

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 137 Gibbons Street (north side)**

An application has been submitted by **I.G. Lysyk on behalf of A.M. Sirizzotti** for variances from the City's Zoning By-law 60-94.

The application relates to **137 Gibbons Street (north side)** (PL 357, Sheet 13C1, BLK D and PL 76, PT LT 8), Oshawa, Ontario.

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.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Lot Frontage	10.0m	13.5m
Minimum Lot Frontage for an Accessory Apartment	10.0m	11.0m
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

A meeting of the Oshawa Committee of Adjustment was held on July 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson  
E. Kohek, R. Bedic, C. Chase

Also Present: I. G. Lysyk, 71 Southwood Drive, Oshawa

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

I. Lysyk provided an overview of the application and has no objection to the staff report. I. Lysyk stated that he had previously completed a similar project at 511 & 513 Ortono Avenue. I. Lysyk stated that the project is appropriate infill for our housing crisis. There is a huge demand. The requested 1m setback instead of a 1.2m setback is not a major variance for the interior side yard. A 5.4m parking space length has been approved before for a single with an accessory with all parking in the rear yard. I. Lysyk stated that despite the aisle width being deficient on the north side it will be combined with the property to the south and the properties will share the aisles through an easement. The existing house will be removed. I. Lysyk stated that the proposal represents proper intensification for the area.

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

"THAT the application by **I.G. Lysyk on behalf of A.M. Sirizzotti for 137 Gibbons Street (north side)**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

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 137 Gibbons Street (south side)**

An application has been submitted by **I.G. Lysyk on behalf of A.M. Sirizzotti** for variances from the City's Zoning By-law 60-94.

The application relates to **137 Gibbons Street (south side)** (PL 357, Sheet 13C1, BLK D and PL 76, PT LT 8), Oshawa, Ontario.

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.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Lot Frontage	10.0m	13.5m
Minimum Lot Frontage for an Accessory Apartment	10.0m	11.0m
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

A meeting of the Oshawa Committee of Adjustment was held on July 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson  
E. Kohek, R. Bedic, C. Chase

Also Present: I. G. Lysyk, 71 Southwood Drive, Oshawa

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

I. Lysyk provided an overview of the application and has no objection to the staff report. I. Lysyk stated that he had previously completed something a similar project at 511 & 513 Ortono Avenue. I. Lysyk stated that the project is appropriate infill for our housing crisis. There is a huge demand. The requested 1m setback instead of a 1.2m setback is not a major variance for the interior side yard. A 5.4m parking space length has been approved before for a single with an accessory with all parking in the rear yard. I. Lysyk stated that despite the aisle width being deficient on the north side it will be combined with the property to the south and the properties will share the aisles through an easement. The existing house existing will be removed. I. Lysyk stated that the proposal represents proper intensification for the area.

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

"THAT the application by **I.G. Lysyk on behalf of A.M. Sirizzotti for 137 Gibbons Street (south side)**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

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 346 Chaleur Avenue**

An application has been submitted by **Hamzeh Bagheri on behalf of Michelle Norman** for variances from the City's Zoning By-law 60-94.

The application relates to **346 Chaleur Avenue** (PL M1072, PT LT 27, now RP 40R3343, PT 4), Oshawa, Ontario.

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.

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

A meeting of the Oshawa Committee of Adjustment was held on July 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson  
E. Kohek, R. Bedic, C. Chase

Also Present: Stefany, All Casa Inc., 7163 Yonge Street, Toronto

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

Stefany of All Casa Inc. provided an overview of the application. Stated that a building permit is required to legalize the 2<sup>nd</sup> unit and a variance is required for reduced lot frontage before the permit can be issued. Requesting reduced parking space width for the third space beside the semi-detached dwelling and the parking area. The Landscaping is also being reduced to 35% due to the widened driveway to accommodate the third required parking space.

E. Kohek stated that written comments were received from one neighbour in opposition to the subject application.

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

"THAT the application by **Hamzeh Bagheri on behalf of Michelle Norman** for **346 Chaleur Avenue**, Oshawa, Ontario, be reserved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

Negative – None

CARRIED.

The Chair declared that the application BE RESERVED.



Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 620 Greenhill Avenue**

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

The application relates to **620 Greenhill Avenue** (PL 40M-2238, LT 37), 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 3.3m 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.

A meeting of the Oshawa Committee of Adjustment was held on July 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson  
E. Kohek, R. Bedic, C. Chase

Also Present: M. Aniag, 620 Greenhill Avenue, Oshawa

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

M. Aniag provided an overview of the application stating they are requesting approval for a deck.

E. Kohek stated that one written submission was received from a neighbour indicating they had no objections to the application.

Moved by J. Dowson, seconded by A. Johnson,

"THAT the application by **Mariegem Aniag** for **620 Greenhill Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

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 84 Sunset Drive**

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

The application relates to **84 Sunset Drive** (PL 453, LT 51), Oshawa, Ontario.

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.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
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 <sup>2</sup>	60m <sup>2</sup>
Maximum Height of Accessory Building	5.2m	4.5m

A meeting of the Oshawa Committee of Adjustment was held on July 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson  
E. Kohek, R. Bedic, C. Chase

Also Present: D. Hoogendoorn, 84 Sunset Drive Oshawa  
Terry Kuchma, 77 Sherwood Avenue, Oshawa  
Jordan Vanderwater, 98 Sunset Drive, Oshawa

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

D. Hoogendoorn provided an overview of the application. Proposing to build a detached garage larger and wider than allowed. D. Hoogendoorn stated that the garage had been designed to be longer than standard garages in order to preserve more open space in the backyard. D. Hoogendoorn stated that part of the reason to build the garage is to provide space to fix-up a vehicle for his dad. The addition of a car hoist inside the garage makes the building taller and it would not meet the maximum height requirement. D. Hoogendoorn stated that he tried to reach out to neighbours ahead of the meeting to discuss and ease concerns and found that everyone he spoke with had no objections to the proposed. B. Hoogendoorn stated that the proposed garage will not be out of place with what is currently existing on neighbouring properties in the area.

In response to a question from A. Johnson, D. Hoogendoorn replied that automotive work in the garage will consist of changing tires on personal car and work on a vintage car.

A motion to approve the application was moved and seconded. However, a vote was not called as it was determined that there were interest parties in attendance who wished to speak on the application. The Chair invited interested parties to approach the Committee to provide their comments on the application.

T. Kuchma stated that they have concerns with the proposed building location and parking, T. Kuchma stated that she had provided written correspondence to the City expressing additional concerns.

D. Hoogendoorn commented that the garage is set back further from the street to allow easier access to get to backyard should he ever want to do any landscaping in the future. D. Hoogendoorn stated that he understands the concerns raised regarding the location of the garage.

At the request of the Committee, E. Kohek read aloud the correspondence submitted by T. Kuchma. T. Kuchma stated that another resident had also submitted a piece of correspondence to the City. E. Kohek stated that the correspondence received from T. Kuchma was the only correspondence received for the subject application.

E. Vanderwater stated that he has no concerns with the development. Has lived in area for 12 years and majority of homes are two storeys. The minor variance of 2.5 ft. in addition height is significantly lower than structures that exist in the area. E. Vanderwater stated that the development will be an improvement to the neighbourhood done by proper contractors.

J. Dowson commented the garage is so far back away from the streetscape and is not higher than the existing houses. Believes the owner has done his homework to minimize impacts to neighbours. J. Dowson stated that she is comfortable with assurances from the owner the work on cars in the garage will be as a hobby, not a business. J. Dowson stated that in her opinion it's better to have the extra driveway space to avoid vehicles being parked on the street. J. Dowson stated that she would rather the garage be located further back on the property than too close to the street.

F. Eismont commented there is the ability to seek recourse through Municipal Law Enforcement if the garage is used in a way that is not in compliance with the Zoning By-law.

D. Hoogendoorn confirmed it will not be an automotive business.

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

"THAT the application by **Darren Hoogendoorn** for **84 Sunset Drive**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, F. Eismont, P. Uprety, J. Dowson

Abstained from Voting – R. Adams

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 345 Coates Road West**

An application has been submitted by **Cam von Eschscholtz on behalf of Abigail Daranjo and John Finley** for variances from the City's Zoning By-law 60-94.

The application relates to **345 Coates Road West** (Con 9, PT LT 12), Oshawa, Ontario.

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.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Maximum Accessory Building Height (Detached Garage Only)	7m	6m
Maximum Combined Lot Coverage of Accessory Buildings	167m <sup>2</sup>	150m <sup>2</sup>

A meeting of the Oshawa Committee of Adjustment was held on July 27, 2022 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson  
E. Kohek, R. Bedic, C. Chase

Also Present: C. von Eschscholtz, Northbrook Construction, Brooklin, ON

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

C. von Eschscholtz provided an overview of the application. Proposing to increase the building height for cosmetic reasons and increase storage. C. von Eschscholtz stated that the existing unused barn will be removed. By eliminating the barn, the total coverage is reduced, including the new addition.

A. Johnson commented on land area and the small percentage of lot coverage for the accessory buildings.

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

"THAT the application by **Cam von Eschscholtz on behalf of Abigail Daranjo and John Finley for 345 Coates Road West**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, P. Uprety, J. Dowson

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