

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 98 Olive Avenue**

An application has been submitted by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for variances from the City's Zoning By-law 60-94.

The application relates to **98 Olive Avenue (Lot 1 – north lot)** (PL 335 SHEET 20 LT C35), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.7m	6.0m
Minimum Lot Area	152 sq.m.	180 sq.m.
Minimum Front Yard Depth	3.0m	6.0m
Minimum Interior Side Yard Depth	0.7m	1.2m
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Length of Driveway	5.4m	6.0m

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: T. DeBoer, TD Consulting Inc

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

T. DeBoer provided an overview of the application.

In response to a question from A. Jackson, E. Kohek replied there will be road widenings taken from both frontages.

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

"THAT the application by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for **98 Olive Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 98 Olive Avenue

An application has been submitted by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for variances from the City's Zoning By-law 60-94.

The application relates to **98 Olive Avenue (Lot 2 – interior lot)** (PL 335 SHEET 20 LT C35), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.1m	6.0m
Minimum Lot Area	133 sq. m.	180 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Lot Coverage	55%	50%
Minimum Landscaped Open Space in the Front Yard	49%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Length of Driveway	5.4m	6.0m

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: T. DeBoer, TD Consulting Inc

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

T. DeBoer provided an overview of the application.

In response to a question from A. Jackson, E. Kohek replied there will be road widenings taken from both frontages.

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

"THAT the application by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for **98 Olive Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 98 Olive Avenue

An application has been submitted by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for variances from the City's Zoning By-law 60-94.

The application relates to **98 Olive Avenue (Lot 3 – interior lot)** (PL 335 SHEET 20 LT C35), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A/R5-B/R7-A Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.1m	6.0m
Minimum Lot Area	133 sq. m.	180 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Lot Coverage	55%	50%
Minimum Landscaped Open Space in the Front Yard	49%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Length of Driveway	5.4m	6.0m

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: T. DeBoer, TD Consulting Inc

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

T. DeBoer provided an overview of the application.

In response to a question from A. Jackson, E. Kohek replied there will be road widenings taken from both frontages.

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

"THAT the application by TD Consulting Inc on behalf of Yasser and Wassim Philobes for 98 Olive Avenue, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 98 Olive Avenue

An application has been submitted by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for variances from the City's Zoning By-law 60-94.

The application relates to **98 Olive Avenue (Lot 4 – interior lot)** (PL 335 SHEET 20 LT C35), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A/R5-B/R7-A Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.1m	6.0m
Minimum Lot Area	133 sq. m.	180 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Lot Coverage	55%	50%
Minimum Landscaped Open Space in the Front Yard	49%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Length of Driveway	5.4m	6.0m

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: T. DeBoer, TD Consulting Inc

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

T. DeBoer provided an overview of the application.

In response to a question from A. Jackson, E. Kohek replied there will be road widenings taken from both frontages.

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

"THAT the application by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for **98 Olive Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 98 Olive Avenue**

An application has been submitted by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for variances from the City's Zoning By-law 60-94.

The application relates to **98 Olive Avenue (Lot 5 – corner lot)** (PL 335 SHEET 20 LT C35), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R3-A/R5-B/R7-A Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.7m	6.0m
Minimum Lot Area	149 sq. m.	180 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Minimum Exterior Side Yard Depth	0.7m	2.4m
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Front Lot Line Length	0.7m	3.0m

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: T. DeBoer, TD Consulting Inc

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

T. DeBoer provided an overview of the application.

In response to a question from A. Jackson, E. Kohek replied there will be road widenings taken from both frontages.

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

"THAT the application by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for **98 Olive Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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

DECISION UNDER THE PLANNING ACT**Committee of Adjustment Application for 1352 Chippewa Street**

An application has been submitted by **Peter Barton on behalf of Ravi Ramcharran** for a variance from the City's Zoning By-law 60-94.

The application relates to **1352 Chippewa Street** (PL 569 LT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum front yard depth of 4.4m whereas Zoning By-law 60-94 requires a minimum front yard depth of 6m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: P. Barton, Avtech Designs

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

P. Barton provided an overview of the application.

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

"THAT the application by **Peter Barton on behalf of Ravi Ramcharran for 1352 Chippewa Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 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 2560 Wintergrace Avenue**

An application has been submitted by **Harjot Kaur of Noble Prime Solutions Ltd. on behalf of Manoj Reddy Konyala** for variances from the City's Zoning By-law 60-94.

The application relates to **2560 Wintergrace Avenue** (PL 40M2690 LT 10), 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(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Length	5.65m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: T. Rai, Noble Prime Solutions Ltd., 19-2131 Williams Parkway, Brampton

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

T. Rai provided an overview of the application. T.Rai is proposing a basement unit with side by side parking in the front yard.

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

"THAT the application by **Harjot Kaur of Noble Prime Solutions Ltd. on behalf of Manoj Reddy Konyala** for **2560 Wintergrace Avenue**, 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, 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 328 Windfields Farm Drive West

An application has been submitted by **Valiuddin Mohammed of Mechways Engineering on behalf of Adeniran Kumuyi and Olayinka Omoniyi Kumuyi** for a variance from the City's Zoning By-law 60-94.

The application relates to **328 Windfields Farm Drive West** (PL 40M2690 LT 71), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum of 48% 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 single detached dwelling with an accessory apartment in a R1-E(24) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: V. Mohammed, Mechways Engineering

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.

In response to a question from A. Johnson, V. Mohammed replied that the house is already constructed.

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

"**THAT the application by Valiuddin Mohammed of Mechways Engineering on behalf of Adeniran Kumuyi and Olayinka Omoniyi Kumuyi for 328 Windfields Farm Drive West, Oshawa, Ontario, be approved.**"

Affirmative – A. Johnson, R. Adams, 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 519 Rossland Road East**

An application has been submitted by **Dhrupal Patel on behalf of Arun Sampath Raju** for variances from the City's Zoning By-law 60-94.

The application relates to **519 Rossland Road East** (PL 335 SHEET 1 PT LT C1), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with all required parking spaces in the front yard whereas Zoning By-law 60-94 requires at least one required parking space in a side yard, rear yard or garage for a single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: A. Raju, 519 Rossland Road East, Oshawa

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

A. Raju provided an overview of the application.

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

"THAT the application by **Dhrupal Patel on behalf of Arun Sampath Raju** for **519 Rossland Road East**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 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 220 Jackson Avenue**

An application has been submitted by **Zahida Masoom** for a change in non-conforming use.

The application relates to **220 Jackson Avenue** (PL 148 LT 325,326), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory apartment in a legal non-conforming single detached dwelling whereas Zoning By-law 60-94 does not permit a single detached dwelling with an accessory apartment in a PSC-A (Planned Strip Commercial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: Z. Masoom, 220 Jackson Avenue
Z. Sha, 220 Jackson Avenue

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

Z. Sha provided an overview of the application.

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

"THAT the application by **Zahida Masoom** for **220 Jackson Avenue**, 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 5.5m 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, 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 proposed use is more compatible with the uses permitted by the Zoning By-law than the purpose for which the subject property was used on the day the Zoning By-law was passed.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 472 Taunton Road West, Unit 1-2**

An application has been submitted by **The Golfer's Edge Indoor Golf Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **472 Taunton Road West, Unit 1-2** (EAST WHITBY CON 4 PT LT 14 RP 40R31423 PTS 2 TO 4 7 TO 13), Oshawa, Ontario.

The purpose and effect of the application is to permit a place of amusement (golf simulator) whereas Zoning By-law 60-94 does not permit a place of amusement in a SI-A(14) "h-60"/SI-A(18) (Select Industrial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: M. Flagler, The Golfer's Edge Indoor Golf Inc.

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

M. Flagler provided an overview of the application.

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

"THAT the application by **The Golfer's Edge Indoor Golf Inc.** for **472 Taunton Road West, Unit 1-2**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 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 36 Jones Avenue**

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

The application relates to **36 Jones Avenue** (PL 293 LT 57), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum parking space length of 5.4m (third space only) whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling in a R1-A (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: A. Pinkney, 36 Jones Avenue

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

A. Pinkney provided an overview of the application.

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

"THAT the application by **Anmarie Pinkney** for **36 Jones Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 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 1678 Whitestone Drive

An application has been submitted by **Aleasha and Blair Sleeper** for a variance from the City's Zoning By-law 60-94.

The application relates to **1678 Whitestone Drive** (PL 40M2120 LT 14), 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 3.5m 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.Y4.5 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: A. Sleeper, 1678 Whitestone Drive

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

A. Sleeper provided an overview of the application.

R. Adams confirmed Committee members received the public comments for their consideration.

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

"THAT the application by **Aleasha and Blair Sleeper** for **1678 Whitestone Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 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 161 Athol Street East

An application has been submitted by **Alma Oshawa GP Inc. on behalf of 161 Athol Street GP Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **161 Athol Street East** (PL 335 SHEET 17 PT LTS C31 TO C33 RP 40R30010 PTS 2 TO 4 6), 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 R6-D(3) (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density – Dwelling Units per Hectare	893	857
Maximum Number of Dwelling Units in an Apartment Building	193	185
Minimum Number of Resident Parking Spaces for Rental Apartment Building	34 (0.178 spaces per unit)	34 (0.185 spaces per unit)
Minimum Number of Visitor Parking Spaces for Rental Apartment Building	9 (0.049 spaces per unit)	9 (0.05 spaces per unit)

A meeting of the Oshawa Committee of Adjustment was held on September 13, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

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

Absent: F. Eismont, D. Lindsay

Also Present: S. Zhang, GHD, 65 Sunray St, Whitby, ON
S. Edwards, GHD, 65 Sunray St, Whitby, ON

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

S. Zhang provided an overview of the application. The proposed units will be located within the existing building by converting unused common spaces into new units.

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

"THAT the application by **Alma Oshawa GP Inc. on behalf of 161 Athol Street GP Ltd.** for 161 Athol Street East, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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