

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1029 King Street East**

An application has been submitted by **Hom Drafting and Design on behalf of Michael Bridgman** for variances from the City's Zoning By-law 60-94.

The application relates to **1029 King Street East** (PL 357 SHEET 3B4 PT LT 12 NOW RP 40R14373 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to an accessory building 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 an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Ground Floor Area of an Accessory Building	105 sq. m.	60 sq. m.
Maximum Lot Coverage of an Accessory Building as a Percent of the Lot Area	8.3%	8%
Maximum Lot Coverage of an Accessory Building as a Percent of the Main Building on the Lot	122%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: C. Dochuk, Hom Drafting and Design

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

C. Dochuk provided an overview of the application.

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

"THAT the application by **Hom Drafting and Design on behalf of Michael Bridgman for 1029 King Street East**, Oshawa, Ontario, be approved."

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

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 357 Kinmount Crescent**

An application has been submitted by **Clinton Dochuk on behalf of 2435118 Ontario Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **357 Kinmount Crescent** (PL M145 PT LT 4 NOW RP WR360 PT 8), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment 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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45.9%	50%
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: C. Dochuk, Hom Drafting and Design

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

C. Dochuk provided an overview of the application.

Committee members noted they received a copy of public comments prior to the meeting.

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

"THAT the application by **Clinton Dochuk on behalf of 2435118 Ontario Inc.** for **357 Kinmount Crescent**, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the driveway apron in the boulevard with the width of the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

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

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 1143 Tall Pine Avenue**

An application has been submitted by **Deen Muhammad and Farhana Zaman Glory** for a variance from the City's Zoning By-law 60-94.

The application relates to **1143 Tall Pine Avenue** (PL 40M2129 LT 85), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum 41.5% landscaped open space in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a singled detached dwelling with an accessory apartment in a R1-E(7) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: S. Reza, RS Design Construction & Consultancy Inc.

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

S. Reza provided an overview of the application. Asked Committee to consider approval without removal of any of the existing hard surfacing.

A. Johnson confirmed with E. Kohek that staff's recommendation is to deny if the applicant is requesting the stamped concrete to remain.

S. Reza stated agreement to removal of the concrete to support approval for the application.

Committee members noted they received a copy of public comments prior to the meeting.

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

"THAT the application by **Deen Muhammad and Farhana Zaman Glory** for **1143 Tall Pine Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the applicant remove the hard surfaces in the front yard (such as the stamped concrete on the south edge of the driveway) such that the hard surfacing in the front yard does not exceed a width of 5.5m, and replace with grass or other soft landscaping. This shall be completed to the satisfaction of Planning Services prior to the issuance of a building permit for the accessory apartment.
2. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

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

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 751 Hillcroft Street**

An application has been submitted by **Hom Drafting and Design on behalf of Josh Zacher** for variances from the City's Zoning By-law 60-94.

The application relates to **751 Hillcroft Street** (PL M1084 PT LT 296 NOW RP 40R3626 PT 10), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment 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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: C. Dochuk, Hom Drafting and Design
C. Buckley, 740 Hillcroft Street

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

C. Dochuk provided an overview of the application.

C. Buckley stated opposition to the application. The property is rented and not taken care of. Currently being renovated. Stated concern for the proposed unit not meeting Ontario Building Code (ie. egress windows). Previous issues with dogs at large, overgrown weeds, no snow removal.

C. Dochuk replied he cannot speak to longevity of ownership. The goal is to have the property legal and get high quality tenants for the owner and community.

Moved by D. Lindsay, seconded by A. Johnson,

"THAT the application by **Hom Drafting and Design on behalf of Josh Zacher** for **751 Hillcroft Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

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

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 86 Conant Street**

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 **86 Conant Street** (PL 335 SHEET 29 LT C37), 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 PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3m	6m
Minimum Interior Side Yard Depth for a 3 storey building (east side only)	1.5m	4.5m
Minimum Landscaped Open Space	32.5%	35%

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: A. Prescott, D. G. Biddle & Associates

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

A. Prescott provided an overview of the application.

Committee members noted they received a copy of public comments prior to the meeting.

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

"THAT the application by **D. G. Biddle and Associates on behalf of 13296415 Canada Corp** for **86 Conant Street**, Oshawa, Ontario, be approved."

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

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 1009 Lockie Drive**

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

The application relates to **1009 Lockie Drive** (PL 40M2706 LT 90), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment 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 with an accessory apartment in a R1-E(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.5m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: V. Reddy, 1009 Lockie Drive, Oshawa

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

V. Reddy provided an overview of the application.

Committee members noted they received a copy of public comments prior to the meeting.

In response to a question from D. Lindsay, V. Reddy replied there is a parking space in the garage.

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

"THAT the application by **Vinith Reddy** for **1009 Lockie Drive**, Oshawa, Ontario, be approved subject to the following condition:

1. The applicant shall obtain an Access to Property Permit (curb cut) to generally match the width of the hard surface driveway apron in the boulevard with the parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

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

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 1471 Birchcliffe Court**

An application has been submitted by **Valiuddin Mohammed on behalf of Akshay Kohli and Aisha Kapoor** for variances from the City's Zoning By-law 60-94.

The application relates to **1471 Birchcliffe Court** (PL 40M1399 PT LT 55 NOW RP 40R10159 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment 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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.5m	2.75m
Tandem Parking	To permit partial tandem parking	Tandem parking not permitted

A meeting of the Oshawa Committee of Adjustment was held on August 2, 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. Lindsay, D. Thomson
E. Kohek, D. Sappleton

Also Present: V. Mohammed, Mechways Inc.

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

V. Mohammed provided an overview of the application.

Moved by D. Thomson, seconded by A. Johnson,

"THAT the application by **Valiuddin Mohammed on behalf of Akshay Kohli and Aisha Kapoor** for **1471 Birchcliffe Court**, Oshawa, Ontario, be approved."

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

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