

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1548 Sarasota Crescent

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

The application relates to **1548 Sarasota Crescent** (PL 40M2196 LT 12), Oshawa, Ontario.

The purpose and effect of the application is to maintain the converted garage as living space in 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(5) (Residential) Zone.

Zoning Item	Column 1	Column 2
Location of Parking Spaces	All in the front yard	One in a side yard, rear yard or garage
Minimum Parking Space Width	2.48m	2.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

A meeting of the Oshawa Committee of Adjustment was held on October 26, 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, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: U. Dhavala, 1548 Sarasota Crescent, Oshawa

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

U. Dhavala provided an overview of the application. The garage was converted to living space in 2010. The condition of the previous minor variance decision was to remove the garage conversion if the property ever sold. Bought the property in January 2022. Request is to maintain the property with the converted living space. No new physical changes are proposed.

In response to a question from R. Adams, U. Dhavala stated there is not a second apartment unit.

E. Kohek advised that written submissions were received regarding the subject application.

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

"THAT the application by **Uma Shankar Dhavala** for **1548 Sarasota Crescent**, Oshawa, Ontario, be approved subject to the following condition:

1. No exterior alterations are permitted to the front of the garage (i.e. the garage door must be maintained)."

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

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 162 Oshawa Boulevard North

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

The application relates to **162 Oshawa Boulevard North** (PL 150 LT 80), Oshawa, Ontario.

The purpose and effect of the application is to permit a detached garage accessory to 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 in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height of an Accessory Building	5.05m	4.5m
Maximum Lot Coverage of an Accessory Building as a Percentage of the Main Building	51% (41.81m ²)	50% (41.25m ²)
Maximum Lot Coverage of an Accessory Building	8.1%	8%

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Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: L. Swaine, 162 Oshawa Boulevard North, Oshawa

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

L. Swaine provided an overview of the application. There is currently no garage on the property, only a storage shed.

In response to a question from A. Johnson, L. Swaine replied no hoist will be installed for automotive work.

E. Kohek stated that written comments were received related to noise concerns.

L. Swaine stated the contractors are aware of the noise by-law requirements.

Moved by J. Dowson, seconded by A. Johnson,

"THAT the application by **Aaron Swaine** for **162 Oshawa Boulevard North**, Oshawa, Ontario, be approved subject to the following condition:

1. The existing shed in the rear of the property must be removed within six months following completion of construction of the proposed detached garage."

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

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 1296 Tall Pine Avenue

An application has been submitted by **Seela Sudarsana and Gandabathula Swapna** for a variance from the City's Zoning By-law 60-94.

The application relates to **1296 Tall Pine Avenue** (PL 40M2324 LT 86), Oshawa, Ontario.

The purpose and effect of the application is to permit an unenclosed deck accessory to a single detached dwelling with a maximum encroachment of 3.0m into the required minimum rear yard, whereas Zoning By-law 60-94 permits a maximum encroachment of 2.4m into the required minimum rear yard for an unenclosed deck accessory to a single detached dwelling in a R1-E(16) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 26, 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, J. Dowson
E. Kohek, D. Sappleton, C. Chase

Also Present: V. Mohammed, 2751 Thamesgate Drive, Mississauga

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

V. Mohammed provided an overview of the application.

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

"THAT the application by **Seela Sudarsana and Gandabathula Swapna** for **1296 Tall Pine Avenue**, Oshawa, Ontario, be approved."

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

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