

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 105 Celina Street

An application has been submitted by **Yaso Somalingham on behalf of Radium-7 Developments Ltd.** for variances from the City’s Zoning By-law 60-94.

The application relates to **105 Celina Street** (Plan H-50005, Pt Lt 13, RP 40R-3746 Part 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached building and semi-detached dwellings on proposed lots 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 building and semi-detached dwellings in a R2/R3-A/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage for a Semi-Detached Building	12.5m	15m
Minimum Lot Frontage for a Semi-Detached Dwelling	6.45m	7.5m
Minimum Lot Area for a Semi-Detached Building	390m ²	450m ²
Minimum Lot Area for a Semi-Detached Dwelling	195m ²	225m ²
Minimum Rear Yard Depth	6m	7.5m
Maximum Lot Coverage for a Semi-Detached Building	48.5%	40%
Maximum Lot Coverage for a Semi-Detached Dwelling	48.5%	40%
Maximum Height	9.75m	9m

A meeting of the Oshawa Committee of Adjustment was held on April 13, 2022 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: Y. Somalingham, 650 Tapscott Road, Unit 61, Toronto

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

Y. Somalingham provided an overview of the application.

In response to a question from R. Adams, T. Ryan stated that no public comments had been received.

In response to a question from R. Adams, T. Ryan stated a sloped roof is more appealing architecturally and consistent with the neighbourhood instead of a flat roof.

F. Eismont commented that the property standards should be maintained as there has been a history of garbage on the vacant lot.

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

“THAT the application by **Yaso Somalingham on behalf of Radium-7 Developments Ltd.** for **105 Celina Street**, Oshawa, Ontario, be approved, subject to the following condition:

1. The roof of the semi-detached dwelling shall not be a flat roof.”

Affirmative – A. Johnson, R. Adams, F. Eismont, 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
Minimum Parking Aisle Width	6m	6.5m
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 April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: D. Allan, 1009-66 Malta Avenue, 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 F. Eismont, seconded by P. Uprety,

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

Affirmative – A. Johnson, R. Adams, F. Eismont, 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 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 April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

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

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

M. Mendez provided an overview of the application.

In response to a question from R. Adams, T. Ryan replied no public comments were received.

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

"THAT the application by **Michael Mendez** for **569 Berwick Crescent**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, 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 839 Glenforest Street

An application has been submitted by **Kevin and Karen Stickwood** for a variance from the City's Zoning By-law 60-94.

The application relates to **839 Glenforest Street** (PL 688, LT 164), 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 6.9m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-A (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: K. Stickwood, 839 Glenforest Street, Oshawa

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

K. Stickwood provided an overview of the application. He stated that they are proposing an addition to the front of the dwelling for additional living space for a relative.

In response to a question from P. Uprety, T. Ryan stated that no public comments had been received.

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

"THAT the application by **Kevin and Karen Stickwood** for **839 Glenforest Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, 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 1675 Whitestone Drive

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

The application relates to **1675 Whitestone Drive** (PL 40M-2120, LT 43), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling with an accessory apartment in a R1-E.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.6m	11m
Minimum Parking Space Width	2.5m	2.75m
Minimum Front Yard Landscaped Open Space	48%	50%

A meeting of the Oshawa Committee of Adjustment was held on April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: D. McFarlane, 1675 Whitestone Drive, Oshawa

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

D. McFarlane provided an overview of the application.

In response to a question from F. Eismont, T. Ryan stated that the property is located just outside of the Accessory Apartments Restricted Area (Schedule H of Zoning By-law 60-94).

T. Ryan read aloud comments from the public.

D. McFarlane commented that she did not agree with the public comments, and does not see a difference one basement apartment would make to the area.

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

"THAT the application by **Donna McFarlane** for **1675 Whitestone Drive**, Oshawa, Ontario, be approved."

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

Committee of Adjustment

Files: **A-2022-34** and **A-2022-35**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 566 and 568 Simcoe Street South

Applications have been submitted by **Joseph Solomon on behalf of Michael Porco** for a variance from the City's Zoning By-law 60-94.

The applications relate to **566 and 568 Simcoe Street South** (PL 7, PT LT 13), Oshawa, Ontario.

The purpose and effect of the applications is to permit a semi-detached dwelling on each lot as a result of a severance of the lands containing a legal non-conforming semi-detached building, whereas Zoning By-law 60-94 does not permit a semi-detached building or semi-detached dwelling in a PSC-A (Planned Strip Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: J. Solomon, no address provided
M. Porco, 5-343 Bloor Street West, Oshawa

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

J. Solomon provided an overview of the applications. He stated there is no new development proposed. The minor variance is required due to the proposed severance of the lot and the legal non-conforming status of the property.

A-2022-34 Moved by R. Adams, seconded by F. Eismont,

A-2022-35 Moved by R. Adams, seconded by P. Uprety,

"THAT the applications by **Joseph Solomon on behalf of Michael Porco** for **566 and 568 Simcoe Street South**, Oshawa, Ontario, be approved."

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

Negative – None

CARRIED.

The Chair declared that the applications BE APPROVED.

The APPROVAL of the applications 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 713 Emerson Avenue

An application has been submitted by **Martin Topolie on behalf of Robert Shaw** for a variance from the City's Zoning By-law 60-94.

The application relates to **713 Emerson Avenue** (PL 568, LT 62), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to an existing single detached dwelling resulting in a minimum interior side yard depth of 0.7m, whereas Zoning By-law 60-94 requires a minimum interior side yard depth of 1.2m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Topolie, 123 King Avenue West, Newcastle
R. Shaw, 713 Emerson Avenue, Oshawa

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

M. Topolie provided an overview of the application. He stated the proposal is to add additional living space. The variance is required as they were unable to accommodate reasonable living area that would comply with the minimum interior side yard setback due to the angle of the side lot line.

In response to a question from F. Eismont, T. Ryan stated there was a variance at 707 Emerson Avenue in 1989 for side yard depth 0.7m and front yard depth 7.3m.

In response to a question from F. Eismont, M. Topolie stated that a site alteration permit will be obtained and based on best stormwater management practice. The neighbour may already have overland flow issues based on visual inspection.

T. Ryan read aloud public comments.

M. Topolie responded that they intend to develop a mirror image of the neighbouring property with respect to placement and massing. Additionally, a 7 ft. fence is already in place and will remain.

R. Shaw responded that he has spoken with the neighbour after the Notice was issued which explained the proposal and assured no trespassing would occur.

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

"THAT the application by **Martin Topolie on behalf of Robert Shaw** for **713 Emerson Avenue**, Oshawa, Ontario, be approved."

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

Committee of Adjustment

File: **A-2022-37**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1356 Simcoe Street South

A revised application has been submitted by **Independent Project Managers** for a variance from the City's Zoning By-law 60-94.

The revised application relates to **1356 Simcoe Street South** (PL 486, LT 131, to LT 134, PT LT 130, and PL 335, Sheet 27, PT LT C1), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a women's shelter as an additional permitted use with a minimum of 25 parking spaces, whereas Zoning By-law 60-94 does not permit a women's shelter in a R1-C/CIN and OSP (Residential/Community Institutional and Park Open Space) Zone.

A meeting of the Oshawa Committee of Adjustment was held on April 13, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: D. Meredith, 286 King Street West, Suite 201, Oshawa

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

D. Meredith provided an overview of the application. He stated that a children's shelter is permitted within the CIN zone but it does not include a women's shelter. They contemplated utilizing existing building but demolition and redevelopment was ultimately the preferred option. A Site Plan Approval application has been submitted and is currently in process.

Moved by R. Adams, seconded by P. Uprety,

"THAT the application by **Independent Project Managers** for **1356 Simcoe Street South**, Oshawa, Ontario, be approved."

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