

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 503 Rossland Road East**

An application has been submitted by **Ryan Carr on behalf of 9814396 Canada Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **503 Rossland Road East** (PL 335 PT LT C1 SHEET 1 RP 40R31229 PTS 1 AND 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include two accessory apartments 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 which may include two accessory apartments in a R1-C (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Lot Frontage	9.9m	13.5m
Minimum Lot Area	403 sq. m.	405 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Building Height	10.5m	9m
Minimum Parking Space Length	5.5m	5.75m
Minimum Driveway Width	1.8m	2.75m
Minimum Aisle Width	3.25m	6.5m

A meeting of the Oshawa Committee of Adjustment was held on October 4, 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: R. Carr, 9814396 Canada Ltd.

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

R. Carr provided an overview of the application.

In response to a question from F. Eismont, R. Carr replied that he acknowledged that a stormceptor is required.

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

**"THAT the application by Ryan Carr on behalf of 9814396 Canada Ltd. for 503 Rossland Road East, Oshawa, Ontario, be approved subject to the following condition:**

1. The variances related to minimum driveway width and minimum aisle width shall only apply if there is an easement on the abutting property to provide the combined driveway width and the combined aisle width required by Zoning By-law 60-94, respectively."

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.



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Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 507 Rossland Road East**

An application has been submitted by **Ryan Carr on behalf of 9814396 Canada Ltd.** for variances from the City's Zoning By-law 60-94.

The application relates to **507 Rossland Road East** (PL 335 PT LT C1 SHEET 1 RP 40R31229 PTS 3 AND 4), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling which may include two accessory apartments 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 which may include two accessory apartments in a R1-C (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Lot Frontage	9.9m	13.5m
Minimum Lot Area	403 sq. m.	405 sq. m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Building Height	10.5m	9m
Minimum Parking Space Length	5.5m	5.75m
Minimum Driveway Width	1.8m	2.75m
Minimum Aisle Width	3.25m	6.5m

A meeting of the Oshawa Committee of Adjustment was held on October 4, 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: R. Carr, 9814396 Canada Ltd.

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

R. Carr provided an overview of the application.

In response to a question from F. Eismont, R. Carr replied that he acknowledged that a stormceptor is required.

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

**"THAT the application by Ryan Carr on behalf of 9814396 Canada Ltd. for 507 Rossland Road East, Oshawa, Ontario, be approved subject to the following condition:**

1. The variances related to minimum driveway width and minimum aisle width shall only apply if there is an easement on the abutting property to provide the combined driveway width and the combined aisle width required by Zoning By-law 60-94, respectively."

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.



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Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT****Committee of Adjustment Application for 1398 Charter Crescent**

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

The application relates to **1398 Charter Crescent** (PL 40M1650 PT LT 16 NOW RP40R13405 PT 12), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Width	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on October 4, 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: D. Powell, 1398 Charter Crescent, Oshawa

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

D. Powell provided an overview of the application.

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

"THAT the application by **Doohan Powell** for 1398 Charter 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 proposed 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 676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court**

An application has been submitted by **Sunny Communities (Grand Ridge Estates)** for variances from the City's Zoning By-law 60-94.

The application relates to **676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court** (PL 40M2742 LT 5, LT 7, LT 9, PL 40M2742 BLK 12, BLK 13, BLK 14, BLK 15), Oshawa, Ontario.

The purpose and effect of the application is to permit single detached dwellings and street townhouses with the variances in Column 1 below, instead of the requirements in the Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling or street townhouse in a R1-E(35), R1-E(35) "h-3" "h-79", R3-A(16) or a R3-A(16) "h-3" "h-79" (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard of a Single Detached Dwelling	46%	50%
Minimum Landscaped Open Space in the Front Yard of a Street Townhouse (Block 14, Unit 2: 685 Ribstone Court)	44.4%	50%
Maximum Height of a Street Townhouse (Blocks 12, 13, 14 and 15)	8.6m	7.5m or 2 storeys, whichever is lesser

A meeting of the Oshawa Committee of Adjustment was held on October 4, 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. Muzanovic, Sunny Communities

Absent: None

A report received from the Economic and Development Services Department recommended the Committee reserve its decision on the application because the notice signs were not posted in accordance with the Planning Act.

A. Muzanovic provided an overview of the application. The reduced landscaped open space is required because of the angled front lot lines across multiple lots in the development. A new noise report submitted to the City supports 3 storeys for dwellings however only seeking additional height for 2 storeys. This variance will not result in an additional level of living space.

In response to a question from D. Lindsay, A. Muzanovic replied they were aware of the sign posting requirement. The signs were not posted as there was a miscommunication on the applicant's end.

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

"THAT the application by **Sunny Communities (Grand Ridge Estates)** for **676, 684, 692 Grand Ridge Avenue and 665 to 695 Ribstone Court**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Erika Kohek, Assistant Secretary-Treasurer