

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 399 King Street West

An application has been submitted by **Tran Dieu & Associates Inc. on behalf of 10692697 Canada Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **399 King Street West** (Plan 178, Pt Lts 2 and 3), Oshawa, Ontario.

The purpose and effect of the application is to permit a mixed use building containing a restaurant and a flat 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 restaurant and flat within the existing building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum parking required for basement of restaurant provided the basement is used only for storage and a washroom	1 parking space per 90m ² of gross floor area	1 parking space per 11m ² of gross floor area
Minimum parking required for ground floor of restaurant	1 parking space per 14m ² of gross floor area	1 parking space per 11m ² of gross floor area
Minimum Parking Aisle Width	0m	6.5m
Minimum Distance of a Parking Area to a Street Line	0m	3m
Minimum Driveway Width	0m	3m

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

Also Present: J. Tran, 3030 Midland Avenue, Unit 6, Scarborough

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

J. Tran provided an overview of the application.

In response to a question from F. Eismont, T. Ryan stated no additional public comments were received besides the one received previously.

In response to a question from J. Conlin, T. Ryan stated Engineering Services advised that they had no objections to the application.

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

“THAT the application by Tran Dieu & Associates Inc. on behalf of 10692697 Canada Inc. for 399 King Street West, 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 103 Ritson Road South

An application has been submitted by **Daniel Allan on behalf of Ian Szabo and Tanya Williams** for variances from the City's Zoning By-law 60-94.

The application relates to **103 Ritson Road South** (Plan 335, Sheet 15, Pt Lt C10), Oshawa, Ontario.

The purpose and effect of the application is to permit a 3-unit 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 R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	12.1m	25m
Minimum Length of the Front Lot Line	12.1m	12.5m
Minimum Exterior Side Yard Depth	1.5m	3m
Minimum Interior Side Yard Depth	2.8m	3m
Minimum Rear Yard Depth	14.4m	16m
Maximum Lot Coverage	27%	22%
Minimum Distance of a Parking Area to the Gliddon Avenue Street Line	0m	3m
Maximum Permitted Encroachment of a Bay Window in the Exterior Side Yard	0.9m	0.6m

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

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

A report received from the Development Services Department recommended the Committee reserve its decision.

D. Allan provided an overview of the application.

In response to a question from R. Adams, D. Allan stated no additions are being made to the building.

In response to a question from F. Eismont, D. Allan stated that trees will be removed on Gliddon Avenue if they obstruct the driveway.

In response to a question from R. Adams, T. Ryan stated the application is recommended to be reserved as the applicant needs to revise the plan to show front yard and interior side yard being returned to landscaped open space and to adjust the parking spaces in the rear yard to allow more landscaped open space.

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

“THAT the application by **Daniel Allan on behalf of Ian Szabo and Tanya Williams** for **103 Ritson Road South**, Oshawa, Ontario, be reserved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 4953 Thornton Road North

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

The application relates to **4953 Thornton Road North** (Con 9, Pt Lt 16 and 40R-5546, Pt 2), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to an existing single detached dwelling resulting in a minimum front yard depth of 12m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 15m for a single detached dwelling in the AG-ORM (Oak Ridges Moraine Agricultural) and OS-ORM (Oak Ridges Moraine Open Space) Zones.

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

Also Present: W. Murray, 4953 Thornton Road North, Oshawa

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

W. Murray provided an overview of the application.

In response to a question from A. Johnson, W. Murray stated that he is okay with the advisory comments and has paid the CLOCA review fee.

Moved by J. Conlin, seconded by A. Johnson,

"THAT the application by **William Murray** for **4953 Thornton Road North**, 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 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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 218 Bloor Street East

An application has been submitted by **Israel Ufomadu on behalf of Oluwafunmilola Okenla and Olufemi Ajayi** for variances from the City's Zoning By-law 60-94.

The application relates to **218 Bloor Street East** (PL 148, Pt Lts 434 and 435, RP 40R-24506, Pts 4 and 7), Oshawa, Ontario.

The purpose and effect of the application is to permit a restaurant (catering business) 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 restaurant in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces	7	9
Minimum Parking Aisle Width	3m	6.5m
Minimum Driveway Width	2m	3m

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

Also Present: I. Ufomadu, 129 Darren Avenue, Whitby

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

I. Ufomadu provided an overview of the application, stating the restaurant will be take-out only and there is no room for additional parking in the rear yard.

In response to a question from J. Conlin, T. Ryan stated the parking aisle width is 3m plus the easement over adjacent lands.

In response to a question from F. Eismont, T. Ryan stated that no comments were received from neighbours.

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

“THAT the application by **Israel Ufomadu on behalf of Oluwafunmilola Okenla and Olufemi Ajayi for 218 Bloor Street East**, 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 296 Richmond Street East

A revised application has been submitted by **Martin Topolie on behalf of Eunice Masterson** for variances from the City's Zoning By-law 60-94.

The revised application relates to **296 Richmond Street East** (PL 197, Pt Lt 18), Oshawa, Ontario.

The purpose and effect of the revised 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 detached dwelling in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage as a Percentage of the Main Building	72%	50%
Maximum Lot Coverage as a Percentage of the Lot Area	11.5%	8%

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

Also Present: E. Masterson, 296 Richmond Street East, Oshawa

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

E. Masterson provided an overview of the application.

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

“THAT the application by **Martin Topolie on behalf of Eunice Masterson for 296 Richmond Street East**, 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 620 Taunton Road West

An application has been submitted by **IBI Group on behalf of 620 Taunton Self Storage Developments Ltd.** for a variance from the City's Zoning By-law 60-94.

The application relates to **620 Taunton Road West** (Plan 357, Sheet 15E, Lt 3), Oshawa, Ontario.

The purpose and effect of the application is to permit self-serve storage buildings with a minimum of 37 parking spaces, whereas Zoning By-law 60-94 requires a minimum of 39 parking spaces for self-serve storage buildings in a SI-A(11) "h-39"/SI-A(14) "h-60"/SI-A(19) "h-66" (Select Industrial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

Also Present: C. Le Pichouron, IBI Group, 55 St. Clair Avenue West, Toronto

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

C. Le Pichouron provided an overview of the application.

In response to a question from A. Johnson, C. Le Pichouron stated there is an ongoing discussion regarding the connection for vehicles between the future development on the retained site and the subject site.

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

"THAT the application by **IBI Group on behalf of 620 Taunton Self Storage Developments Ltd.** for **620 Taunton Road West**, 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 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.



Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 569 Berwick Crescent

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

The application relates to **569 Berwick Crescent** (PL 946, Pt Lt 6), 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	9.1m	11m
Minimum Landscaped Open Space in the Front Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on March 23, 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, E. Kohek, D. Sappleton, C. Chase

Also Present: M. Mendez, 569 Berwick Crescent, Oshawa

A report received from the Development Services Department recommended the Committee reserve its decision.

M. Mendez provided an overview of the application.

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

“THAT the application by **Michael Mendez** for **569 Berwick Crescent**, Oshawa, Ontario, be reserved.”

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Tim Ryan, Assistant Secretary-Treasurer