



Committee of Adjustment Meeting

July 13, 2022

Committee Meeting Room

Council Building 6:00 p.m.

Agenda

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on July 13, 2022.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on July 13, 2022 in order for your correspondence to be provided to Committee members for the July 13, 2022 public meeting.

The City of Oshawa's Committee of Adjustment webpage (www.oshawa.ca/business-and-investment/committee-of-adjustment.asp) provides a list of upcoming Committee of Adjustment meetings, agendas and minutes, and a link to the live webstream player to enable easy access to view the meeting live.

Notice to Correspondents:

The personal information contained in your correspondence to the Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

For inquiries about this agenda, or to make arrangements for alternate formats or other accommodations, please call Erika Kohek at 905-436-3311, extension 2519 or at ekohek@oshawa.ca no later than July 12, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at ekohek@oshawa.ca.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Robert Adams
Fred Eismont
Andrew Johnson
Pralhad Uprety
Janet Dowson

The Committee of Adjustment primarily considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses.

Committee of Adjustment meetings are held at 6:00 p.m. on the following dates in 2022:

January 26, 2022
February 9, 2022 and February 23, 2022
March 9, 2022 and March 23, 2022
April 13, 2022 and April 27, 2022
May 11, 2022 and May 25, 2022
June 8, 2022 and June 22, 2022
July 13, 2022 and July 27, 2022
August 10, 2022 and August 24, 2022
September 14, 2022 and September 28, 2022
October 13, 2022 and October 26, 2022
November 9, 2022 and November 23, 2022

You or your agent are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments.

Please Note

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

All who attend meetings electronically in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

Committee of Adjustment

July 13, 2022

A-2022-54 1855 Thornton Road North

n Architecture Inc. on behalf of Sarabjit Sandhu

To permit a home occupation with increased floor area within an existing single detached dwelling

A-2022-55 1142 Snowberry Court

Inthiran Subramaniam and Pathmini Inthiran

To permit a single detached dwelling with an accessory apartment with reduced landscaped open space in the front yard and all parking in the front yard

A-2022-56 416 Vancouver Crescent

Marcus Apaloo

To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space in the front yard

A-2022-57 161 Athol Street East

Steve Edwards on behalf of 161 Athol Street GP LTD

To permit an apartment building with 0 car-share parking spaces

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to cchase@oshawa.ca. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____



Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-54**) submitted by **Nitin Malhotra n Architecture Inc. on behalf of Sarabjit Sandhu** for **1855 Thornton Road North** (Con 4, Pt Lt 16, now RP 40R4281, Pt 1), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a home occupation (commercial kitchen) with a floor area of 45m², whereas Zoning By-law 60-94 permits a maximum floor area of 28m² for a home occupation in an existing single detached dwelling in a SI-A(15) "h-71" (Select Industrial) Zone.

You have been sent this notice because you own land close to the subject property.

Meeting

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City Contact: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to ekohek@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 13, 2022. Submissions are accepted by email at ekohek@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 8, 2022 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 12, 2022. Advance requests are highly encouraged to enable us to meet your needs adequately.

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued June 30, 2022.



Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-55**) submitted by **Inthiran Subramaniam and Pathmini Inthiran** for **1142 Snowberry Court** (PL 40M1666, LT 60), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: 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 an R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	40%	50%
Parking Space Location	Permit all in the front yard	A minimum of 1 parking space must be located in a side yard, rear yard or garage

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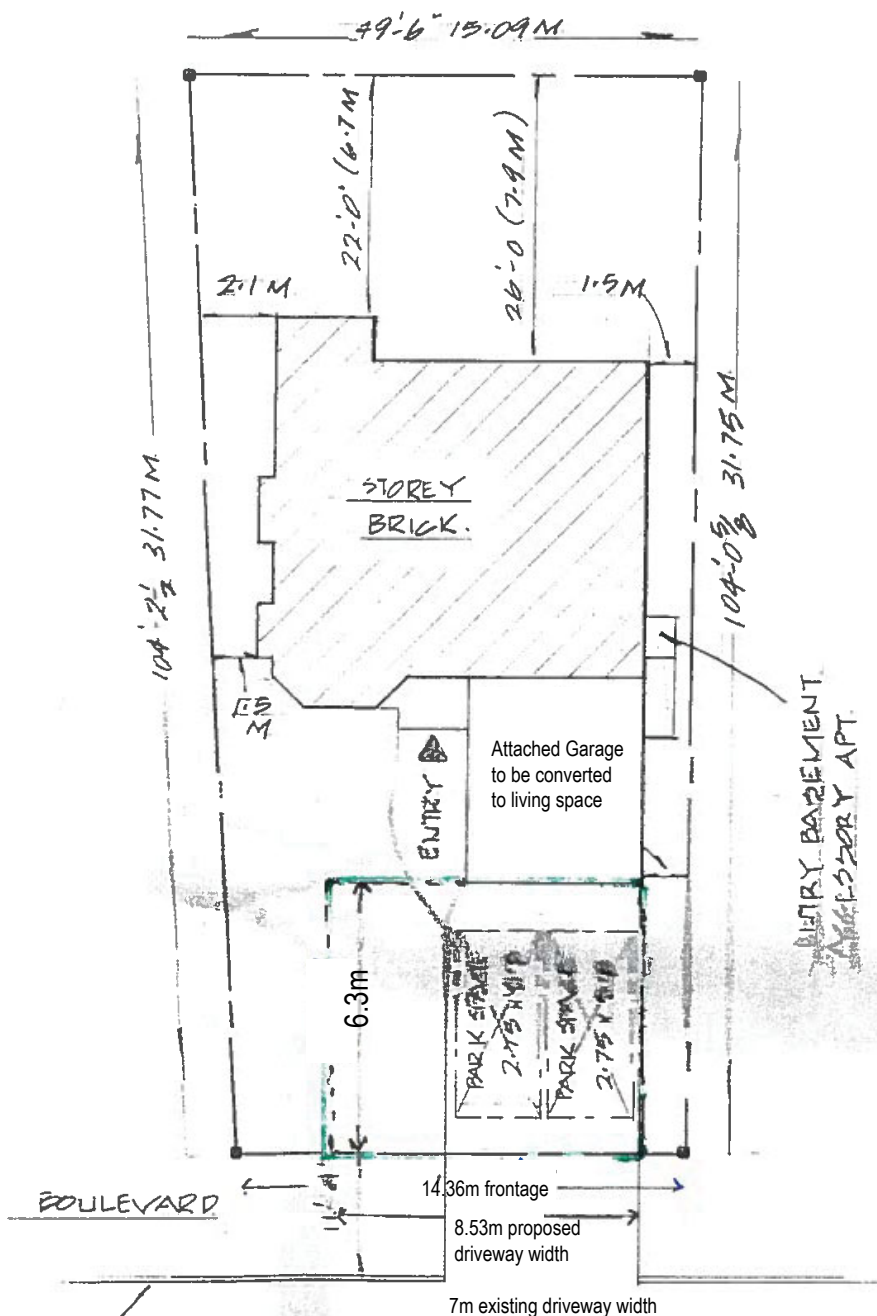
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This Notice issued June 30, 2022.

Address: 1142 Snowberry Court



City of Oshawa
Development Services Department



CURB.

1142 SNOWBERRY BERRY CRT
OSHAWA, ONT



Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-56**) submitted by **Marcus Apaloo** for **416 Vancouver Crescent** (PL 877, S PT LT 12), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment with a minimum landscaped open space of 39% in the front yard, whereas Zoning By-law 60-94 requires a minimum landscaped open space of 50% in the front yard for a semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

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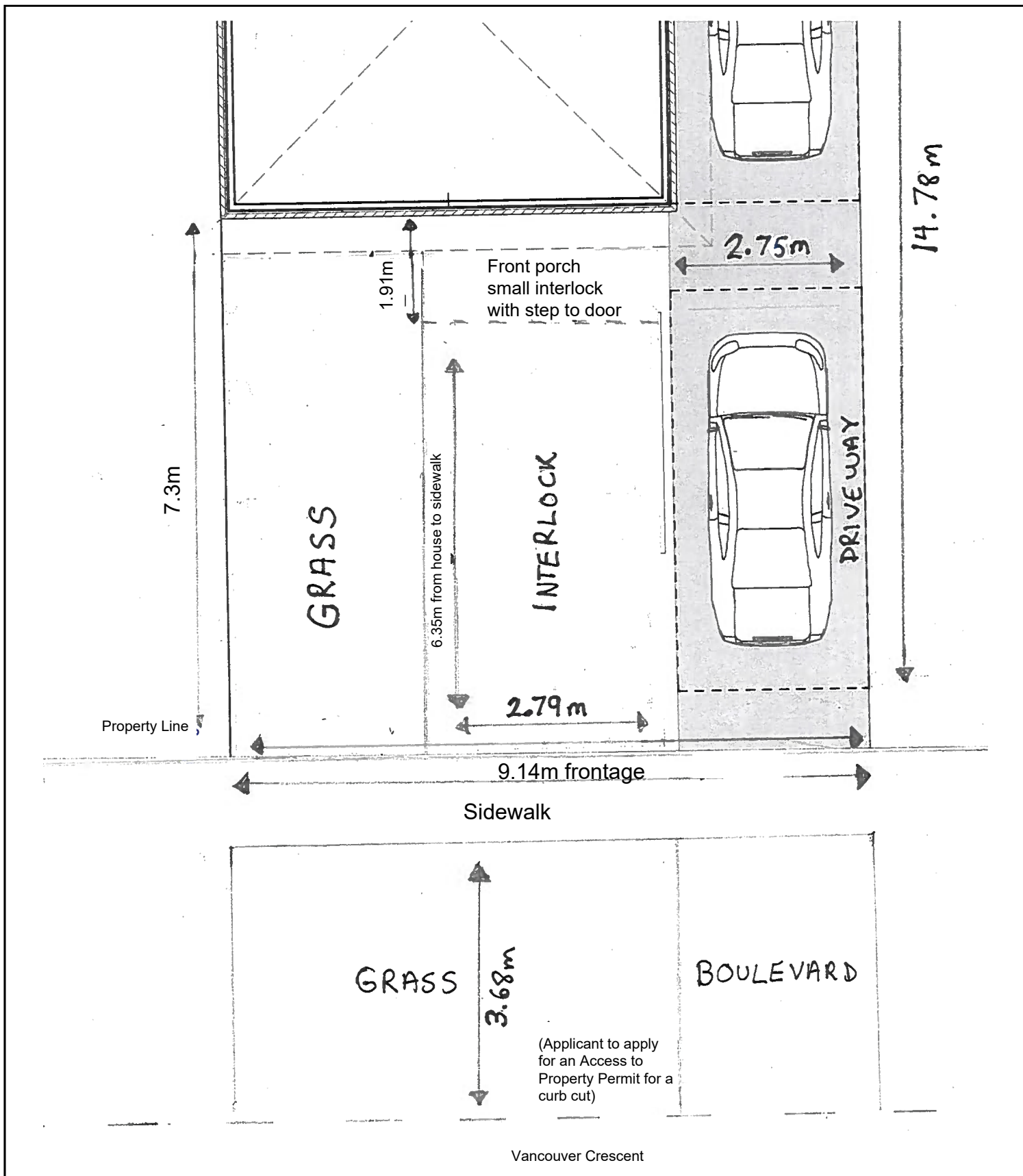
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This Notice issued June 30, 2022.

Address: 416 Vancouver Crescent



City of Oshawa
Development Services Department





Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-57**) submitted by **Steve Edwards on behalf of 161 Athol Street GP LTD** for **161 Athol Street East** (PL 335, Sheet 17, PT LTS C31 to C33, RP 40R30010, PTS 2 TO 4, PT 6), Oshawa for a minor variance from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an apartment building with the variance in Column 1 below instead of the variances 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
Minimum Number of Parking Spaces	0.185 per dwelling unit, plus 0.05 per dwelling unit for visitors, for a rental accommodation apartment building	0.185 per dwelling unit, which shall include a minimum of 1 car-share parking space for every 90 dwelling units, plus 0.05 per dwelling unit for visitors, for a rental apartment building for student accommodation only

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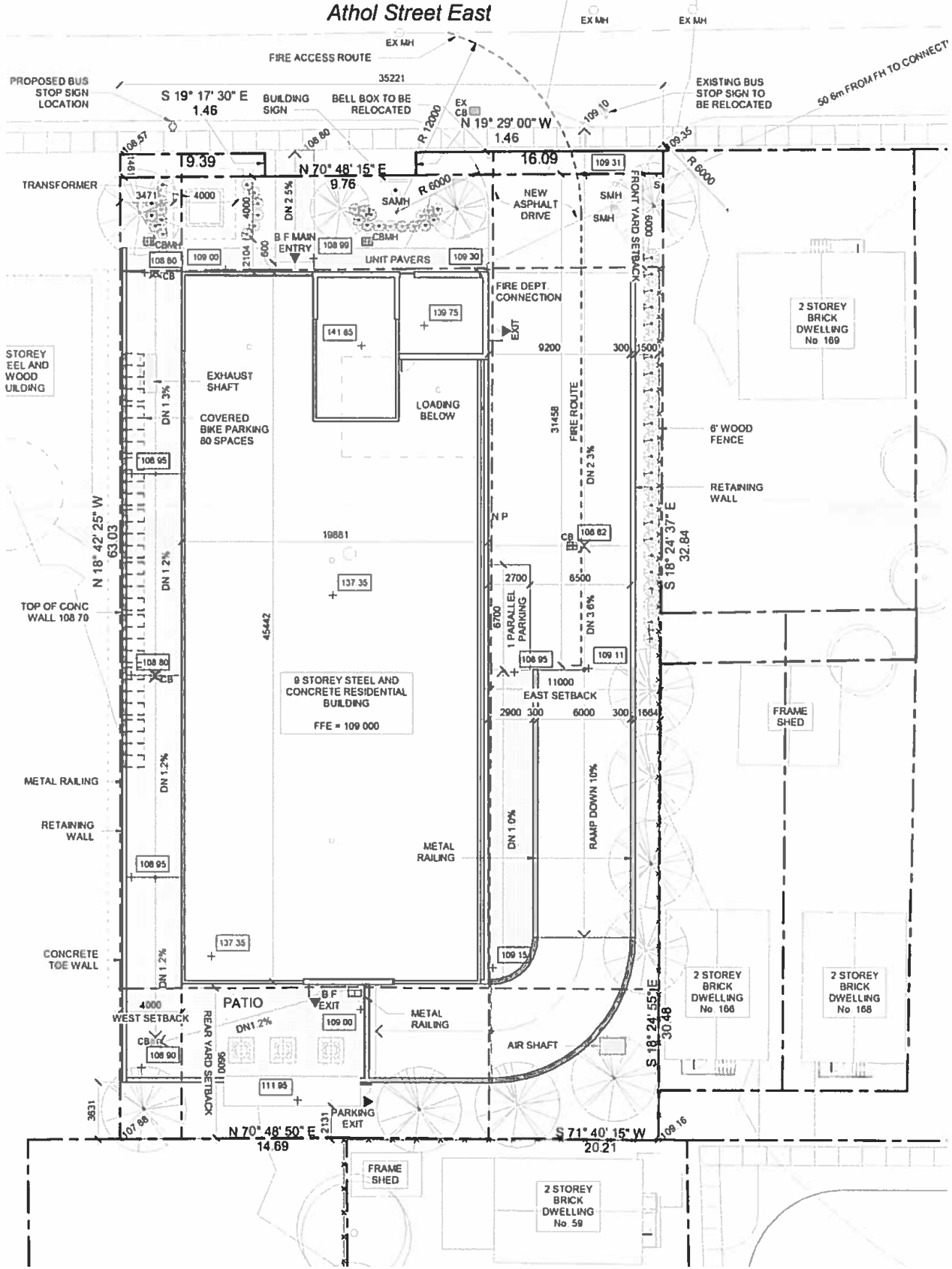
Address: 161 Athol Street East



City of Oshawa
Development Services Department



Athol Street East



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