



# Committee of Adjustment Meeting

**June 22, 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 June 22, 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 June 22, 2022 in order for your correspondence to be provided to Committee members for the June 22, 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 June 21, 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

June 22, 2022

**A-2022-51      1773 Shelburne Street**

Arnold Richard

To permit a single detached dwelling with reduced landscaped open space in the front yard and reduced parking space width

**A-2022-52      25 Greta Street**

Michele Rowland

To permit an addition to a single detached dwelling with reduced interior side yard depth and an addition to a detached garage with increased lot coverage

**A-2022-53      630 Wychwood Street**

Karen Ouellette

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

**A-2022-49      50 Taunton Road East**

A.R. Jeffery Ltd. and Hardy John's

To permit the conversion of 3 parking spaces for use as a seasonal outdoor patio at an existing shopping centre

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 June 22, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-51**) submitted by Arnold Richard for **1773 Shelburne Street** (PL 40M2483, LT 18), 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 R1-E.C45 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	41%	50%
Minimum Parking Space Width (one driveway parking space only)	2.55m	2.75m

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 June 22, 2022 in order for your correspondence to be provided to Committee members for the June 22, 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](mailto:ekohek@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 22, 2022. Submissions are accepted by email at [ekohek@oshawa.ca](mailto: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 June 17, 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 June 21, 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 June 10, 2022.

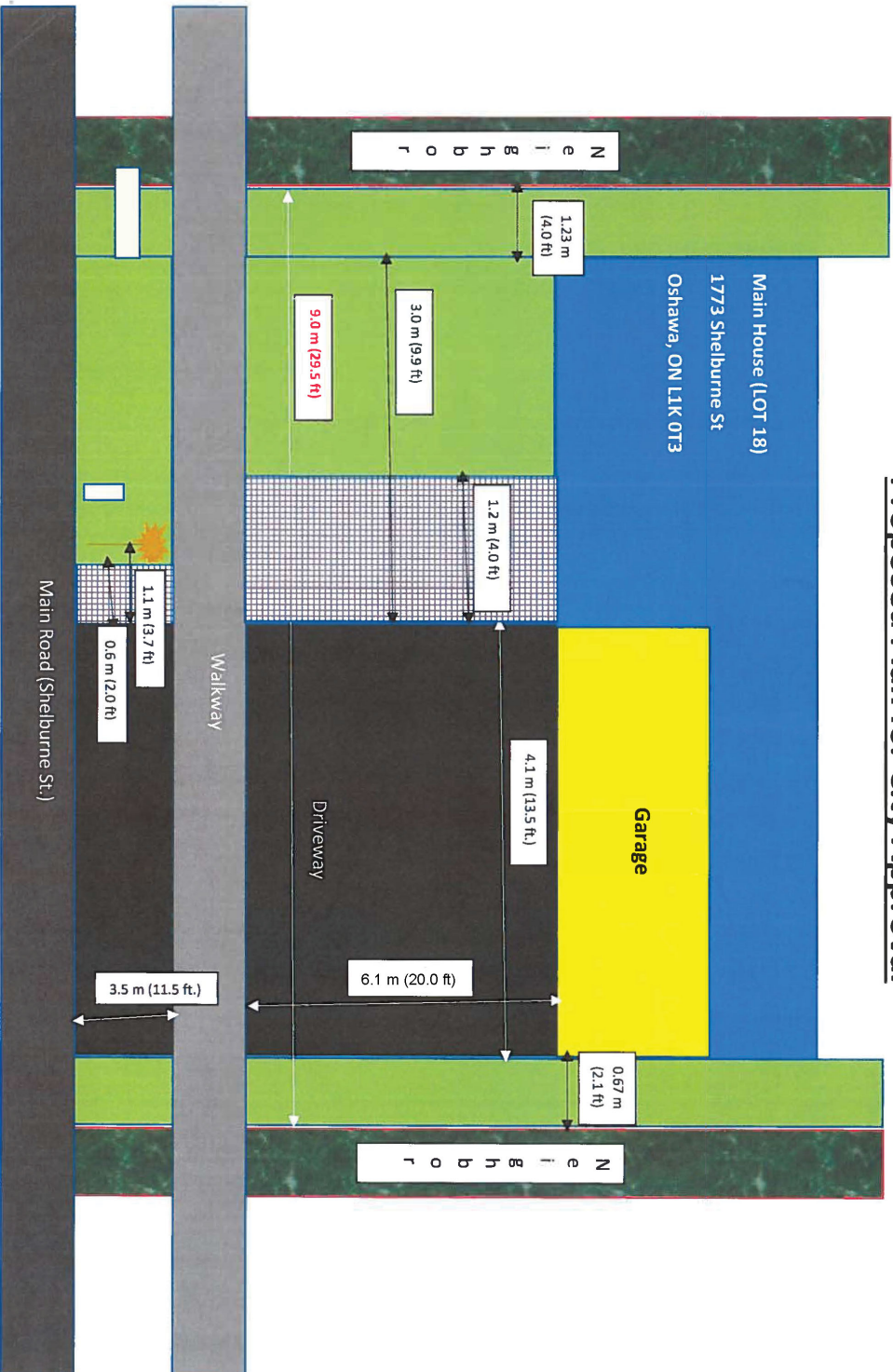
Address: 1773 Shelburne Street

City of Oshawa  
Development Services Department



**Property Address: 1773 Shelburne St., Oshawa, ON L1K 0T3 (LOT 18)**

**Proposed Plan for City Approval**





## 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 June 22, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-52**) submitted by **Michele Rowland** for **25 Greta Street** (PL 200, LT 30), 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 additions to an existing single detached dwelling and an addition to the existing detached garage 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth (Dwelling)	0.35m	1.2m
Maximum Lot Coverage of Accessory Building	9.5%	8%

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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](mailto:ekohek@oshawa.ca).

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

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This Notice issued June 10, 2022.

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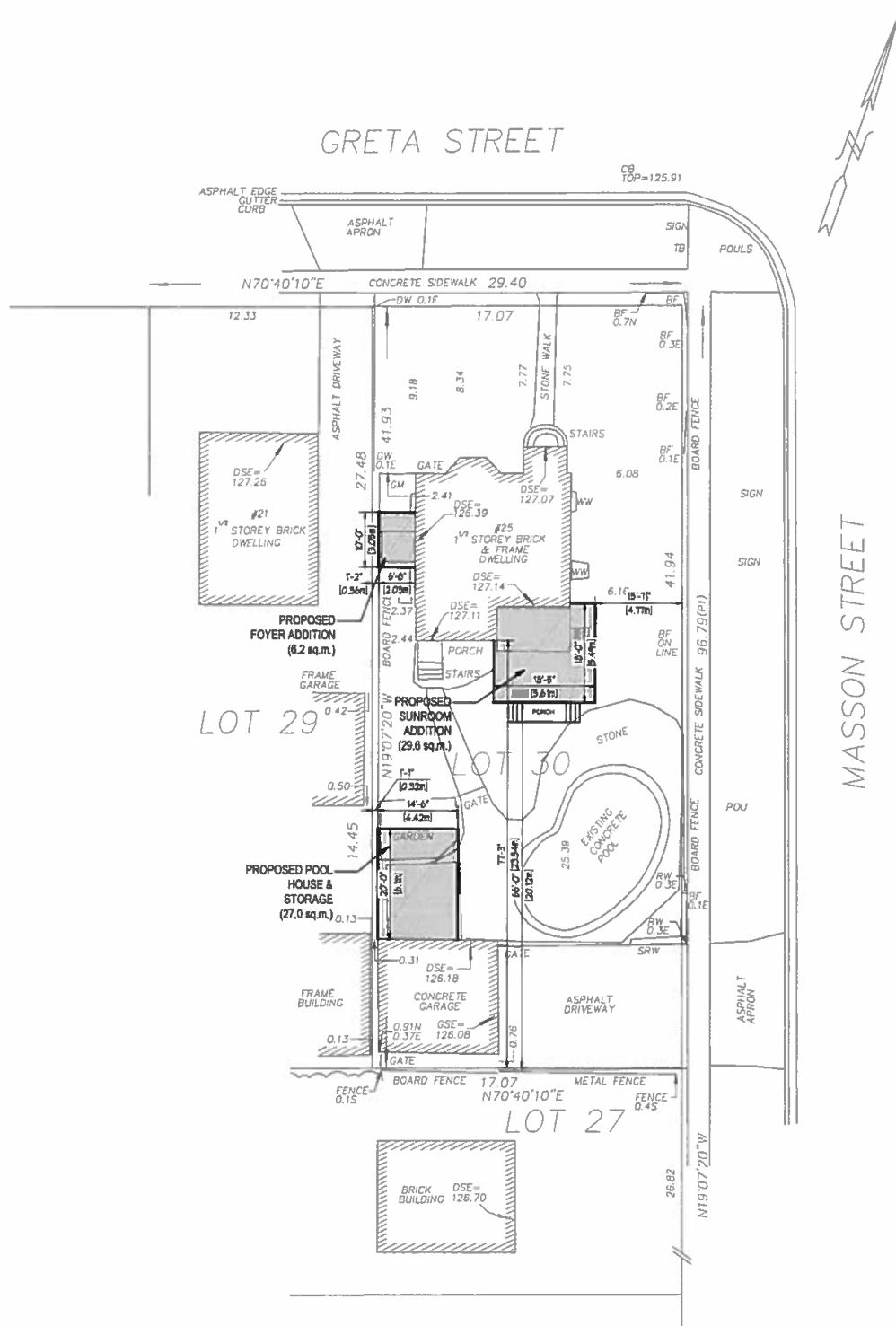
The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7  
Phone 905-436-3853 1-800-667-4292 Fax 905-436-5699  
[www.oshawa.ca/business-and-investment/committee-of-adjustment](http://www.oshawa.ca/business-and-investment/committee-of-adjustment)

Address: 25 Greta Street

City of Oshawa  
Development Services Department



FOR COMMITTEE OF ADJUSTMENT



**Danly Design**

1414 Danly Ave. Oshawa, ON L1H 4R7  
Tel: 905-546-3971

I warrant that I am a duly Licensed Professional Engineer in the Province of Ontario and that I am qualified to practice in the Province of Ontario. I warrant that I am a duly Licensed Professional Engineer in the Province of Ontario and that I am qualified to practice in the Province of Ontario.

Firm BCN: 12128    Qualified Designer BCN: 12572    Date:

No.	Description	Date
1.	ISSUED FOR MHCOP VARIANCE	MAY 27, 2022
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Project: 25 GRETA STREET, OSHAWA    Project No.: 21-046

Sheet Title: PROPOSED SITE PLAN    Drawing No.: SP1

Scale: 1:200

THIS DRAWING AND ANY PART OF IT IS TO BE USED ONLY BY THE CONTRACTOR FOR THE PROJECT AND ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF DANLY DESIGN IS PROHIBITED.

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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 June 22, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-53**) submitted by **Karen Ouellette** for **630 Wychwood Street** (PL 699, LT 29, PT LT 28), 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 or a single detached dwelling with an accessory apartment with a minimum parking space length of 5.2 metres whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75 metres for parking spaces associated with a single detached dwelling and a single detached dwelling with an accessory apartment in the R1-C (Residential) Zone.

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

### Meeting

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 June 20, 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 June 22, 2022 in order for your correspondence to be provided to Committee members for the June 22, 2022 public meeting.

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**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on June 22, 2022. Submissions are accepted by email at [ekohek@oshawa.ca](mailto: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 June 17, 2022 or any day thereafter.

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This Notice issued June 10, 2022.



Address: 630 Wychwood Street

City of Oshawa  
Development Services Department



# PLAN SHOWING LOT 29 & PART LOT 28 P.P. 699

## CITY OF OSHAWA

SCALE  $\approx 1/4" = 20 FT.$

### HUMEWOOD AVE



- \* Blue spruce
- 000 - 3 ewes (trees)
- Hedge - Cedar hedge 41 years
- Fence - 6ft 11 years
- Second driveway - 15 years

OSHAWA, ONT;  
AUG 16, 1950  
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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 June 8, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-49**) submitted by **Hardy John's** for **50 Taunton Road East** (Plan 357, Sheet 10E, Part Lot 1 to 3, now RP 40R-5497, Parts 2 to 4), 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 the conversion of 4 parking spaces for use as a seasonal outdoor patio for a restaurant in an existing shopping centre resulting in a minimum of 32 parking spaces instead of a minimum of 36 parking spaces as required by Zoning By-law 60-94 for a shopping centre in a PSC-A (Planned Strip Commercial) Zone.

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

### Meeting

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 June 6, 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 June 8, 2022 in order for your correspondence to be provided to Committee members for the June 8, 2022 public meeting.

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**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 June 3, 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 June 7, 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 27, 2022.

