

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 1669 Ballantrae Drive

An application has been submitted by **David Igelman on behalf of Vincenzo & Francesca De Franco** for a variance from the City's Zoning By-law 60-94.

The application relates to **1669 Ballantrae Drive** (Plan 40M-2262, Lot 189), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling with a minimum setback of 0.1m from an interior side lot line (west side), whereas Zoning By-law 60-94 requires a minimum setback of 0.6m for an accessory building ancillary to a single detached dwelling in a R1-B(2) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: D. Igelman, address

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

D. Igelman provided an overview of the application. The application was previously deferred to deal with Planning's and Engineering's concerns with the grading and drainage impacts on an adjacent neighbouring property. The proposal would legalize existing structure in rear yard. The proposal is for 0.1m where a minimum 0.6m side yard depth is required and was constructed by the owner without a building permit. Owners stopped work and retained a consultant. Agreeable to City recommended conditions.

In response to a question from A. Johnson, D. Igelman replied there is no overhang of the accessory structure to the neighbouring property. The eave on the west side of structure is within property limits.

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

"THAT the application by **David Igelman on behalf of Vincenzo & Francesca De Franco for 1669 Ballantrae Drive**, Oshawa, Ontario, be approved subject to the following conditions:

1. The owner is required to remove a minimum of 0.6m of the concrete from the property line along the length of the western property line, on the north and south sides of the subject accessory building, by November 30, 2022, to the satisfaction of the City of Oshawa.
2. The owner shall maintain a rain barrel adjacent to the subject accessory building to collect runoff water from the roof of the subject accessory building.
3. Failure to comply with the above noted conditions shall result in this decision becoming null and void."

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 25 Greta Street**

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

The application relates to **25 Greta Street** (PL 200, LT 30), Oshawa, Ontario.

The purpose and effect of the application is to permit additions to an existing single detached dwelling and an addition to the existing 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 in a R1-C (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Interior Side Yard Depth (Dwelling)	0.35m	1.2m
Maximum Lot Coverage of Accessory Building	9.5%	8%

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: M. Rowland, 25 Greta Street, Oshawa

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

M. Rowland provided an overview of the application.

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

"THAT the application by **Michele Rowland** for **25 Greta Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The interior side yard depth variance shall only be permitted at the location of the proposed foyer addition as generally shown on the submitted site plan. The approved side yard depth of 0.36m shall not apply to any other future additions/construction on the property."

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.



Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 421 Gibbons Street**

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

The application relates to **421 Gibbons Street** (PL 620, PT LT 13,14), Oshawa, Ontario.

The purpose and effect of the application is to permit 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 an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Maximum Lot Coverage of an Accessory Building	9%	8%
Maximum Lot Coverage of an Accessory Building as a Percentage of the Main Building	61%	50%
Maximum Ground Floor Area of an Accessory Building	66m <sup>2</sup>	60m <sup>2</sup>

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: A. Johnson, 421 Gibbons Street, Oshawa

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

A. C. Johnson provided an overview of the application and stated they requesting to build a storage garage 22 feet by 32 feet in size which is a slightly larger footprint than the regulations allow and meets setbacks and height requirements.

Moved by R. Adams, seconded by Janet Dowson,

"THAT the application by **Andrew C. Johnson** for **421 Gibbons Street**, 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 465 Dieppe Court**

An application has been submitted by **Max Lysyk** for variances from the City’s Zoning By-law 60-94.

The application relates to **465 Dieppe Court** (PL 167 PT LT 217 TO 221, PT LT 250 TO 256), Oshawa, Ontario.

The purpose and effect of the application is to permit a stacked townhouse (apartment building) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 and as previously varied by the Committee of Adjustment for an apartment building in a R2/R6-C (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Rear Yard Depth	6.0m	7.5m
Minimum Distance to the Street Line for a Parking Area	2.2m	2.5m

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: M. Lysyk, address

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

M. Lysyk provided an overview of the application and stated that the property had previously been in front of Committee. A road widening was identified by the City, resulting in the parking lot being too close to the street line and the building was shifted for the rear yard, resulting in new variances.

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

“THAT the application by **Max Lysyk** for **465 Dieppe Court**, 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



Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 182 Prince Street**

An application has been submitted by **Dan Raponi on behalf of Angel Mauricio Briceno** for variances from the City's Zoning By-law 60-94.

The application relates to **182 Prince Street** (PL H-50010 PT LT 2, 3 NOW RP 40R-31770 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling or 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 or a semi-detached dwelling with an accessory apartment in a R5-A (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Landscaped Open Space in the Front Yard	42%	50%
Minimum Lot Frontage for an Accessory Apartment	9.5m	11m

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: D. Raponi  
F. Giordano, Elizabeth St

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

D. Raponi provided an overview of the application. D. Raponi stated they are seeking two variances for frontage for an accessory apartment and reduced landscaped open space to accommodate an accessory apartment parking space.

Moved by Janet Dowson, seconded by F. Eismont,

"THAT the application by **Dan Raponi on behalf of Angel Mauricio Briceno** for **182 Prince Street**, 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.



Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 182 Prince Street**

An application has been submitted by **Dan Raponi on behalf of Angel Mauricio Briceno** for variances from the City's Zoning By-law 60-94.

The application relates to **182 Prince Street** (PL H-50010 PT LT 2, 3 NOW RP 40R-31770 PT 1), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling or 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 or a semi-detached dwelling with an accessory apartment in a R5-A (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Landscaped Open Space in the Front Yard	42%	50%
Minimum Lot Frontage for an Accessory Apartment	9.5m	11m

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: D. Raponi  
F. Giordano, Elizabeth St

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

D. Raponi provided an overview of the application. D. Raponi stated they are seeking two variances for frontage for an accessory apartment and reduced landscaped open space to accommodate an accessory apartment parking space.

Moved by Janet Dowson, seconded by F. Eismont,

"THAT the application by **Dan Raponi on behalf of Angel Mauricio Briceno** for **182 Prince Street**, 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.



Erika Kohek, Assistant Secretary-Treasurer

## **MINUTES UNDER THE PLANNING ACT**

### **Committee of Adjustment Application for 0 Queensdale Avenue**

An application has been submitted by **Holland Homes Inc. on behalf of Downing Street (1015 King Street) Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **0 Queensdale Avenue** (PL 357 SHEET 3B PT LT 12, RP 40R-26565 PTS 2 AND 3), Oshawa, Ontario.

The purpose and effect of the applications is to permit a maximum height of 10.4m for 11 single detached dwellings on the south side of the future extension of Queensdale Avenue, whereas Zoning By-law 60-94 permits a maximum height of 9m for a single detached dwelling in a R1-E "h-14" (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: K. Metzner of Holland Homes Inc.  
K. Barrett, 965 King Street East, Oshawa  
M. Barrett, 965 King Street East, Oshawa  
D. Crawford, 51 Melrose Street, Oshawa  
M. Woolsey, 62 Oriole Court, Oshawa  
B. Fisher, 62 Oriole Court, Oshawa

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

K. Metzner provided an overview of the application. The applicant has approval for 11 single detached dwelling lots on south side of Queensdale Avenue and is requesting permission for increased heights. The lands drop down in grade across all 11 lots approximately 0.4m. West side is lowest, east side is highest.

K. Barrett expressed opposition to the application. She stated that the developer has not maintained the property appropriately, the developer has been disrespectful to neighbourhood residents and City staff, and the developer has had disagreements regarding fence lines and property lines with surrounding property owners. K. Barrett stated issue with impacts to trees.

K. Metzner replied we are the builder not the developer, and apologize for what they have been through.

K. Barrett replied that they have been fighting for 10 years. Recently the City came in to do clean up the property and was threatened to get off the property. Neighbours can't get to the other side of the fence to clean up the mess.

R. Adams stated unfortunate, hard many years, very stressful.

K. Barrett stated she is trying to be cordial, and likes the community the way it is.

M. Barret commented regarding the application and expressed opposition. He stated he does not want increased building heights at the front half of the development. He does not want new residents looking into his yard along King Street. M. Barrett there will be more parking and traffic issues.

R. Adams stated that Committee can only decide on the height for the 11 singles.

D. Crawford commented regarding the application. Lives at the southernmost part of development property. There is a 10 foot in back corner of property compared to the subject site. Elevation change between Keewatin to Melrose is significant. Questioned whether there is going to be excavation from east to the west, or build up at the west.



K. Metzner stated 1 to 2 steps on west and 3 to 4 steps on other side.

D. Crawford asked regarding the southern portion, lots tapered down?

K. Metzner replied yes, tapered down.

D. Crawford stated in the spring water runs off from property to Oriole Court properties. Questioned whether there would be a backyard storm swale to help due to the grading.

K. Metzner replied no rear yard catch basins proposed in storm drainage plans. Not a civil engineer. Maintaining existing grades on the property.

D. Crawford stated height of the homes on the south side, changing urban demographics of the area and community. Only one house on Melrose that had a 2<sup>nd</sup> storey which was a legal addition.

M. Woolsey commented regarding the application stating opposition. Lots 1-3 and part of Lot 4 back onto property, and stated the proposed height will significant change to enjoyment of property. No privacy at all with height of new homes. There is one 2-storey house in the area, everything else is bungalows. This is a mistake, 1 of 3 or 4 houses that are pie lots, enjoy family and recreation time. Builder is having lots of trouble with up-keep of the property.

In response to a question from R. Adams, E. Kohek stated that the height of proposed buildings on the north side of the subdivision is 3 storeys.

In response to a question, D. Sappleton stated other new single detached dwellings constructed in infill locations have been 11.5m and 10.5m.

F. Eismont stated that the north side of the proposed development is not part of this application.

B. Fisher commented regarding the application stating opposition. They stated the purpose of the variance is to allow the builder to make more money.

K. Metzner replied the height is for 3 storeys. Affordable house, many people coming to Durham. Young adults can't afford a home. People can't afford daycare. Separate spaces for family members.

D. Crawford stated 9m was approved now 10.4m. Asked what the height is of each floor.

K. Metzner replied 1<sup>st</sup> and 2<sup>nd</sup> floors, 9ft, 3<sup>rd</sup> floor 8ft.

M. Woolsey stated that the precedents of heights were not in areas that were hemmed in by residents. We should not be held to those precedents.

R. Adams stated that there are different definitions for affordable. Adding a storey makes them less affordable. Very few 2-storeys in this area. At this point the proposal is not desirable.

Moved by R. Adams, seconded by J. Dowson,

**"THAT the application by Holland Homes Inc. on behalf of Downing Street (1015 King Street) Inc. for 0 Queensdale Avenue, Oshawa, Ontario, be denied."**

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

Negative – A. Johnson

CARRIED.

The Chair declared that the application BE DENIED.

The DENIAL of the application granted herein is based upon the following reasons:

1. The Committee is of the opinion that the variance is not minor.
2. The Committee is of the opinion that the granting of the variance would not maintain the general intent and purpose of the Official Plan.
3. The Committee is of the opinion that the granting of the variance would not maintain the general intent and purpose of the Zoning By-law.

4. The Committee is of the opinion that the granting of the variance is not desirable for the appropriate development of the subject property.



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Erika Kohek, Assistant Secretary-Treasurer

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 364 Adelaide Avenue West**

An application has been submitted by **Saba Al Mathno on behalf of Tanyiatem Prosper Lekelefac** for variances from the City's Zoning By-law 60-94.

The application relates to **364 Adelaide Avenue West** (PL 357 SHEET 13C PT LT E RESUB LT 6 PL 76), 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	12.1m	13.5m
Minimum Lot Area	360m <sup>2</sup>	405m <sup>2</sup>
Maximum Lot Coverage	40.5%	40%
Minimum Front Yard Depth	6.5m	9.0m

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: S. Mathno, 401-1670 Bayview Avenue, Toronto  
D. Hodkinson, 245 Fairlawn Court, Oshawa

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

S. Mathno provided an overview of the application. The applicant had received conditional approval for a Land Division application for two lots, each with a single detached dwelling with an accessory apartment. The required road widening took away some front yard depth.

D. Hodkinson provided comments on the application. Resides at 245 Fairlawn Court and is directly affected living right behind the proposed development. Have questions for the applicant, but are accepting of change and interests so long as it is with good will. Have concerns with the fence, and when to open/close the pool if there is to be construction. Asked applicant if they can work together and share when information on scheduling becomes available. Black walnuts, apparently arborist said they would be removed.

S. Mathno replied being open to sharing contact information and further communication with the neighbour. Meeting with builder to make construction as smooth as possible. Never had any issues with neighbours on other projects, have a considerate team. Arborist met City requirements. Believes proposal is an improvement to what is existing, existing garage is very close to rear lot line. Builder is proposing to plant new trees. The timeline for construction will be pushed depending on the structural engineering timing.

E. Kohek replied to A. Johnson that staff support the front yard depth variance as it ensures consistency with the streetscape and accommodates the accessory apartment parking space.

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

**"THAT the application by Saba Al Mathno on behalf of Tanyiatem Prosper Lekelefac for 364 Adelaide Avenue 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

**MINUTES UNDER THE PLANNING ACT**

**Committee of Adjustment Application for 360 Adelaide Avenue West**

An application has been submitted by **Saba Al Mathno on behalf of Tanyiatem Prosper Lekelefac** for variances from the City's Zoning By-law 60-94.

The application relates to **360 Adelaide Avenue West** (PL 357 SHEET 13C PT LT E RESUB LT 6 PL 76), 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	12.1m	13.5m
Minimum Lot Area	360m <sup>2</sup>	405m <sup>2</sup>
Maximum Lot Coverage	40.5%	40%
Minimum Front Yard Depth	6.5m	9.0m

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: S. Mathno, 401-1670 Bayview Avenue, Toronto  
D. Hodkinson, 245 Fairlawn Court, Oshawa

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

S. Mathno provided an overview of the application. The applicant had received conditional approval for a Land Division application for two lots, each with a single detached dwelling with an accessory apartment. The required road widening took away some front yard depth.

D. Hodkinson provided comments on the application. Resides at 245 Fairlawn Court and is directly affected living right behind the proposed development. Have questions for the applicant, but are accepting of change and interests so long as it is with good will. Have concerns with the fence, and when to open/close the pool if there is to be construction. Asked applicant if they can work together and share when information on scheduling becomes available. Black walnuts, apparently arborist said they would be removed.

S. Mathno replied being open to sharing contact information and further communication with the neighbour. Meeting with builder to make construction as smooth as possible. Never had any issues with neighbours on other projects, have a considerate team. Arborist met City requirements. Believes proposal is an improvement to what is existing, existing garage is very close to rear lot line. Builder is proposing to plant new trees. The timeline for construction will be pushed depending on the structural engineering timing.

E. Kohek replied to A. Johnson that staff support the front yard depth variance as it ensures consistency with the streetscape and accommodates the accessory apartment parking space.

Moved by R. Adams, seconded by J. Dowson,

**"THAT the application by Saba Al Mathno on behalf of Tanyiatem Prosper Lekelefac for 360 Adelaide Avenue West, Oshawa, Ontario, be approved."**

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

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 150 Celina Street (North Side)**

An application has been submitted by **RHD Premium Services Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **150 Celina Street (North Side)** (PL H-50005 PT LT 17), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling or 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 or 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 for an Accessory Apartment	8.4m	11m
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width (North Side of Driveway)	2.6m	2.75m
Maximum Building Height	10m	9m
Parking Space Location	At least one parking space partially in a side yard	At least one parking space in a side yard, rear yard or in a garage

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: R. Hanna for RHD Premium Services Inc.

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

R. Hanna provided an overview of the application. The proposal is to demolish the existing house and sever property into two lots for a semi-detached dwelling with accessory apartment on each lot. The unit breakdown will be a 4-bedroom unit and a 2-bedroom accessory apartment unit on each lot.

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

"THAT the application by **RHD Premium Services Inc.** for **150 Celina Street (North Side)**, Oshawa, Ontario, be approved subject to the following condition:

1. A portion of the parking spaces on the north side of the driveway shall be surfaced using a permeable material to the satisfaction of Planning Services."

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 150 Celina Street (South Side)**

An application has been submitted by **RHD Premium Services Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **150 Celina Street (South Side)** (PL H-50005 PT LT 17), Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling or 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 or 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 for an Accessory Apartment	8.4m	11m
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width (South Side of Driveway)	2.6m	2.75m
Maximum Building Height	10m	9m
Parking Space Location	At least one parking space partially in a side yard	At least one parking space in a side yard, rear yard or in a garage

A meeting of the Oshawa Committee of Adjustment was held on August 24, 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, D. Sappleton, C. Chase

Also Present: R. Hanna, address

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

R. Hanna provided an overview of the application. The proposal is to demolish the existing house and sever property into two lots for a semi-detached dwelling with accessory apartment on each lot. The unit breakdown will be a 4-bedroom unit and a 2-bedroom accessory apartment unit on each lot.

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

"THAT the application by **RHD Premium Services Inc.** for **150 Celina Street (South Side)**, Oshawa, Ontario, be approved subject to the following condition:

1. A portion of the parking spaces on the north side of the driveway shall be surfaced using a permeable material to the satisfaction of Planning Services."

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