

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1270 Simcoe Street North

An application has been submitted by **Karim Kanji** for variances from the City’s Zoning By-law 60-94.

The application relates to **1270 Simcoe Street North** (Con 3, Pt Lt 11, now RP 40R-15784, Pt 3), Oshawa, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on April 27, 2022 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Topolie, 123 King Avenue West, Newcastle

Absent: R. Adams

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

M. Topolie provided an overview of the application. The building was formerly a car wash. Client would like to create leasable space and remove the car wash. A 2015 site plan approval application was processed to allow a car wash and restaurant at front of the property.

In response to questions from F. Eismont, M. Topolie replied the existing car wash is being converted to 7 units and will be considered a strip shopping centre. There will be no exits on Russet Avenue.

In response to a question from F. Eismont, E. Kohek replied that the parking meets the zoning requirements.

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

“THAT the application by **Karim Kanji** for **1270 Simcoe Street North**, Oshawa, Ontario, be approved subject to the following conditions:

1. The automobile body shop is only permitted in the westerly building existing as of April 27, 2022.
2. Any outdoor storage associated with the automobile body shop, including unlicensed vehicles, shall only be stored a minimum of 55m from the Simcoe Street North street line.”

Affirmative – A. Johnson, 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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 2466 Harmony Road North

An application has been submitted by **Minto (Harmony Road) LP** for a variance from the City's Zoning By-law 60-94.

The application relates to **2466 Harmony Road North** (Con 5, Pt Lt 5, now Part 1, Plan 40R-31697), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on April 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Also Present: M. Robins, 4101 Yonge Street, Suite 600, Toronto

Absent: R. Adams

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

M. Robins provided an overview of the application. This is a large scale, multi-phase development. The severance is to align the property with the urban boundary. A similar application to the Committee of Adjustment related to minimum lot area was submitted earlier this year and was successful.

In response to a question from A. Johnson, M. Robins replied that the subject application has been submitted due to a miscalculation with the lot area contained in the previously approved minor variance application.

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

"THAT the application by **Minto (Harmony Road) LP** for **2466 Harmony Road North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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.



Erika Kohek, Assistant Secretary-Treasurer