THAT the application by Marco Vieira, Epic Designs In. on behalf of Miguel Oliveira for 204 Roxborough Avenue, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 215 Cordova Road

An application has been submitted by **Sherri-Lynn Design on behalf of Tall Treed Investment Corporation** for variances from the City's Zoning By-law 60-94.

The application relates to **215 Cordova Road** (Plan 204, Pt Lot 59), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on March 9, 2022 at 6:00 p.m. in an electronic format to maintain social/physical distancing pursuant to the direction of Public Health Ontario.

Present: A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety
T. Ryan, D. Sappleton, C. Chase

Also Present: S. Design, 459 Talbot St, Port McNicoll

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

S. Design provided an overview of the application.

Moved by F. Eismont, seconded by P. Uprety,

“THAT the application by **Sherri-Lynn Design on behalf of Tall Treed Investment Corporation for 215 Cordova Road**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, R. Adams, F. Eismont, J. Conlin, P. Uprety

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.



Tim Ryan, Assistant Secretary-Treasurer