

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 4179 Simcoe Street North**

An application has been submitted by **Steve Edwards of GHD on behalf of 2321719 Ontario Ltd.** for a variance from the City's Zoning By-law 60-94.

The application relates to **4179 Simcoe Street North** (CON 8, PT LT 12, RP 40R7774, PT 2, RP 40R7232, PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit three new buildings for an expansion to an existing farm implement sales, rental and service establishment resulting in a maximum lot coverage of 16.2%, whereas Zoning By-law 60-94 permits a maximum lot coverage of 10% for a farm implement sales, rental and service establishment in an AG-A/EU (Agricultural/Existing Use) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: S. Edwards, 65 Sunray Street, Whitby

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

S. Edwards provided an overview of the application. New building resulting in an expansion of 18,000 sq. ft. to the existing use. Proposed development is also subject to Site Plan Approval.

Moved by R. Adams, seconded by F. Eismont,

"THAT the application by **Steve Edwards of GHD on behalf of 2321719 Ontario Ltd.** for **4179 Simcoe Street North**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 300 Windsor Street**

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

The application relates to **300 Windsor Street** (PL 302 LT 321 PT LT 320, 322), Oshawa, Ontario.

Purpose and Effect: The purpose and effect of the application is to permit accessory buildings ancillary 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 for accessory buildings ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Combined Lot Coverage of Accessory Buildings	9.1%	8%
Maximum Combined Lot Coverage of Accessory Buildings as a Percentage of the Main Building Lot Coverage	68%	50%

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: W. Wang speaking on behalf of Qi Li, 300 Windsor Street, Oshawa

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

W. Wang provided an overview of the application. Advised that the storage buildings are used for the property owner's personal use only.

Moved by F. Eismont, seconded by D. Thomson,

"THAT the application by **Qi Li** for **300 Windsor Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 203 Park Road South**

An application has been submitted by **Ronald Cao on behalf of Yilin Lu and Ali BouHamya** for a variance from the City's Zoning By-law 60-94.

The application relates to **203 Park Road South** (PL 218, LT 6), 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 width of 2.5m, whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: R. Cao, 40 Vogell Road, Unit 5, Richmond Hill

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

R. Cao provided an overview of the application. Property owner cannot widen the driveway due to the location of the fire hydrant in the City boulevard.

Moved by D. Thomson, seconded by R. Adams,

"THAT the application by **Ronald Cao on behalf of Yilin Lu and Ali BouHamya** for **203 Park Road South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 100 Cromwell Avenue**

An application has been submitted by **Angie Foesselino on behalf of Conlin Quinlan** for variances from the City's Zoning By-law 60-94.

The application relates to **100 Cromwell Avenue** (PL 178, LT 224, PT LT 223), Oshawa, Ontario.

The purpose and effect of the application is to permit an enlargement to an existing apartment building (four units) 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 apartment building in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	4.9m	6.0m
Minimum Parking Space Length	4.9m	5.75m
Maximum Lot Coverage	35%	33%

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: C. Quinlan, 100 Cromwell Avenue, Oshawa

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

C. Quinlan provided an overview of the application. Updating the existing fourplex and the design included extending a portion of the front of the building.

Moved by D. Lindsay, seconded by F. Eismont,

"THAT the application by **Angie Foesselino on behalf of Conlin Quinlan for 100 Cromwell Avenue**, Oshawa, Ontario, subject to the following condition:

1. This decision shall only apply to the existing apartment building."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 2593 Bromus Path**

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

The application relates to **2593 Bromus Path** (DSCP 293, LVL 1, Unit 154), Oshawa, Ontario.

The purpose and effect of the application is to permit a block townhouse dwelling with parking space length of 4.9m (garage only), whereas Zoning By-law 60-94 requires a minimum parking space length of 5.4m for a block townhouse in a R6-B(7) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: P. D'Souza, 10 Woodlawn Court, Whitby

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

P. D'Souza provided an overview of the application.

In response to a question from R. Adams, E. Kohek clarified that the garage was able to utilize the second parking space despite the interior renovation.

Moved by F. Eismont, seconded by D. Lindsay,

"THAT the application by **Percy D'Souza** for **2593 Bromus Path**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 214-216 Centre Street South**

An application has been submitted by **D. G. Biddle and Associates on behalf of 13296415 Canada Corp.** for variances from the City's Zoning By-law 60-94.

The application relates to **214 and 216 Centre Street South** (PL H-50015 LT 24), Oshawa, Ontario.

The purpose and effect of the application is to permit two three-unit apartment buildings 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 apartment building in a R2/R3-A/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	20.3m	25m
Minimum Interior Side Yard Depth	0.6m	4.5m
Maximum Lot Coverage	29%	22%
Minimum Landscaped Open Space	21%	35%

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: M. Fry, 96 King Street East, Oshawa
M. Lysyk, 71 Southwood Street, Oshawa

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

M. Fry provided an overview of the application.

In response to a question from F. Eismont, M. Fry advised that the driveway location and issues with relocation of the fire hydrant and street trees are being reviewed through the Site Plan Approval application.

M. Lysyk spoke in support of the application.

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

"THAT the application by **D. G. Biddle and Associates on behalf of 13296415 Canada Corp.** for **214-216 Centre Street South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 4681 Old Simcoe Street**

An application has been submitted by **Wendy and Terry Duke** for a variance from the City's Zoning By-law 60-94.

The application relates to **4681 Old Simcoe Street** (PL H-50018 PT LT 26), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to a single detached dwelling with a minimum exterior side yard depth of 0.0m, whereas Zoning By-law 60-94 requires a minimum exterior side yard depth of 2.4m for a single detached dwelling in a R1-H (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: T. Duke, 4681 Old Simcoe Street, Oshawa

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

T. Duke provided an overview of the application.

Moved by D. Thomson, seconded by D. Lindsay,

"THAT the application by **Wendy and Terry Duke** for **4681 Old Simcoe Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 136 Dance Act Avenue**

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

The application relates to **136 Dance Act Avenue** (PL 40M2533 LT 136), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum landscaped open space of 46% in the front yard, whereas Zoning By-law 60-94 requires a minimum landscaped open space of 50% in the front yard for a single detached dwelling in a R2(10) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: S. Allakatla, 136 Dance Act Avenue, Oshawa

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

S. Allakatla provided an overview of the application. Proposing an accessory apartment and the variance recognizes the existing driveway.

Moved by F. Eismont, seconded by D. Lindsay,

"THAT the application by **Shivaprased Allakatla** for **136 Dance Act Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 84 Taunton Road West

An application has been submitted by **Erik Pretovic on behalf of Jason Bocinfusso (Jashleka Holdings Inc.)** for a variance from the City's Zoning By-law 60-94.

The application relates to **84 Taunton Road West** (PL 357 SHEET 11E PT LT 3), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with two accessory apartments with the variance in Column 1 below, instead of the requirement in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling with two accessory apartments in a R4-A/R6-B "h-77" (Residential) Zone.

Zoning Item	Column 1	Column 2
Parking Space Location	All in front yard	Minimum 1 space in a side yard, rear yard or in a garage

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: E. Pretovic, 185 Simcoe Street North, Oshawa

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

E. Pretovic provided an overview of the application.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by **Erik Pretovic on behalf of Jason Bocinfusso (Jashleka Holdings Inc.)** for **84 Taunton Road West**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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 702 Simcoe Street South**

An application has been submitted by **Roy Conner on behalf of Mitchell Conner** for variances from the City's Zoning By-law 60-94.

The application relates to **702 Simcoe Street South** (PL H-50009 PT LT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building 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 apartment building in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.5m	25m
Minimum Front Yard Depth	3.5m	6m
Minimum Exterior Side Yard Depth adjacent Simcoe Street South	0.3m	3m
Minimum Exterior Side Yard Depth adjacent Cedar Street	2.1m	3m
Minimum Rear Yard Depth	15m	16m
Minimum Parking Space Width	2.59m	2.6m

A meeting of the Oshawa Committee of Adjustment was held on February 15, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay
E. Kohek, D. Sappleton

Also Present: R. Conner, 75 Rice Drive, Whitby
T. Christie, representing tenant of 702 Simcoe Street South, Oshawa

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

R. Conner provided an overview of the application.

T. Christie provided history of tenant living on the property. Main concern is the exterior staircase is not to code. Stated support of the application and that the building will be required to meet all current requirements and standards.

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

"THAT the application by Roy Conner on behalf of Mitchell Conner for 702 Simcoe Street South, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Thomson, D. Lindsay

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