



Committee of Adjustment Meeting

July 27, 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 27, 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 27, 2022 in order for your correspondence to be provided to Committee members for the July 27, 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 26, 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 27, 2022

**A-2022-58 &
A-2022-59**

137 Gibbons Street

I.G. Lysyk on behalf of A.M. Sirizzotti

To permit two single detached dwellings each with an accessory apartment with reduced lot frontage, interior side yard depth, parking space length, driveway width and aisle width

A-2022-60

346 Chaleur Avenue

All Casa Inc. on behalf of Michelle Norman

To permit a semi-detached dwelling with an accessory apartment with reduced lot frontage, parking space width and landscaped open space in the front yard

A-2022-61

620 Greenhill Avenue

Mariegem Aniaq

To permit an unenclosed deck accessory to a single detached dwelling with an increased encroachment into the required rear yard

A-2022-62

84 Sunset Drive

Darren Hoogendoorn

To permit a single detached dwelling with a new detached garage with increased lot coverage, ground floor area and building height

A-2022-63

345 Coates Road West

Cam von Eschscholtz on behalf of Abigail Daranjo and John Finley

To permit an addition to a detached garage accessory to a single detached dwelling with increased accessory building height and lot coverage

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 Minor Variances**

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-58**) submitted by **I.G. Lysyk on behalf of A.M. Sirizzotti** for **137 Gibbons Street (north side)** (PL 357, Sheet 13C1, BLK D and PL 76, PT LT 8), 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 or 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 or a single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.0m	13.5m
Minimum Interior Side Yard Depth (North Side)	1.0m	1.2m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	1.8m	3.0m
Minimum Aisle Width	3.6m	6.5m

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 27, 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 22, 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 26, 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.

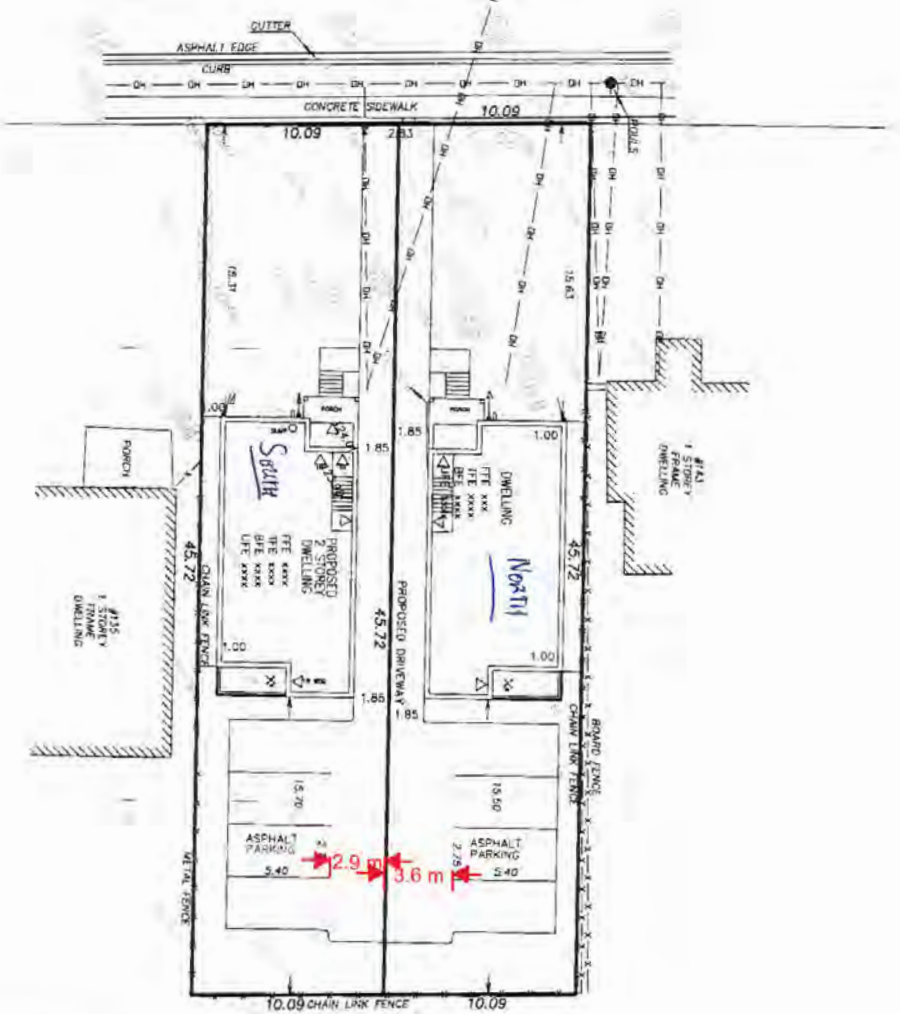
This Notice issued July 15, 2022.

Address: 137 Gibbons Street

City of Oshawa



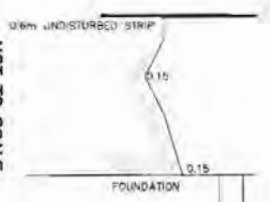
GIBBONS STREET



COPYRIGHT © VAN B. MALDEN D.L.S. LTD. 2022
SITE PLAN/GRADING PLAN OF
137 GIBBONS STREET
CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM
 SCALE 1:250
 0 1 2 3 4 5 10 15
GENERAL NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DISTANCES AND COORDINATES SHOWN ON THIS PLAN. ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBV SURVEYORS RECORDS. (PROJECT NUMBER A-002194)

TYPICAL SWALE DETAIL



NOT TO SCALE

SITE STATISTICS - NORTH	
ZONING	R1-C REQUIRED
LOT AREA (m ²)	461
LOT FRONTAGE (m)	10.09
BUILDING AREA (m ²)	98.5
BUILDING HEIGHT (%)	21
BUILDING HEIGHT (m)	8.7
NUMBER OF STOREYS	2
SETBACKS	
FRONT YARD (m)	15.8
REAR YARD (m)	22.4
SIDE YARD (m)	1.00 (North)
SIDE YARD (m)	1.85 (South)
SITE STATISTICS - SOUTH	
ZONING	R1-C REQUIRED
LOT AREA (m ²)	461
LOT FRONTAGE (m)	10.09
BUILDING AREA (m ²)	98.5
BUILDING HEIGHT (%)	21
BUILDING HEIGHT (m)	8.7
NUMBER OF STOREYS	2
SETBACKS	
FRONT YARD (m)	15.3
REAR YARD (m)	15.7
SIDE YARD (m)	1.85 (North)
SIDE YARD (m)	1.00 (South)

INSURANCE: VICKS COMM 1 800 607 0696

SURVEYORS

THATY CHIEF - CS | DRANN BR. - CS | CHEKID BR. - 1
 FILE NAME: A-002194-SP-VY (2022) | LOT DATE: MAY 31, 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 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-59**) submitted by **I.G. Lysyk on behalf of A.M. SIRRIZZOTTI** for **137 Gibbons Street (south side)** (PL 357, Sheet 13C1, BLK D and PL 76, PT LT 8), 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 or a single detached welling 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 or a single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.0m	13.5m
Minimum Interior Side Yard Depth (South Side)	1.0m	1.2m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	1.8m	3.0m
Minimum Aisle Width	2.9m	6.5m

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 27, 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.

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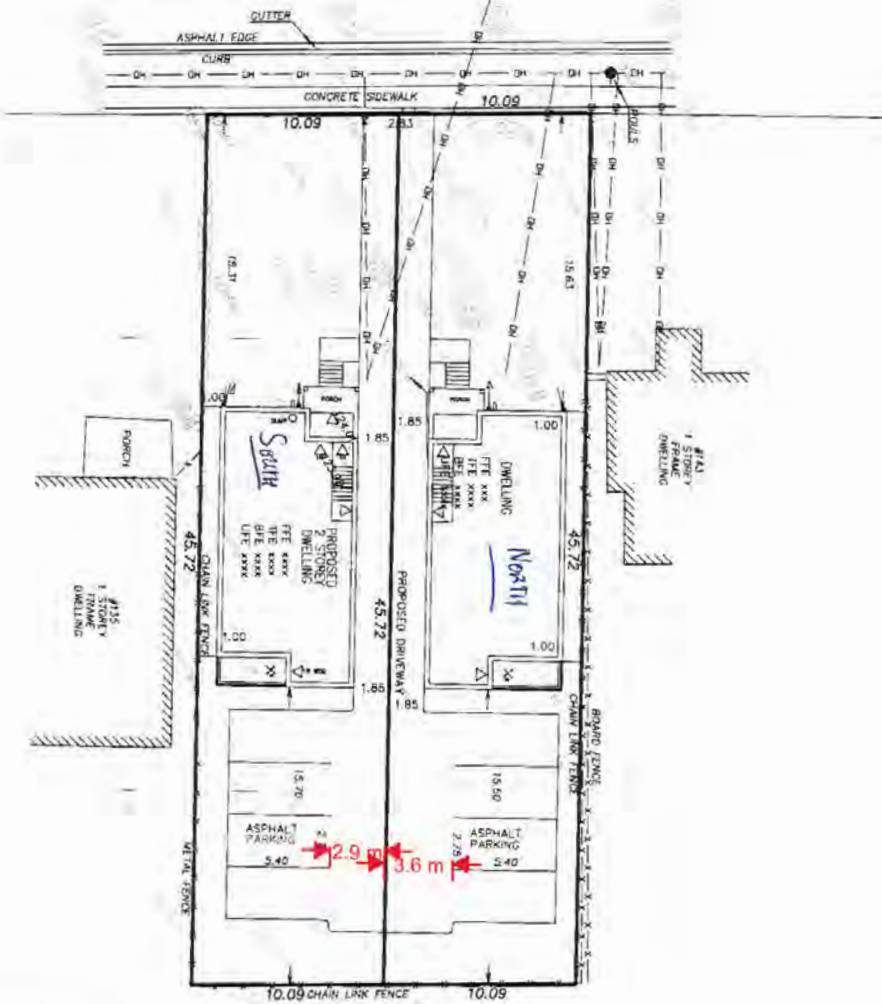
This Notice issued July 15, 2022.

Address: 137 Gibbons Street

City of Oshawa



GIBBONS STREET

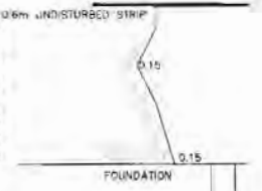


COPYRIGHT © VAN B. MALDEN O.L.S. LTD. 2022
SITE PLAN/GRADING PLAN OF
137 GIBBONS STREET
CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM
 SCALE 1:250
 0 1 2 3 4 5 10 15

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TYPICAL SWALE DETAIL



NOT TO SCALE

SITE STATISTICS - NORTH

ZONING	R1-C	REQUIRED
LOT AREA (m ²)	461	405
LOT FRONTAGE (m)	10.09	13.5
BUILDING AREA (m ²)	98.5	40
BUILDING HEIGHT (m)	8.7	9
NUMBER OF STOREYS	2	

SETBACKS

FRONT YARD (m)	15.8	6.0
REAR YARD (m)	22.4	7.5
SIDE YARD (m)	1.85 (North)	1.2
SIDE YARD (m)	1.85 (South)	1.2

SITE STATISTICS - SOUTH

ZONING	R1-C	REQUIRED
LOT AREA (m ²)	461	405
LOT FRONTAGE (m)	10.09	13.5
BUILDING AREA (m ²)	98.5	40
BUILDING HEIGHT (m)	8.7	9
NUMBER OF STOREYS	2	

SETBACKS

FRONT YARD (m)	15.3	6.0
REAR YARD (m)	15.7	7.5
SIDE YARD (m)	1.85 (North)	1.2
SIDE YARD (m)	1.00 (South)	1.2



REGISTERED PROFESSIONAL ENGINEER
 11800 607 0696
 ZHANG CHEN, C.E. | DRANKA BR. C.E. | CHEUNG BR. E.
 FILE NAME: A-002194-SP-17 (REV) | DATE: MAY 31, 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 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-60**) submitted by **Hamzeh Bagheri on behalf of Michelle Norman** for **346 Chaleur Avenue** (PL M1072, PT LT 27, now RP 40R3343, PT 4), 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 semi-detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	8.35m	11m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	35%	50%

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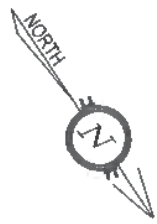
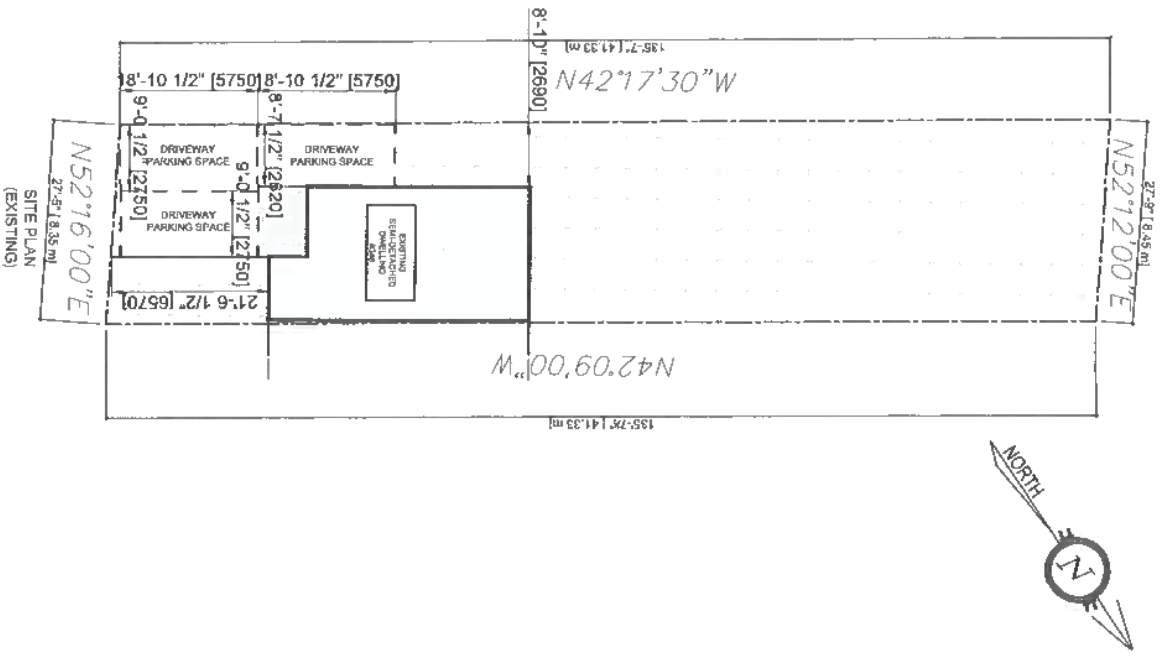
Address: 346 Chaleur Avenue

City of Oshawa
Development Services Department



SYMBOLS	
	EXISTING STRUCTURE TO REMAIN
	NEW STRUCTURE
	DRIVEWAY
	PARKING SPACE
	DETACHED GARAGE
	FENCE
	UTILITY

NOT UNDERWAY AND EXISTING (SHOWN AS)



PROJECT NAME & ADDRESS
**LEGAL BASEMENT APARTMENT
346 CHALEUR AVE.
OSHAWA, ON L1J 6N6**

DATE APPROVED: _____
DRAWN BY: NLS
SCALE: 1/8\"/>

REVISIONS AND ISSUES	DATE	NO.	DESCRIPTION

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK.
 - DO NOT SCALE DIMENSIONS.
 - ALL EXISTING DIMENSIONS AND STRUCTURES SHOWN ON THE PROVIDED SITE PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS AND STRUCTURES AT ALL MEASUREMENT POINTS AND FOLLOW REVISIONS AS REQUIRED.
 - ALL DIMENSIONS SHOWN INCLUDE DIMENSIONS TO BE PROVIDED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK.
 - THE CONTRACTOR SHALL VERIFY THE EXISTING DIMENSIONS AND STRUCTURES AT ALL MEASUREMENT POINTS AND FOLLOW REVISIONS AS REQUIRED.



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 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-61**) submitted by **Mariegem Aniag** for **620 Greenhill Avenue** (PL 40M-2238, LT 37), 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 unenclosed deck accessory to a single detached dwelling with a maximum encroachment of 3.3m 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-D(6) (Residential) Zone.

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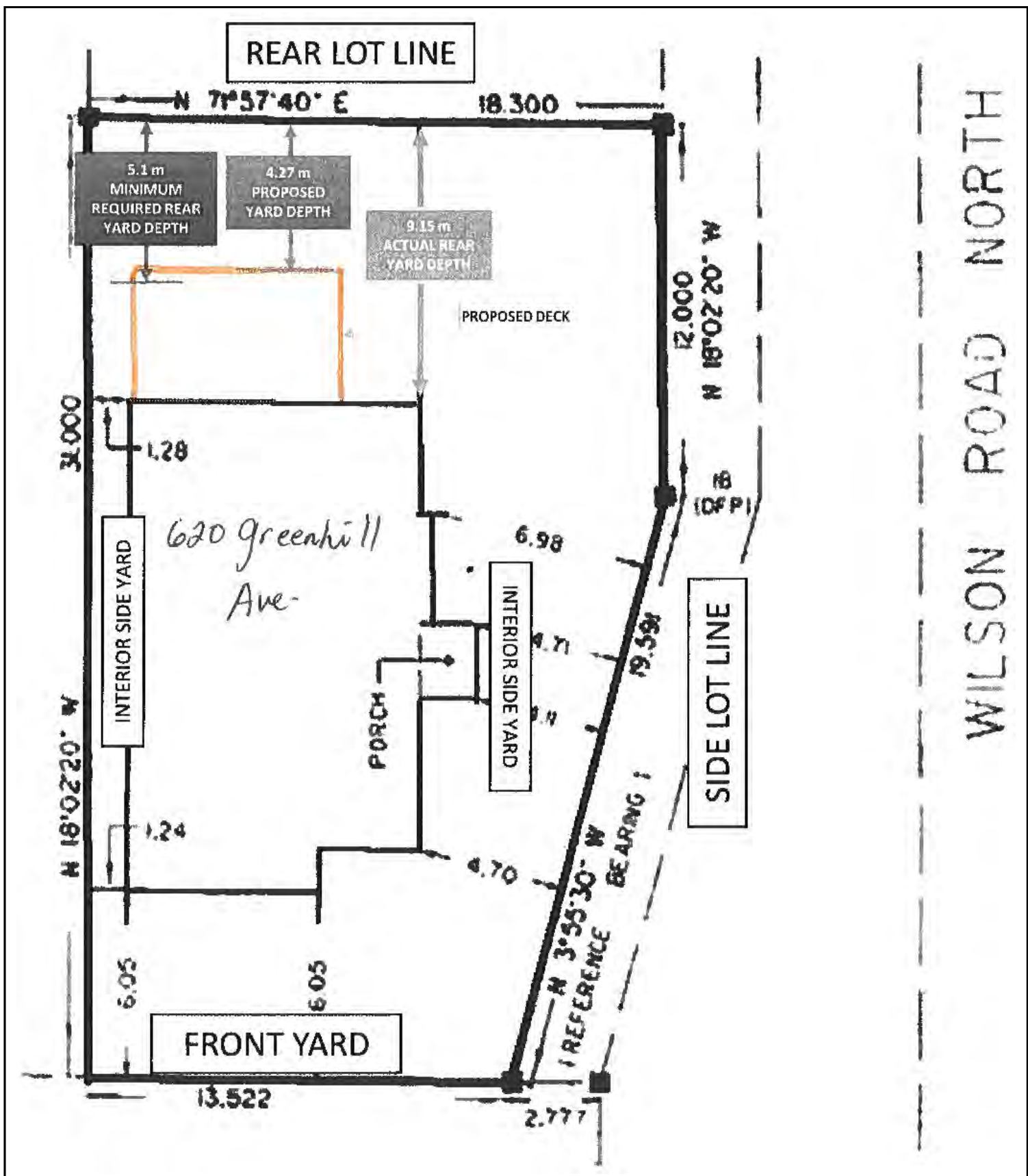
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This Notice issued July 15, 2022.

Address: 620 Greenhill Avenue



City of Oshawa
Development Services Department



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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 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-62**) submitted by **Darren Hoogendoorn** for **84 Sunset Drive** (PL 453, LT 51), 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 a new detached garage 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 a detached garage in a R1-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of Accessory Building	10.5%	8%
Maximum Lot Coverage of Accessory Building as a Percentage of the Main Building	64%	50%
Maximum Ground Floor Area of Accessory Building	74.2m ²	60m ²
Maximum Height of Accessory Building	5.2m	4.5m

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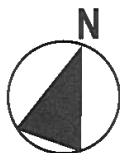
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Address: 84 Sunset Drive

City of Oshawa
Development Services Department



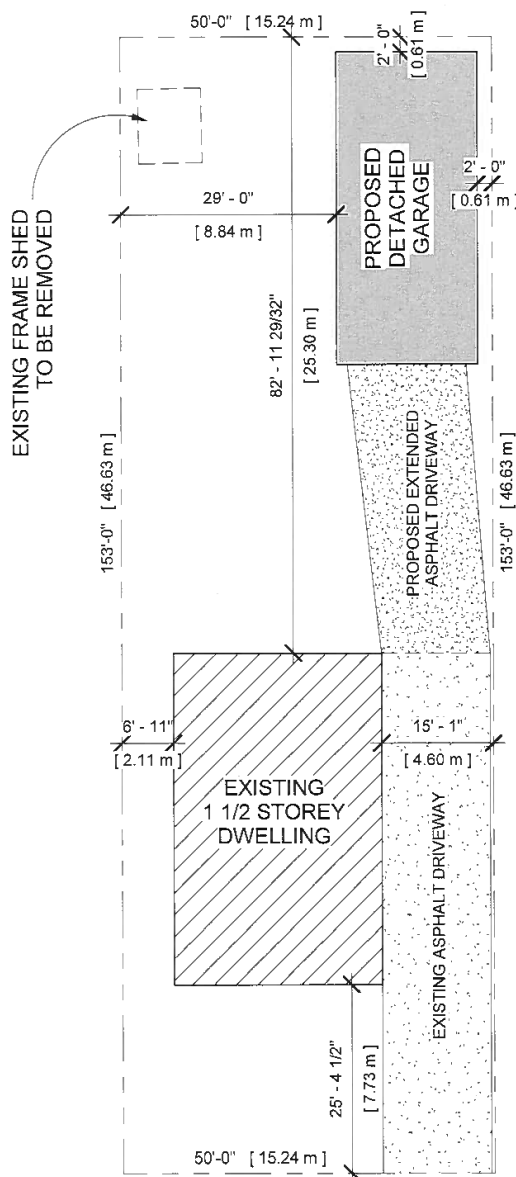
ZONING SUMMARY

ZONED: R1-A

ACCESSORY BUILDINGS

	REQUIRED	PROPOSED
LOT COVERAGE (all bldgs)	Max. 40%	26.77%
LOT COVERAGE (acc. bldgs)	Max. 8%	10.43%
	Max. 50% of main bldg. lot coverage	63.85%
	Max. 60m ² ground floor area	74.14m ²
BUILDING HEIGHT (grade to highest point)	Max. 4.5m or actual height of main bldg.	5.11m
INTERIOR SIDE YARD DEPTH	Min. 0.6m	0.61m
REAR YARD DEPTH	Min. 0.6m	0.61m

NOTE:
EXISTING SITE PLAN INFORMATION BASED ON SITE PLAN BY DURHAM DRAFTING SERVICE, DATED MARCH 19, 1978.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.1 of the building code

Michael Saunders *[Signature]* 37789
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.5.1 of the building code

Durham Drafting and Design 117178
FIRM NAME BCIN

Durham Drafting & Design
2134 Bloor Street
Scarborough, ON
(905) 410-8888
mdd@duhamdrafting.ca

Darren & Lauralie Hoogendoorn

PROPOSED DETACHED GARAGE
84 Sunset Drive
Oshawa, ON

SITE PLAN

June 21, 2022
Scale: 1:200

SP-1

SUNSET DRIVE



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 27, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-63**) submitted by **Cam von Eschscholtz on behalf of Abigail Daranjo and John Finley** for **345 Coates Road West** (Con 9, PT LT 12), 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 an addition to a detached garage accessory to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a detached garage accessory to a single detached dwelling in the OS-ORM (Open Space – Oak Ridges Moraine) and AG-ORM (Agricultural – Oak Ridges Moraine) Zones.

Zoning Item	Column 1	Column 2
Maximum Accessory Building Height (Detached Garage Only)	7m	6m
Maximum Combined Lot Coverage of Accessory Buildings	222m ²	150m ²

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

Meeting

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 25, 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 27, 2022 in order for your correspondence to be provided to Committee members for the July 27, 2022 public meeting.

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

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 May 25, 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 22, 2022 or any day thereafter.

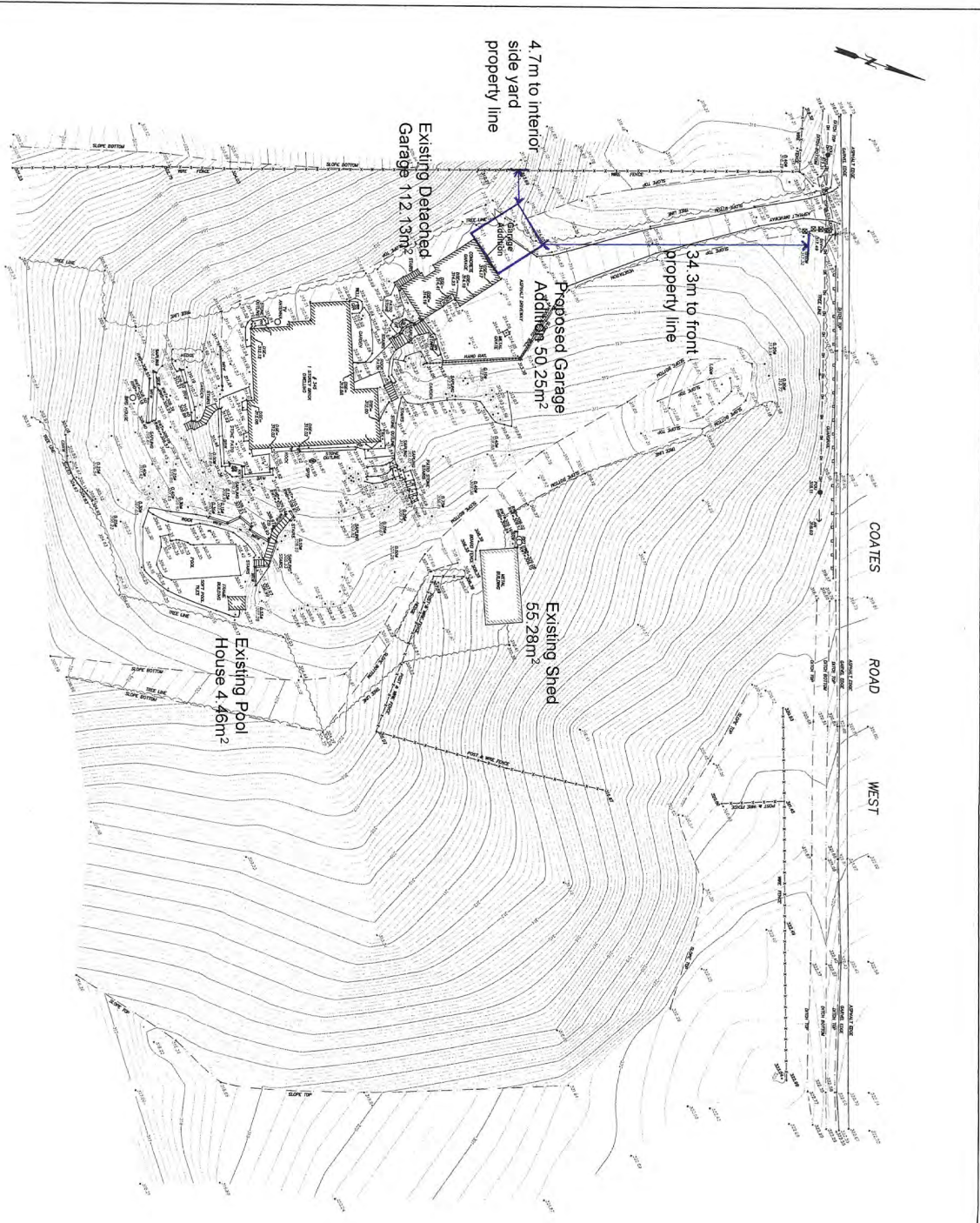
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 26, 2022. 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 July 15, 2022.

Address: 345 Coates Road

City of Oshawa
Development Services Department



LEGEND

- = 6" DIMENSIONS AND/ORE POINT
- - - DIMENSIONS BENCH MARKING WALL
- - - DIMENSIONS CONCRETE SLOPE RETAINING WALL
- - - DIMENSIONS MASONRY SLOPE RETAINING WALL
- - - DIMENSIONS ROCK SLOPE RETAINING WALL
- - - DIMENSIONS SHAVED SILL ELEVATION
- - - DIMENSIONS SHAVED SILL ELEVATION
- - - DIMENSIONS SHORT ELEVATION AT CORNER
- - - DIMENSIONS SHORT ELEVATION AT CORNER
- DIMENSIONS BRICK/PAVE STAIRS ELEVATION AT BOTTOM
- DIMENSIONS BRICK/PAVE STAIRS ELEVATION AT TOP
- DIMENSIONS BRICK/PAVE STAIRS ELEVATION AT TOP
- DIMENSIONS BRICK/PAVE STAIRS ELEVATION AT TOP
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- DIMENSIONS BRICK/PAVE STAIRS ELEVATION AT TOP

- COMMENTS**
- ALL DIMENSIONS ARE SHOWN IN FEET UNLESS OTHERWISE SPECIFIED. DIMENSIONS OF ALL BUILDINGS ARE SHOWN AS EXTERIOR DIMENSIONS. DIMENSIONS OF ALL WALLS ARE SHOWN AS EXTERIOR DIMENSIONS. DIMENSIONS OF ALL ROOFS ARE SHOWN AS EXTERIOR DIMENSIONS.
- CONTOURS**
- CONTOUR INTERVAL: 1 FT.
- ELEVATIONS**
- ELEVATIONS ARE SHOWN IN FEET UNLESS OTHERWISE SPECIFIED. DIMENSIONS OF ALL BUILDINGS ARE SHOWN AS EXTERIOR DIMENSIONS. DIMENSIONS OF ALL WALLS ARE SHOWN AS EXTERIOR DIMENSIONS. DIMENSIONS OF ALL ROOFS ARE SHOWN AS EXTERIOR DIMENSIONS.

CAUTION

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

IBW SURVEYORS

1400 SHEPPARD AVENUE EAST, SUITE 102, SCARBOROUGH, ONTARIO M1S 1S7

TEL: (416) 291-1111