



# Committee of Adjustment Meeting

**April 27, 2022**

**Committee Meeting Room**

**Council Building 6:00 p.m.**

## Agenda

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on April 27, 2022.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on April 27, 2022 in order for your correspondence to be provided to Committee members for the April 27, 2022 public meeting.

The City of Oshawa's Committee of Adjustment webpage ([www.oshawa.ca/business-and-investment/committee-of-adjustment.asp](http://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 Erika Kohek at 905-436-3311, extension 2519 or at [ekohek@oshawa.ca](mailto:ekohek@oshawa.ca) no later than April 26, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at [ekohek@oshawa.ca](mailto:ekohek@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  
Fred Eismont  
Andrew Johnson  
Pralhad Uprety  
Vacant

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

April 27, 2022

**A-2022-38**      **1270 Simcoe Street North**

Karim Kanji

To permit an automobile body shop as an additional permitted use and reduced interior side yard depth and rear yard depth for a refuse storage structure

**A-2022-39**      **2466 Harmony Road North**

Minto (Harmony Road) LP

To permit a proposed lot with reduced lot area

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to [cchase@oshawa.ca](mailto:cchase@oshawa.ca). Thank you.

**File Number:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_



## 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 April 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-38**) submitted by **Karim Kanji** for **1270 Simcoe Street North** (Con 3, Pt Lt 11, now RP 40R-15784, Pt 3), 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 automobile body shop 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 automobile body shop in a PSC-A(12) (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Automobile Body Shop	To Permit	Not Permitted
Minimum Interior Side Yard Depth for a Refuse Storage Structure	0m	0.6m
Minimum Rear Yard Depth for a Refuse Storage Structure	0m	0.6m

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

### Meeting

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Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on April 27, 2022 in order for your correspondence to be provided to Committee members for the April 27, 2022 public meeting.

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](mailto:tryan@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on April 27, 2022. Submissions are accepted by email at [tryan@oshawa.ca](mailto: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 April 22, 2022 or any day thereafter.

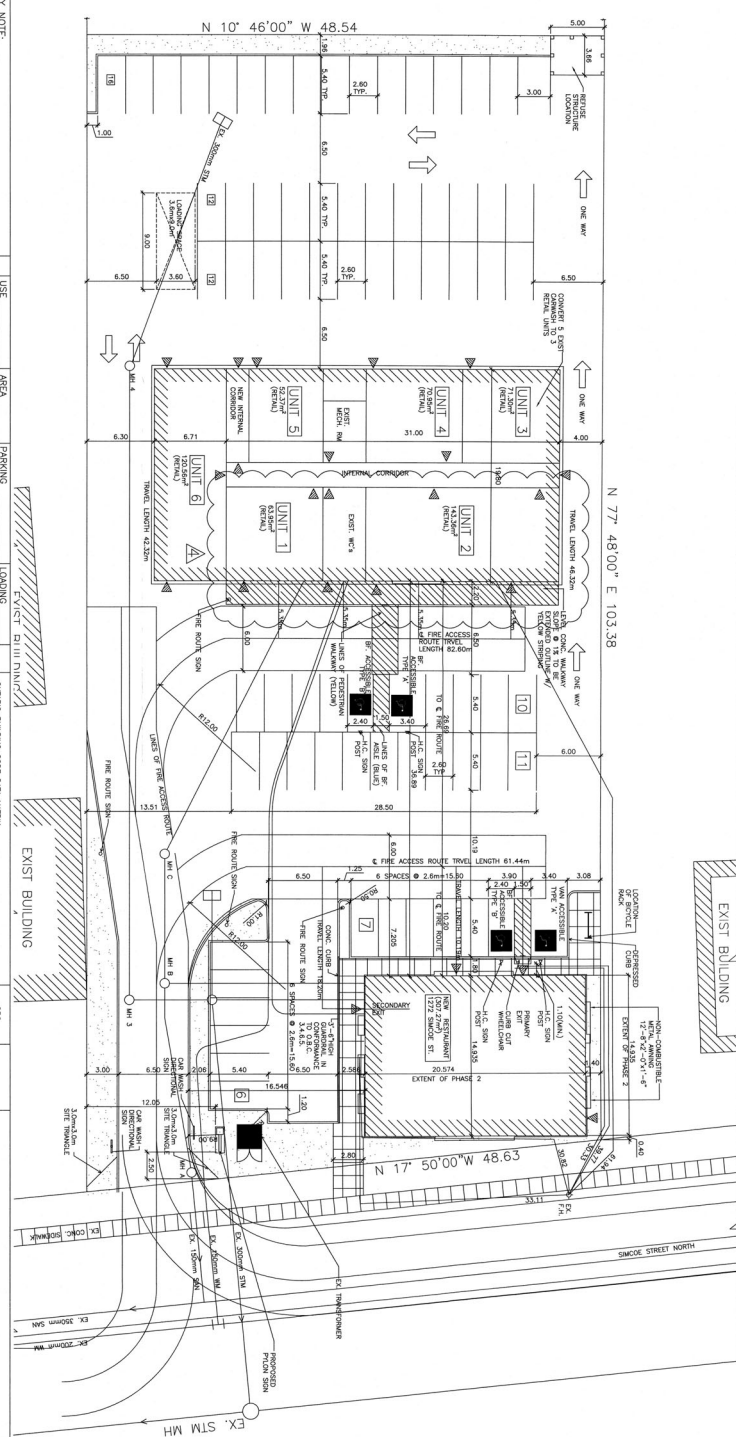
**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than April 26, 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 April 14, 2022.

Address: 1270 Simcoe Street North

City of Oshawa  
Development Services Department



USE	AREA	PARKING	LOADING	CONV. BLDG. CODE DATA MATRIX	REF. CODE
RESTAURANT (UNIT 1)	307.22 sqm	SHOPPING CENTRE RATE		PART 11 - RENOVATION OF EXISTING BUILDING (RENOVATION TO 1989) (ALTERING OR STARTING WEST OSHAWA)	11.51
EAST RETAIL (UNIT 2)	143.36 sqm	SHOPPING CENTRE RATE		SECTION 10.02 (EXISTING BEST SINGLE FAMILY DWELLING) (NO CHANGE OF MAJOR OCCUPANCY) [ ]	11.21, 11.21.11-11.21.11-14
WEST DETAILING (UNIT 3)	71.30 sqm	SHOPPING CENTRE RATE		SECTION 10.02 (EXISTING BEST SINGLE FAMILY DWELLING) (NO CHANGE OF MAJOR OCCUPANCY) [ ]	11.21, 11.21.11-11.21.11-14
WEST RETAIL (UNIT 4)	70.95 sqm	SHOPPING CENTRE RATE		SECTION 10.02 (EXISTING BEST SINGLE FAMILY DWELLING) (NO CHANGE OF MAJOR OCCUPANCY) [ ]	11.21, 11.21.11-11.21.11-14
WEST RETAIL (UNIT 5)	143.36 sqm	SHOPPING CENTRE RATE		SECTION 10.02 (EXISTING BEST SINGLE FAMILY DWELLING) (NO CHANGE OF MAJOR OCCUPANCY) [ ]	11.21, 11.21.11-11.21.11-14
SOUTH RETAIL (UNIT 6)	143.36 sqm	SHOPPING CENTRE RATE		SECTION 10.02 (EXISTING BEST SINGLE FAMILY DWELLING) (NO CHANGE OF MAJOR OCCUPANCY) [ ]	11.21, 11.21.11-11.21.11-14
SHOPPING CENTRE		1 PARKING SPACE PER 1 SPACE	11.4		11.4.2.2
TOTAL		35 PARKING REQUIRED	1 SMALL		11.4.2.2

CONVERTED RENTAL USE (C):	CONVERTED RENTAL USE (R):
UNIT 1E1: 63.90m <sup>2</sup>	UNIT 1E1: 63.90m <sup>2</sup>
UNIT 1E2: 14.34m <sup>2</sup>	UNIT 1E2: 14.34m <sup>2</sup>
UNIT 1E3: 31.42m <sup>2</sup>	UNIT 1E3: 31.42m <sup>2</sup>
UNIT 1E4: 52.27m <sup>2</sup>	UNIT 1E4: 52.27m <sup>2</sup>
UNIT 1E5: 120.56m <sup>2</sup>	UNIT 1E5: 120.56m <sup>2</sup>
LANDSCAPE AREA: 5.150m <sup>2</sup>	LANDSCAPE AREA: 5.150m <sup>2</sup>
COVERAGE K: 10.4%	COVERAGE K: 10.4%
CONVERSION K: 70.46%	CONVERSION K: 70.46%

FILE NUMBER	SHEET NUMBER
B15-123	A1





## 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 April 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-39**) submitted by **Minto (Harmony Road) LP** for **2466 Harmony Road North** (Con 5, Pt Lt 5, now Part 1, Plan 40R-31697), 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 14 hectares, whereas Zoning By-law 60-94, as previously varied by the Committee of Adjustment, requires a minimum lot area of 14.8 hectares for the proposed lot in an AG-A (Agricultural) Zone.

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

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

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This Notice issued April 14, 2022.

Address: 2466 Harmony Road North



City of Oshawa  
Development Services Department

