

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 50 Taunton Road East

An application has been submitted by **Hardy John's** for a variance from the City's Zoning By-law 60-94.

The application relates to **50 Taunton Road East** (Plan 357, Sheet 10E, Part Lot 1 to 3, now RP 40R-5497, Parts 2 to 4), Oshawa, Ontario.

The purpose and effect of the application is to permit the conversion of 3 parking spaces for use as a seasonal outdoor patio for a restaurant in an existing shopping centre resulting in a minimum of 34 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.

A meeting of the Oshawa Committee of Adjustment was held on June 22, 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
E. Kohek, D. Sappleton, C. Chase

Also Present: B. Jeffery
C. Mahalingam, 50 Taunton Road East, Oshawa

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

C. Mahalingam provided an overview of the application. They are only using 3 parking spaces for the patio. They are adding 1 legal parking space.

In response to a question from R. Adams, E. Kohek replied no comments have been received after notice was sent out for the updated application returning to the Committee.

In response to a question from A. Johnson, B. Jeffery replied that, legally, 1 new parking space will be added to the eastern side of the shopping centre. However, the employees could stack more cars in that location provided it does not cause issues with garbage pick-up. C. Mahalingam replied they are following the site plan that City staff created with him and the owner.

In response to a question from R. Adams, C. Mahalingam replied 3 to 4 staff work at the restaurant in the morning, and there are 6 or more staff in the evening. The tenant encourages carpool, transit and walking among staff members to alleviate parking congestion.

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

"THAT the application by **Hardy John's** for **50 Taunton Road East**, Oshawa, Ontario, be approved subject to the following conditions:

1. The seasonal outdoor patio shall only be permitted until October 31, 2022.
2. Planning Services must approve the design of the new patio for Hardy John's prior to the installation of the patio. If required by the City, the applicant shall enter into a letter of undertaking to ensure that the patio is designed and constructed to the satisfaction of the City.
3. Signage shall be posted on the exterior faces of the patio and on the front door of the restaurant advising customers that parking for the restaurant is not available on 30 Taunton Road East.
4. The applicant must paint the additional parking space on the east side of the building in accordance with Section 39.4 of Zoning By-law 60-94."

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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1773 Shelburne Street

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

The application relates to **1773 Shelburne Street** (PL 40M2483, LT 18), Oshawa, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on June 22, 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
E. Kohek, D. Sappleton, C. Chase

Also Present: A. Richard, 1773 Shelburne Street, Oshawa

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

A. Richard provided an overview of the application. Currently the property allows for one parking space in the garage and one parking space in the driveway. Widening the driveway to permit two cars to park in the driveway will create a total of three parking spaces on the property.

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

"THAT the application by **Arnold Richard** for **1773 Shelburne 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 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 25 Greta Street

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

The application relates to **25 Greta Street** (PL 200, LT 30), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on June 22, 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
E. Kohek, D. Sappleton, C. Chase

Also Present: M. Rowland, 25 Greta Street, Oshawa
C. Thompson, 21 Greta Street, Oshawa

A report received from the Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

M. Rowland provided an overview of the application. Looking to build a shed/pool house and also a foyer addition on the eastern side of the single detached dwelling. The side door is at grade level which is causing a drainage issue. Moving the setback of the new foyer closer to the property line to address the water issue and prevent runoff to the adjacent property. Front yard landscaping has drainage boxes to help with water issues. Our contractor has submitted a letter of support.

In response to a question from R. Adams, E. Kohek replied staff would like to see a 0.6m setback.

M. Rowland commented that it is only worth constructing if the structure has value. The foyer location is constrained by window wells and hydro box so lengthening the addition is not an option.

In response to a question from A. Johnson, E. Kohek replied the garage may have a closer setback as it is keeping in line with the existing garage and there is zoning permission to do so.

In response to a question from F. Eismont, M. Rowland replied a drainage box was installed to control water in the front yard.

C. Thompson of 21 Greta Street stated support for the application.

Moved by A. Johnson, seconded by P. Uprety,

"THAT the application by **Michele Rowland** for **25 Greta Street**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.

A handwritten signature in black ink, appearing to read "Erika Kohek". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 630 Wychwood Street

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

The application relates to **630 Wychwood Street** (PL 699, LT 29, PT LT 28), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on June 22, 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
E. Kohek, D. Sappleton, C. Chase

Also Present: K. Ouellette 630 Wychwood Street, Oshawa

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

K. Ouellette provided an overview of the application. K. Ouellette stated that they can currently park two vehicles on the driveway off Wychwood Street. Addition and gardens were added more than 20 years ago. Garden bed is located 6 inches too close to the property line to allow for a whole parking space length on the property. Removing the existing garden bed would destroy aesthetics.

E. Kohek read aloud a written submission in opposition.

K. Ouellette commented there are other properties on the street that are illegal. Other people are parked on City lands. The person who submitted the comments in opposition have always had three cars parked and park illegally on the City boulevard. The house is built with the front being on Wychwood.

K. Ouellette wanted to respond to the issue with the fence and tree adjacent to the Humewood Avenue driveway. Noted a letter dated February 23, 2010, complaint against the property was closed.

F. Eismont advised applicant to refer to advisory comments and noted it was not a condition.

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

"THAT the application by **Karen Ouellette** for **630 Wychwood 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.



Erika Kohek, Assistant Secretary-Treasurer