

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1644 Sarasota Crescent**

A revised application has been submitted by **Shivang Tarika on behalf of Zia Ahmed** for variances from the City's Zoning By-law 60-94.

The revised application relates to **1644 Sarasota Crescent** (PL 40M-2196 LT 36), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a single 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 single detached dwelling which may include an accessory apartment in a R2(5) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: S. Tarika, 106 Morningside Drive, Georgetown

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

S. Tarika provided an overview of the application.

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

"THAT the application by **Shivang Tarika on behalf of Zia Ahmed** for **1644 Sarasota Crescent**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner 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 proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment; and
2. The Owner shall remove the excess hard surfaces in the front yard such that the area available for parking spaces in the front yard does not exceed a width of 5.2m. This shall be completed to the satisfaction of Planning Services prior to the issuance of a building permit for the accessory apartment."

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 794 Ritson Road South**

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

The application relates to **794 Ritson Road South** (PL 243 LT 2), Oshawa, Ontario.

The purpose and effect of the applications is to permit a new lot (west side) and a retained lot for an existing single detached dwelling (east side) 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.8m	9.0m
Minimum Landscaped Open Space in Exterior Side Yard	47%	50%

The subject site is also subject to an application for Consent (File: B-2024-11).

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: I. Khan, 1906 Parkside Drive, Pickering

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

I. Khan provided an overview of the application.

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

"THAT the application by **Imran Khan** for **794 Ritson Road South**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 34 Royal Street**

Applications have been submitted by **Khalsa Design Inc. on behalf of MK-FIZ Management Group Inc.** for variances from the City's Zoning By-law 60-94.

The applications relate to **34 Royal Street** (PL 48 PT LT 20 TO 22), Oshawa, Ontario.

The purpose and effect of the applications are to permit a street townhouse building and street townhouse dwellings with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for street townhouse buildings and street townhouse dwellings in the R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth per Townhouse building (Exterior Lots)	0.9m	1.2m
Minimum Landscaped Open Space in the Front Yard (Interior Lot)	45%	50%
Minimum Lot Frontage per Dwelling Unit (Interior Lot)	5.0m	6.0m
Minimum Lot Area per Dwelling Unit (Interior Lot)	179 sq. m.	180 sq. m.
Maximum Lot Coverage (Interior Lot)	58%	50%

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Khan, 34 Royal Street, Oshawa
R. Jeffery, 46 Royal Street, Oshawa

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

K. Khan provided an overview of the application.

R. Jeffery commented the proposed development will be out of character with the existing neighbourhood and that the lack of visitor parking may contribute to on-street parking which has increased over the years.

F. Eismont expressed that on-street parking may continue to be an issue for the neighbourhood as developments are forthcoming in the area and that neighbours should work with each other to address concerns.

In response to R. Jeffery, K. Khan indicated that the proposal will accommodate parking for residents though a garage space and driveway space for each unit and that their past applications have not increased on-street parking. K. Khan also commented that the proposal represents intensification for the site.

In response to a question from A. Johnson, V. Muhunthan replied that there were no concerns with the demolition of the existing dwelling from a heritage perspective as the building is not designated as a heritage property.

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

"THAT the application by **Khalsa Design Inc. on behalf of MK-FIZ Management Group Inc.** for **34 Royal Street**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 2387 Kentucky Derby Way**

An application has been submitted by **Al-Mamun Abu Zahir Mohammed** for variances from the City's Zoning By-law 60-94.

The application relates to **2387 Kentucky Derby Way** (PL 40M-2533 LT 70), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling in a R2(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: A. Mohammed, 2387 Kentucky Derby Way, Oshawa

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

A. Mohammed provided an overview of the application.

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

"THAT the application by **Al-Mamun Abu Zahir Mohammed** for **2387 Kentucky Derby Way**, Oshawa, Ontario, be approved subject to the following conditions:

1. A maximum of 0.75m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit, subject to the separation between said tandem parking spaces being a minimum 0.9m; and
2. The Owner shall remove the excess hard surfaces in the front yard such that the area available for parking spaces in the front yard does not exceed a width of 5.2m generally in accordance with the site plan submitted by the Owner in support of this application. This shall be completed to the satisfaction of Planning Services prior to the issuance of a building permit for the accessory apartment."

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 367 Gibbons Street

Revised applications have been submitted by **Kruti Shah on behalf of Kavish Kavish** for variances from the City's Zoning By-law 60-94.

The revised applications relate to **367 Gibbons Street** (PL 357 SHEET 13C PT BLK F AND PL 76 PT LT 1), Oshawa, Ontario.

The purpose and effect of the revised applications are to permit a single detached dwelling on each proposed lot 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage (Part 1 – North Lot)	9m	13.5m
Minimum Lot Frontage (Part 2 – South Lot)	9.29m	13.5m
Minimum Lot Area (Part 1 – North Lot)	396 sq. m.	405 sq. m.
Minimum Interior Side Yard Depth (Part 2 – north side of South Lot)	0.6m	1.2m
Parking Space Location (Part 2 – South Lot)	All in the Front Yard	At least one space in a Side Yard, Rear Yard or in a Garage

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Shah, Unit #12, 4 Abacus Road, Brampton

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

K. Shah provided an overview of the application.

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

“THAT the application by **Kruti Shah on behalf of Kavish Kavish** for **367 Gibbons Street**, Oshawa, Ontario, be approved.”

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 1356 Langley Circle**

An application has been submitted by **Lifestyle Sunrooms Inc. on behalf of Dennis & Marie Cartaciano** for a variance from the City's Zoning By-law 60-94.

The application relates to **1356 Langley Circle** (PL 40M-2309 LT 128), Oshawa, Ontario.

The purpose and effect of the application is to permit a rear addition (sunroom) to an existing single detached dwelling resulting in a minimum rear yard depth of 4.5m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-E(13) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: U. Khan, Lifestyle Sunrooms Inc.

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

U. Khan provided an overview of the application.

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

"THAT the application by **Lifestyle Sunrooms Inc. on behalf of Dennis & Marie Cartaciano** for **1356 Langley Circle**, Oshawa, Ontario, be approved subject to the following conditions:

1. The maximum height of any portion of the building less than 7.5m from the rear lot line shall be one storey; and
2. The maximum width of any portion of the building less than 7.5m from the rear lot line shall be 3.1m."

Affirmative – A. Johnson, 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 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 155 Nearna Drive**

An application has been submitted by **Tanvir Rai on behalf of Kamalswaran Nadarajah** for variances from the City's Zoning By-law 60-94.

The application relates to **155 Nearna Drive** (PL 40M-2533 LT 49), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling in a R2(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Partial Tandem Parking	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: T. Rai, 19 - 2131 Williams Parkway, Brampton

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

T. Rai provided an overview of the application.

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

"THAT the application by Tanvir Rai on behalf of Kamalswaran Nadarajah for 155 Nearna Drive, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner shall obtain an Access to Property Permit (curb cut) to match a total width of 5m of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment; and
2. A maximum of 0.6m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit."

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer



Committee of Adjustment

Files: **A-2024-92 & 93**

Ward: **4**

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 215 Thornton Road North

Applications have been submitted by **D.G. Biddle & Associates Limited on behalf of Holland Homes** for a variance from the City's Zoning By-law 60-94.

The application relates to **215 Thornton Road North** (PL 370 SHEET 16C PT LT 15 RP 40R-31216 PT 17), Oshawa, Ontario.

The purpose and effect of the applications is to permit a single detached dwelling on each proposed lot with a maximum building height of 11.6 metres, whereas Zoning By-law 60-94 permits a maximum building height of 9 metres for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: L. Klets, D.G. Biddle & Associates Limited

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for a new Notice of Hearing to be issued to include an additional variance.

L. Klets provided an overview of the application.

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

"THAT the applications by **D.G. Biddle & Associates Limited on behalf of Holland Homes for 215 Thornton Road North**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the applications BE RESERVED.

Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 537 Luple Avenue**

An application has been submitted by **Curt St Hilaire on behalf of Dirit Sanghani** for variances from the City's Zoning By-law 60-94.

The application relates to **537 Luple Avenue** (PL 40M-2356 LT 32), Oshawa, Ontario.

The purpose and effect of the application is to permit a single 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 single detached dwelling in a R1-E(14) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Partial Tandem Parking	To permit	Not permitted

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: N. Jain, 21 Huggins Drive, Whitby

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

N. Jain provided an overview of the application.

In response to a question from A. Johnson, V. Muhunthan answered that Engineering Services did not raise any concerns related to grading and drainage on the site.

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

"THAT the application by **Curt St Hilaire on behalf of Dirit Sanghani** for **537 Luple Avenue**, Oshawa, Ontario, be approved subject to the following conditions:

1. The Owner 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 proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment;
2. A maximum of 0.9m overlap is permitted for the partial tandem parking spaces not assigned to the same dwelling unit; and
3. The Owner shall restore the excess asphalt in the front yard with soft landscaping (e.g. sod, seeding, garden, river rock, etc.) such that the area available for parking spaces in the front yard does not exceed a width of 5.5m."

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 113 Castlebar Crescent

An application has been submitted by **Lonny Gibson on behalf of Liesel Loader** for variances from the City's Zoning By-law 60-94.

The application relates to **113 Castlebar Crescent** (PL M1149 PT LT 24 NOW RP 40R-6625 PT 9), 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 in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	40%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: L. Loader, 113 Castlebar Crescent, Oshawa

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

L. Loader provided an overview of the application.

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

"THAT the application by Lonny Gibson on behalf of Liesel Loader for 113 Castlebar Crescent, Oshawa, Ontario, be approved subject to the following condition:

1. The Owner shall obtain an Access to Property Permit (curb cut) to match a total width of 5.2m of the hard surface driveway apron in the boulevard with the proposed parking spaces on the subject site prior to the issuance of a building permit for the accessory apartment."

Affirmative – A. Johnson, 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.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 794 Ritson Road South**

An application has been submitted by **Imran Khan on behalf of Choudhury Anwarul Azim** for Consent under Section 53(1) of the Planning Act.

The application relates to **794 Ritson Road South** (PL 243 LT 2), Oshawa, Ontario.

The purpose and effect of the application is to sever a 382.32 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 430 sq. m. parcel of residential land with an existing single detached dwelling.

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: I. Khan, 1906 Parkside Drive, Pickering

A report received from the Economic and Development Services Department recommended the Committee reserve its decision to allow for public input and further discussion.

I. Khan provided an overview of the application.

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

"THAT the application by **Imran Khan on behalf of Choudhury Anwarul Azim** for **794 Ritson Road South**, Oshawa, Ontario, be reserved."

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

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 34 Royal Street**

An application has been submitted by **MK-Fiz Management Group Inc.** for Consent under Section 53(1) of the Planning Act.

The applications relates to **34 Royal Street** (PL 48 PT LT 20 TO 22), Oshawa, Ontario.

B-2024-34: The purpose and effect of the application is to sever a 231.32 sq. m. parcel of land intended for residential use (street townhouse dwelling), retaining a 396.91 sq. m. parcel of land, with existing buildings.

B-2024-35: The purpose and effect of the application is to sever a 179.40 sq. m. parcel of land intended for residential use (street townhouse dwelling), retaining a 217.51 sq. m. parcel of land intended for residential use (street townhouse dwelling), with the existing buildings to be demolished.

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Khan, 34 Royal Street, Oshawa
R. Jeffery, 46 Royal Street, Oshawa

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

K. Khan provided an overview of the application.

R. Jeffery commented the proposed development will be out of character with the existing neighbourhood and that the lack of visitor parking may contribute to on-street parking which has increased over the years.

F. Eismont expressed that on-street parking may continue to be an issue for the neighbourhood as developments are forthcoming in the area and that neighbours should work with each other to address concerns.

In response to R. Jeffery, K. Khan indicated that the proposal will accommodate parking for residents though a garage space and driveway space for each unit and that their past applications have not increased on-street parking. K. Khan also commented that the proposal represents intensification for the site.

In response to a question from A. Johnson, V. Muhunthan replied that there were no concerns with the demolition of the existing dwelling from a heritage perspective as the building is not designated as a heritage property.

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

"THAT the application by **MK-Fiz Management Group Inc.** for **34 Royal Street**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding;

2. That the Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy;
3. The Owner is to provide written confirmation that the review of any required engineering plans (servicing, grading etc.) is being deferred to the building permit application/Site Alteration permit stage and that it is the Owner's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa;
4. The Owner will be required to comply with the Storm Sewer Connection Bylaw 9-90. The next submission of plans should include a servicing plan demonstrating how bylaw 9-90 is being complied with;
5. If there are any works proposed within the Royal Street road allowance (ie. New water connections, sanitary connections, storm & FDC works, sidewalk replacement, boulevard restoration), the extent of the work including dimensions within the road allowance shall be indicated on the engineering plans;
6. The Owner enters into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands;
7. There is no storm sewer accessible to the frontage of the subject lot to accommodate foundation weeper drainage and therefore the Owner is required to retain a qualified Engineer to prepare and submit engineering details for the approval of the City and Region, indicating how the foundation weeper drainage of the future dwelling(s) on the severed and retained lots will be dealt with;
8. Direct connection of foundation weepers to the City storm sewer network is not acceptable to the City. As such the Owner must provide details of the proposed foundation drainage on the engineering plans;
9. That the Owner acknowledge and agree to arrange for and pay the cost of all existing or proposed services required to service the severed and retained lands in accordance with the policies and/or requirements of the City;
10. That the Owner satisfy the requirement of the Regional Works Department's letter dated August 26, 2024;
11. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's comments dated August 27, 2024;
12. The Owner shall pay the required fee for clearance of City conditions for each application;
13. All taxes for the subject lands shall be current; and
14. That the consent be subject to the following period:
 - (a) Last date for fulfilling conditions is September 11, 2026.
 - (b) Expiry date of the Applications is October 12, 2026.

Agency Conditions:

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition one (1) to thirteen (13) has been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition ten (10) has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition eleven (11) has been carried out to its satisfaction.

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition fourteen (14) have been adhered to.”

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT**Committee of Adjustment Application for 367 Gibbons Street**

A revised application has been submitted by **Kruti Shah on behalf of Kavish Kavish** for Consent under Section 53(1) of the Planning Act.

The revised application relates to **367 Gibbons Street** (PL 357 SHEET 13C PT BLK F AND PL 76 PT LT 1), Oshawa, Ontario.

The purpose and effect of the revised application is to sever a 396.6 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 409.8 sq. m. parcel of land with an existing single detached dwelling.

A meeting of the Oshawa Committee of Adjustment was held on September 11, 2024 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, F. Eismont, D. Lindsay, D. Thomson
V. Muhunthan, T. Ryan

Also Present: K. Shan, Unit #12, 4 Abacus Road, Brampton

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

K. Shah provided an overview of the application.

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

"THAT the application by **Kruti Shah on behalf of Kavish Kavish** for **367 Gibbons Street**, Oshawa, Ontario, be approved subject to the following conditions:

City Conditions:

1. That the lands meet the applicable provisions of Zoning By-law 60-94 or, in the alternative, the Owner obtain the approval of the Committee of Adjustment for any variances required to ensure conformity with the applicable provisions of Zoning By-law 60-94, and that such approvals become final and binding;
2. That the Owner obtain an Access to Property Permit (curb cut) to match a total width of 5.5m of the hard surface driveway apron in the boulevard with the proposed parking spaces and install the new driveway access on the subject site in order for the retained lot to comply with zoning upon final approval;
3. That the Owner submit to the Economic and Development Services Department a draft 40R Plan for approval describing the proposed severed and retained lands. Ultimately, the 40R Plan shall be deposited at the Land Registry Office prior to final approval, and the City be provided with a copy;
4. The Owner is to provide written confirmation that the review of any required engineering plans (servicing, grading etc.) is being deferred to the building permit application/Site Alteration permit stage and that it is the Owner's responsibility to ensure that any future requirements in this regard will be completed to the satisfaction of The City of Oshawa;
5. The Owner will be required to relocate the existing sidewalk or install new sidewalk to the City's standard offset to property line at their sole expense;
6. The Owner will be required to comply with the Storm Sewer Connection Bylaw 9-90. The next submission of plans should include a servicing plan demonstrating how bylaw 9-90 is being complied with;

7. The Owner will be required to acknowledge and enter into a shared access/ servicing agreement for future use of the driveway and any shared services, if applicable. Whereby, the Owner proposes to share any services, a draft R-Plan defining the lands which are being shared is to be submitted with the next submission;
8. If there are any works proposed within the Gibbons Street road allowance (ie. New water connections, sanitary connections, storm & FDC works, sidewalk replacement, boulevard restoration), the extent of the work including dimensions within the road allowance shall be indicated on the engineering plans;
9. The Owner enters into an agreement or other satisfactory arrangement with the City to ensure the fulfillment of the City's requirements, financially or otherwise for the development of the lands;
10. The Owner is required to acknowledge that the existing storm sewer system along Gibbons Street was not designed to accommodate foundation weeper drainage and is required to retain a qualified Engineer to prepare and submit engineering details for the approval of the City and Region, indicating how the foundation weeper drainage of the future dwelling(s) on the severed and retained lots will be dealt with;
11. Direct connection of foundation weepers to the City storm sewer network is not acceptable to the City. As such the Owner must provide details of the proposed foundation drainage on the engineering plans;
12. That the Owner acknowledge and agree to arrange for and pay the cost of all existing or proposed services required to service the severed and retained lands in accordance with the policies and/or requirements of the City;
13. That the Owner satisfy the requirement of the Regional Works Department's letter dated August 27, 2024;
14. That the Owner satisfy the requirement of the Regional Planning and Economic Development Department's comments dated August 27, 2024;
15. The Owner shall pay the required fee for clearance of City conditions for each application;
16. All taxes for the subject lands shall be current; and
17. That the consent be subject to the following period:
 - (a) Last date for fulfilling conditions is September 11, 2026.
 - (b) Expiry date of the Applications is October 12, 2026.

Agency Conditions:

1. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition one (1) to sixteen (16) has been carried out to its satisfaction.
2. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition thirteen (13) has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition fourteen (14) has been carried out to its satisfaction.
4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that consent has been given, the assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition seventeen (17) have been adhered to."

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

Negative – None

CARRIED.

The Chair declared that the application BE APPROVED.



Vaishnan Muhunthan, Assistant Secretary-Treasurer