



Committee of Adjustment Meeting

May 25, 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 May 25, 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 May 25, 2022 in order for your correspondence to be provided to Committee members for the May 25, 2022 public meeting.

The City of Oshawa's Committee of Adjustment webpage (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 no later than May 24, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at 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

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

May 25, 2022

A-2022-40 150 Adelaide Avenue East

Ashley and Dustin Kozak

To permit a new parking space in the rear yard of an existing building with increased building and fence height within the driveway sight triangles

A-2022-44 145 Banting Avenue

Mohammad Mofizur Rahman on behalf of Foyzun Nahar Rahman

To permit a single detached dwelling with reduced lot area, rear yard depth, driveway length and parking space length, and increased lot coverage, building height and steps encroachment into rear yard

A-2022-45 1806 Fosterbrook Street

Arc Design Group on behalf of Greycrest Homes (Oshawa) Inc.

To permit a single detached dwelling with reduced exterior side yard depth

A-2022-46 263 Haig Street

Kelvin Lo on behalf of Vladimir and Alla Ladygin

To permit a single detached dwelling with an accessory apartment with reduced lot frontage

A-2022-47 4694 Old Simcoe Street North

Mark Holliday

To permit an existing automobile repair garage without a fuel bar

A-2022-48 865 Groveland Avenue

Syeda Kiran Ali

To permit a single detached dwelling with an accessory apartment with reduced parking space length for the accessory apartment parking space

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. 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 May 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-40**) submitted by **Ashley and Dustin Kozak** for **150 Adelaide Avenue East** (PL 161, PT LT 1), 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 a new parking space in the rear yard of 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 parking space associated with a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum height of a building, structure or man-made feature in a driveway sight triangle (South Side of Driveway)	2.4m	0.9m
Maximum height of a building, structure or man-made feature in a driveway sight triangle (North Side of Driveway)	1.2m	0.9m

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City Contact: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to ekohek@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 11, 2022. Submissions are accepted by email at ekohek@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 May 6, 2022 or any day thereafter.

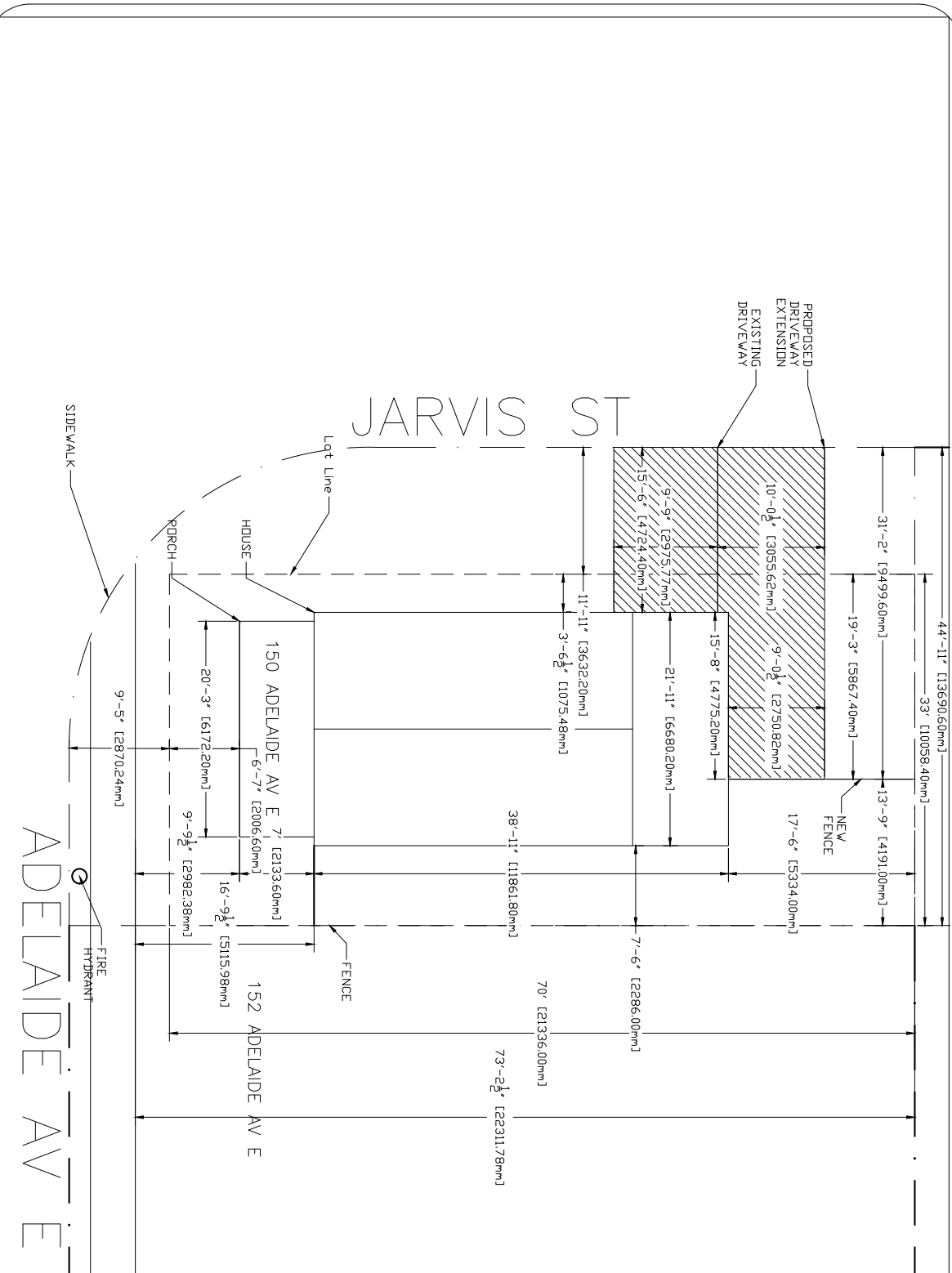
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than May 10, 2022. 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 29, 2022.

Address: 150 Adelaide Avenue East

City of Oshawa
Development Services Department



General Notes
1. DRIVEWAY EXTENSION REQUIRES REMOVAL OF CURRENT SHED.
2. DRIVEWAY EXTENSION REQUIRES GENERAL REFERENCE TO MAPS TO NEW SEPARATION.

No.	Revision/Issue	Date

Proposed Name
PROPOSED DRIVEWAY EXTENSION

Project Name and Address
150 ADELAIDE AV E
OSHAWA ONTARIO
L1G 4T2

Project
DRIVEWAY EXT
Date
3/29/2022
Scale
1:50
Sheet
02



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 May 11, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-44**) submitted by **Mohammad Mofizur Rahman on behalf of Foyzun Nahar Rahman** for **145 Banting Avenue** (PL 145, LT 429), 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 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 a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	202 sq. m.	270 sq. m.
Minimum Rear Yard Depth	5.5m	7.5m
Maximum Lot Coverage	47%	40%
Maximum Building Height	11m	9.0m
Minimum Length of Driveway to Private Garage	4.1m	6.0m
Minimum Length of Parking Space	4.1m	5.75m
Maximum Encroachment of Unenclosed Steps into Required Rear Yard	3.4m	2.4m

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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 May 25, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-45**) submitted by **Arc Design Group on behalf of Greycrest Homes (Oshawa) Inc.** for **1806 Fosterbrook Street** (Lot 25, Plan 40M-2721), 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 single detached dwelling with a minimum exterior side yard depth of 1.9 metres, whereas Zoning By-law 60-94 requires a minimum exterior side yard depth of 2.4 metres for a single detached dwelling in a R2.Y4.5 (Residential) Zone.

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This Notice issued May 13, 2022.

Address: 1806 Fosterbrook Street - Lot 25

City of Oshawa
Development Services Department



- GRADING & DRAINAGE NOTES:**
- MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINE SHALL BE 2.00% (0.0200 METRE PER METRE). THE PROPOSED ELEV. OF THE SIDE LOT SWALE AT THE BUILDING LINE AT CENTRE OF THE LOT, THE MAXIMUM SWALE GRADIENT SHALL BE 10.00%.
 - FOOTINGS CONSTRUCTED NEXT TO A CATCH BASIN LEAD PIPE OR OTHER MUNICIPAL SERVICES SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED, ON UNDISTRIBUTED SOIL. CONSULTANTS VERIFICATION REQUIRED.
 - DRIVEWAYS TO KEEP CLEAR OF ALL STREET CATCHBASINS.
 - BRICK LINE IS TO BE 250mm ABOVE 600 ELEVATION.
 - BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREETLIGHTS, TRANSFORMERS AND OTHER SERVICES IF MINIMUM DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RE-LOCATE AT HIS OWN EXPENSE.

- LEGEND**
- ENGINEERED FULL LOT
 - BELL PEDESTAL
 - CABLE TV
 - CATCH BASIN
 - HYDRANT
 - HYDRID SERVICE LATERAL
 - MAILBOX
 - STREET LIGHT
 - TRANSFORMER
 - VALVE
 - DOWNSPOUT LOCATION
 - CHAIN LINK FENCE
 - PRIVACY FENCE
 - SOUND BARRIER
 - SWALE DIRECTION
 - FFE FINISHED FLOOR ELEVATION
 - TFW TOP OF FOUNDATION WALL
 - TBS TOP OF BASEMENT SLAB
 - USF UNDERSIDE FOOTING
 - USFR UNDERSIDE FOOTING @ REAR
 - R NUMBER OF RISERS
 - WOD WALKOUT DECK
 - WOB WALK OUT BASEMENT
 - REV REVERSE PLAN
 - SP LOT REQUIRES SUMP PUMP
 - △ EXTERIOR DOOR LOCATION
 - SIDE WINDOW LOCATION
 - BASEMENT WINDOW LOCATION

GRADING NOTES

IT SHALL BE RESPONSIBILITY OF THE BUILDERS TO HAVE ALL GRADES VERIFIED AND CHECKED BEFORE CONSTRUCTION BY AN APPROVED GRADING ENGINEER. THESE GRADES AND THE PLACEMENT OF STORMS AND SANITARY SERVICES OFF THE STREET ARE TO MEET THE REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.

ARC DESIGN GROUP IS TO BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES AT LEAST 1 (ONE) WEEK BEFORE EXCAVATION COMMENCES IN ORDER THAT THE BUILDING CAN BE REFIXED FAILURE TO OBSERVE THESE CONDITIONS MAY REQUIRE EXPENSIVE REMEDIAL ACTION THAT WILL NOT BE THE RESPONSIBILITY OF OR COST TO ARC DESIGN GROUP. FOUNDATION WALLS SHALL BE POURED TO A MINIMUM OF 6" ABOVE THE APPROVED GRADES.

FINISH GRADE LINES AS INDICATED ON THE HOUSE PROTOTYPE. 1/4" SCALE DRAWINGS ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT FINISH GRADING CONDITIONS OF ANY PARTICULAR LOT.

GARAGE FOOTINGS ARE TO BE EXTENDED TO ORIGINAL GROUND OR AS APPROVED BY SOILS ENGINEER.

ALL SLOPES 3:1 MAX.

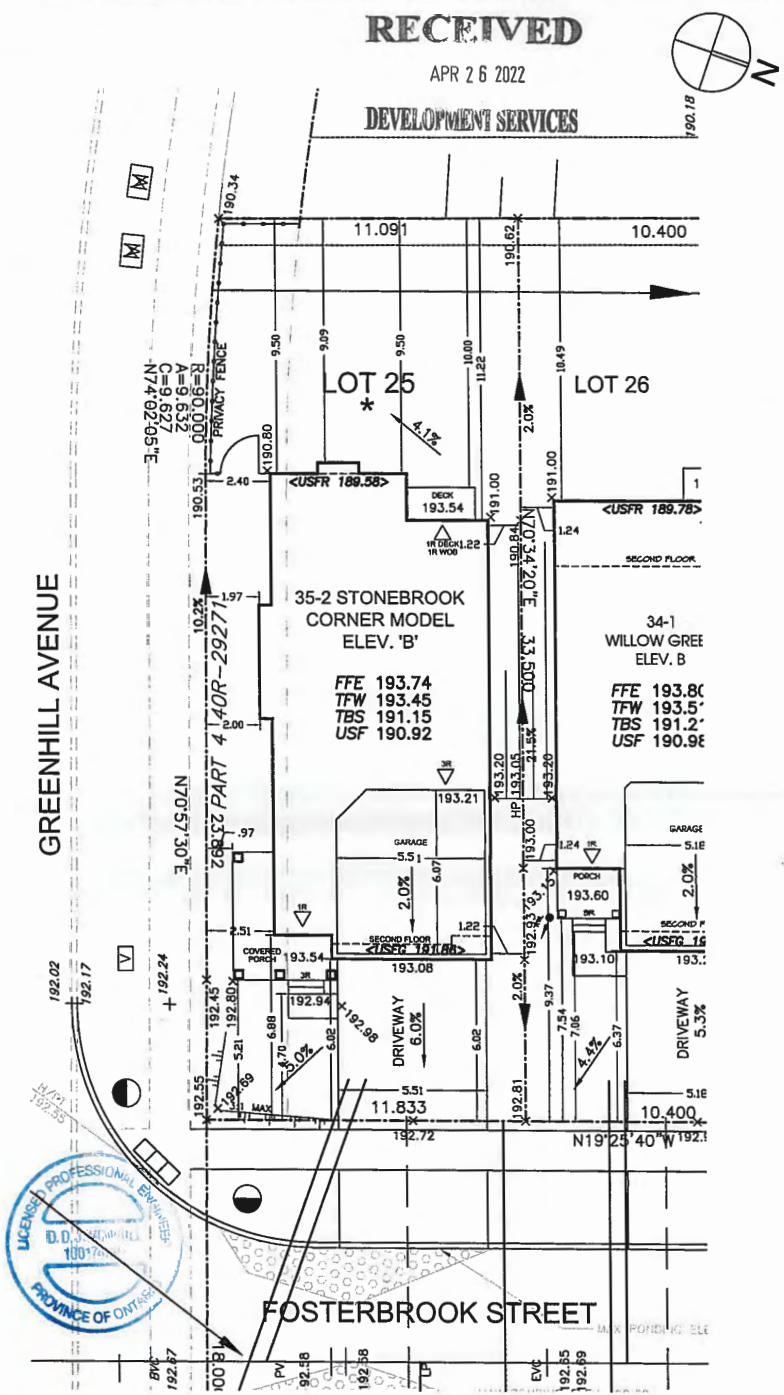
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (filling) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of OSHAWA.

CONSULTANT'S DECLARATION:

I HEREBY CERTIFY THAT THE BUILDING TYPE, APPURTENANT GRADING, DRAINAGE AND SERVICING FOR THIS LOT COMPLIES WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE MASTER GRADING PLAN REVIEWED AS APPENDICES TO THE SUBDIVISION AGREEMENT AND WITH ADJACENT LANDS FOR BOTH DRAINAGE AND RELATIVE ELEVATIONS

Reviewed by: *[Signature]*
Date: 04/5/21



THE PROPOSED DRIVEWAY LOCATION HAS BEEN LOCATED IN CONFORMANCE WITH THE UTILITY COORDINATION PLAN(S) (UCS). THE DRIVEWAY IS SITUATED A MINIMUM 1 METRE FROM ANY ABOVE GRADE UTILITY STRUCTURES.



CLIENT: GREYCREST HOMES
PROJECT: FIELDS OF HARMONY, OSHAWA

THE INFORMATION ON THIS DRAWING WAS TAKEN FROM REGISTERED PLAN 40M-2521 OF SUBDIVISION OF PART OF LOT 5, CONCESSION 4, CITY OF OSHAWA, REGIONAL MUNICIPALITY OF DURHAM

DONEVAN FLEISCHMANN PETRICH LTD.
ONTARIO LAND SURVEYORS

BUILDING STATISTICS	LOT: 25	PHASE: S	PLAN: 40M-
ZONE: R2 Y4.5	LOT AREA: 390.89 sq.m.	BLDG. AREA: 140.30 sq.m.	35.9%
FRONT YARD: 71.10 sq.m.	LANDSCAPED OPEN SPACE: 37.92 sq.m.	53.3%	
No. OF STOREYS: 2	BUILDING HEIGHT: 8.07 m.		

Drawn by: AL DATE: 08.24.21
Proj. No.: 20-033 SCALE: 1:150
Drawing No.: SP-25

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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 May 25, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-46**) submitted by **Kelvin Lo on behalf of Vladimir and Alla Ladygin** for **263 Haig Street** (PL 206, LT 5), 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 single detached dwelling with an accessory apartment with a minimum lot frontage of 10 metres, whereas Zoning By-law 60-94 requires a minimum lot frontage of 11 metres for a single detached dwelling with an accessory apartment in a R1-E (Residential) Zone.

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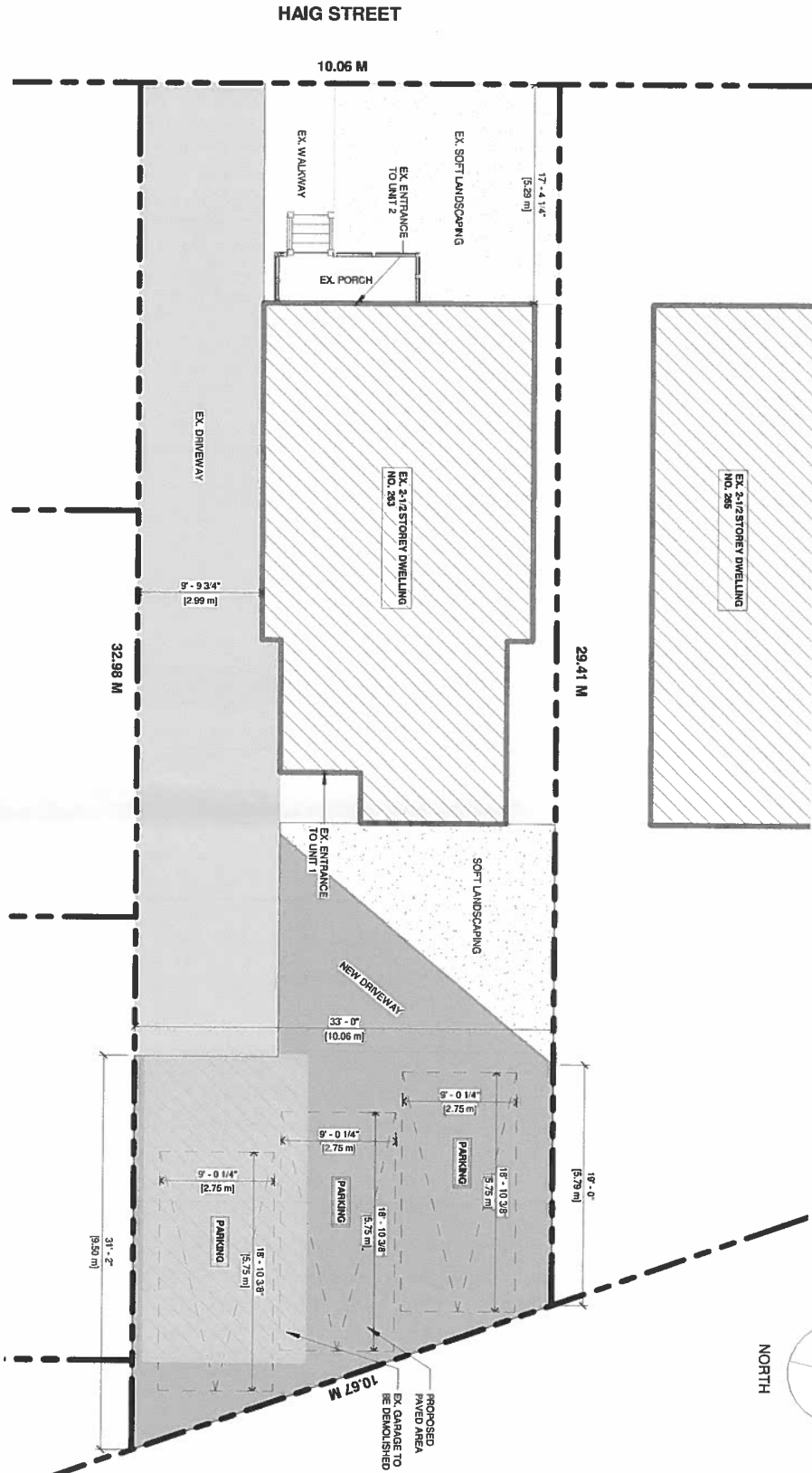
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Address: 263 Haig Street

City of Oshawa
Development Services Department



1 SITE PLAN
1 : 100

BACKYARD AREA: 1,519.55 sq.ft.
BACKYARD LANDSCAPING: 241.37 sq.ft. (16%)
BACKYARD DRIVEWAY: 1,278.18 sq.ft. (84%)

LOT AREA = 313.77 SQ. M.
BUILDING AREA = 74.39 SQ. M.
LOT COVERAGE = 23.71%

PROPOSED SECONDARY SUITE
263 HAIG STREET
OSHAWA, ON, L1G 5N9



348 Hemlock Drive, Wilesbuch
Stouffville ON L4A 5A7
email: info@kcclarchitect.ca
mobile: 416-602-9818

CONTRACTOR SHALL
VERIFY SITE DIMENSIONS

NO	DESCRIPTION	DATE	BY
1	Issued for Review	22-02-2022	GS

Drawn by: GS
Date: 2022-02-23
Scale: 1 : 100
Project Number: 22002
DRAWING NAME: SITE PLAN

SHEET NUMBER
A1.0



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 May 25, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-47**) submitted by **Mark Holliday** for **4694 Old Simcoe Street North** (PL H-50018 LT 8, PT LT 9 AND CON 9 PT LT 13), 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 an existing automobile repair garage without a fuel bar, whereas Zoning By-law 60-94 only permits an automobile repair garage as part of an automobile service station, which includes one or more fuel bars, in an HMC/SSC-B (Hamlet Commercial/Automobile Service Station) Zone.

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Address: 4694 Old Simcoe Street North



City of Oshawa
Development Services Department





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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 25, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-48**) submitted by **Syeda Kiran Ali** for **865 Groveland Avenue** (PL 40M-2521, LT 115), 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 single detached dwelling with an accessory apartment with a minimum parking space length of 4.5 metres (accessory apartment parking space only), whereas Zoning By-law 60-94 as previously varied by the Committee of Adjustment, requires a minimum parking space length of 5.4 metres for a parking space for an accessory apartment in a single detached dwelling in a R1-E.Y4.5 (Residential) Zone.

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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 May 25, 2022 in order for your correspondence to be provided to Committee members for the May 25, 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: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to ekohek@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 25, 2022. Submissions are accepted by email at ekohek@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 May 20, 2022 or any day thereafter.

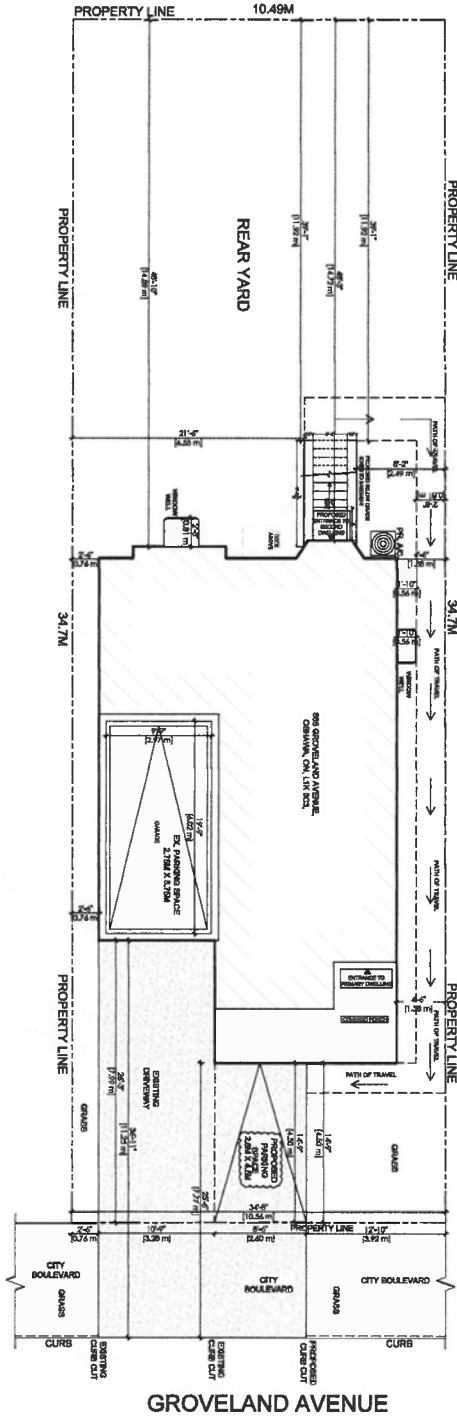
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than May 24, 2022. 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 May 13, 2022.

Address: 865 Groveland Avenue

City of Oshawa
Development Services Department



SITE STATISTICS:-
LOT AREA = 388.42 SQ.M
BUILDING COVERAGE = 109.87 SQ.M

LANDSCAPE OPEN AREA CALCULATION	
GROSS AREA FRONT YARD	47.53 SQ.M
EXISTING DRIVEWAY AREA	14.77 SQ.M
EXISTING FRONT YARD LANDSCAPED AREA	32.78 SQ.M 68.02 %
PROPOSED DRIVEWAY AREA	28.47 SQ.M
PROPOSED FRONT YARD LANDSCAPED AREA	21.08 SQ.M 44.3 %

SITE PLAN

SC: 3/32" - 1'0"

General Notes

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF OSHTAWA DEVELOPMENT SERVICES DEPARTMENT TO THE CITY ENGINEER BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND ALL OTHER AGENCIES.

LEGENDS:-

SYMBOL	DESCRIPTION
(Symbol)	FOR MINOR VARIANCE
(Symbol)	FOR MAJOR VARIANCE
(Symbol)	FOR MINOR VARIANCE
(Symbol)	FOR MAJOR VARIANCE

From Name and Address
MEM ENGINEERING INC
2366 DERRY ROAD EAST
MISSISSAUGA, ON L4S 1W8
416-666-6785
Email: herry@memengr.com



PROJECT TITLE:
865 GROVELAND AVENUE, OSHTAWA, ON, L1K 0G3

SHEET TITLE:
SITE PLAN

CLIENT CONTACT:
CLIENT EMAIL:

SCALE: 3/32" = 1'-0"
DRAWN BY: 2024-02-22
CHECKED BY: 2024-02-22
DATE: 2024-02-22
A100