

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 122 Olive Avenue

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

The application relates to **122 Olive Avenue** (PL 212 PT LT 14 NOW RP 40R14348 PT 2), Oshawa, Ontario.

The purpose and effect of the application is to permit a street townhouse 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 street townhouse dwelling in a R2/R3-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	3.6m	6.0m
Minimum Lot Area	117m ²	135m ²
Minimum Front Yard Setback	4.2m	6.0m
Minimum Number of Parking Spaces	0	2

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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. Maiorano on behalf of Hull Drafting & Development Inc.
E. Verhage, 120 Olive Avenue

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

F. Eismont declared a conflict of interest and left the room.

A. Maiorano provided an overview of the application. The new build will be aligned with the existing townhouses. Replacing dwelling that was destroyed from a fire years ago.

In response to a question from R. Adams, E. Verhage replied parking lot at the park is already full. Concerned with noise and construction.

In response to E. Verhage, A. Maiorano replied construction will take 6 months. Similar conditions of 12 ft. lot, same obstacles were overcome with other townhouses nearby.

In response to a question from R. Adams, A. Maiorano replied expressed desire for a good relationship with neighbours.

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

"THAT the application by **Ally Blades** for **122 Olive Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 511 Stone Street

An application has been submitted by **Ghaus Rizvi and Sameena Rizvi** for a variance from the City's Zoning By-law 60-94.

The application relates to **511 Stone Street** (PL 361 PT HALIBURTON ST CL NOW RP 40R19232 PT 1), Oshawa, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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. Rizvi, 511 Stone Street, Oshawa

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

S. Rizvi provided an overview of the application.

In response to a question from R. Adams, S. Rizvi replied work has been completed from the previous Committee of Adjustment application submission.

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

"THAT the application by **Ghaus Rizvi and Sameena Rizvi** for **511 Stone Street**, Oshawa, Ontario, be approved subject to the following conditions:

1. That a minimum of 1.1m on the east side of the driveway be hard surfaced with unit pavers or interlocking brick.
2. That an impervious surface of 0.6m be maintained between the western property line and the edge of the driveway as per Site Alteration By-law 85-2006."

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 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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 0 Guelph Street

An application has been submitted by **Shivang Tarika on behalf of Nextdoor Development Group Inc.** for variances from the City's Zoning By-law 60-94.

The application relates to **0 Guelph Street (Lot 70, South of 127 Guelph Street)** (PL 302 LT 70), Oshawa, Ontario.

The purpose and effect of the applications are to permit a semi-detached building (two semi-detached 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 a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage for a Semi-Detached Building	13.4m	15m
Minimum Lot Frontage for a Semi-Detached Dwelling	6.7m	7.5m
Maximum Building Height	10.0m	9.0m
Minimum Parking Space Length (Garage Only for Each Proposed Semi-Detached Unit)	5.4m	5.75m
Minimum Parking Space Width (Garage Only for Each Proposed Semi-Detached Unit)	2.6m	2.75m

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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. Tarika, 106 Morningside Drive, George Town, Ontario
M. Pantalleresco, 113 Guelph Street, Oshawa
N. Wisack

A report received from the Development Services Department stated no objection to the approval of the variances related to height and frontage and recommended the denial of the variances related to parking space size.

S. Tarika provided an overview of the application. S. Tarika stated they will adjust the building design to meet the requirements for parking and agree with staff's recommendation.

M. P stated there is extremely bad parking now and there is no privacy in rear yards. The proposal is too dense. Cannot fit anything between existing home and proposed.

In response to a question from R. Adams, N. Wisack stated he will be constructing the house and it will be two storeys tall, not three.

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

"THAT the application by **Shivang Tarika on behalf of Nextdoor Development Group Inc.** for **0 Guelph Street**, Oshawa, Ontario, be approved, in part."

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

Negative – None

CARRIED.

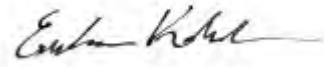
The Chair declared that the application BE APPROVED in part, and BE DENIED in part.

The APPROVAL of the application granted herein in part, 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.

The DENIAL of the application, in part, is based upon the following reasons:

1. The Committee is of the opinion that the variances are not minor in nature.
2. The Committee is of the opinion that the granting of the variances would not maintain the general intent and purpose of the Official Plan and Zoning By-law.
3. The Committee is of the opinion that the granting of the variances are not desirable for the appropriate development of the subject property.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 800 Rodney Court

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

The application relates to **800 Rodney Court** (PL M973 LT 33), Oshawa, Ontario.

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

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth (west side only)	4.4m	7.5m
Minimum Landscaped Open Space in the Front Yard	46%	50%

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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: P. Halsall, 800 Rodney Court, Oshawa

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

P. Halsall provided an overview of the application. Thinking of retirement years and getting older therefore relocating primary with ensuite on main floor. Addition will be a one-storey.

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

"THAT the application by **Patrick Halsall** for **800 Rodney Court**, Oshawa, Ontario, be approved subject to the following conditions:

1. That the driveway widening be limited to that portion of the driveway located on the subject property, to the satisfaction of the City of Oshawa. The driveway apron on the public boulevard may not be widened in order to maintain the existing distance between the driveway and the base of the street tree in the City boulevard.
2. Failure to comply with the above condition 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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 333 Simcoe Street South

An application has been submitted by **EcoVue Consulting Services Inc. on behalf of Brian Boisvert** for variances from the City's Zoning By-law 60-94.

The application relates to **333 Simcoe Street South** (PL 335 SHEET 20 PT LT C1), Oshawa, Ontario.

The purpose and effect of the application is to permit an apartment building (5 units) 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 apartment building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Resident Parking Spaces	0	5
Minimum Number of Visitor Parking Spaces	0	2
Maximum Residential Density (units per hectare)	190	85

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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: J. Reid, 311 George Street North, Suite 200, Peterborough

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

F. Eismont declared a conflict of interest and left the room.

J. Reid provided an overview of the application. Two commercial units being converted to two residential units.

In response to a question from R. Adams, J. Reid replied commercial units have been vacant for years. Owner has an informal arrangement with 335-339 Simcoe Street South for tenants to park there if necessary.

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

"THAT the application by **EcoVue Consulting Services Inc. on behalf of Brian Boisvert for 333 Simcoe Street South**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, 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 1006 Ronlea Avenue

An application has been submitted by **Zbigniew Gnat and Agata Czubara** for a variance from the City's Zoning By-law 60-94.

The application relates to **1006 Ronlea Avenue** (PL 823 LT 102), Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to a single detached dwelling with a minimum front yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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: Z. Gnat, 1006 Ronlea Avenue, Oshawa

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

Z. Gnat provided an overview of the application. Proposing a two car garage which will replace existing carport and requires reduced front yard depth. The existing front entry is into the living room. They stated the new additional will provide a better entry into the house.

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

"THAT the application by **Zbigniew Gnat and Agata Czubara** for **1006 Ronlea 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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 128 Park Road South

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

The application relates to **128 Park Road South** (PL 178 PT LT 327), Oshawa, Ontario.

The purpose and effect of the application is to permit a duplex 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 duplex in a R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.3m	12m
Minimum Lot Area	307m ²	360m ²
Minimum Front Yard Depth	5.6m	6m
Minimum Rear Yard Depth	6.9m	7.5m
Maximum Building Height	9.5m	9m
Maximum Encroachment into Required Rear Yard for Unenclosed Deck	3.6m	2.4m
Minimum Length of Driveway to a Private Garage	5.6m	6m
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.45m	2.6m

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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. Iskandar, 128 Park Road South, Oshawa
W. Ahmad, 130 Park Road South, Oshawa

A report received from the Development Services Department recommended denial of this application.

F. Eismont declared a conflict of interest and left the room.

A. Iskandar provided an overview of the application.

W. Ahmad commented the application is not well thought out, the height is a huge concern, and there are too many variances being requested. A two-storey single detached dwelling is more appropriate. W. Ahmad stated he has concerns about possible drainage issues.

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

“THAT the application by **Adnan Iskandar** for **128 Park Road South**, Oshawa, Ontario, be denied.”

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

Negative – None

CARRIED.

The Chair declared that the application BE DENIED.

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

1. The Committee is of the opinion that the variances are not minor.
2. The Committee is of the opinion that the granting of the variances would not maintain the general intent and purpose of the Official Plan and Zoning By-law.
3. The Committee is of the opinion that the granting of the variances are not desirable for the appropriate development of the subject property.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1426 Birchcliffe Court

An application has been submitted by **Enzo Locciano on behalf of Jane Morgan** for variances from the City's Zoning By-law 60-94.

The application relates to **1426 Birchcliffe Court** (PL 40M1399 PT LT 45 NOW RP 40R10095 PT 7), Oshawa, Ontario.

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 a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	41.5%	50%
Location of Required Parking Spaces	All in Front Yard	Minimum one space in a side yard, rear yard, or garage

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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: J. Morgan, 1426 Birchcliffe Court, Oshawa

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

J. Morgan provided an overview of the application. The proposal is to convert the garage to living space. Front yard is landscaped and the applicant will make further landscaping improvements. Two legal parking spaces exist in the front yard.

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

"THAT the application by **Enzo Locciano on behalf of Jane Morgan for 1426 Birchcliffe 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 993 Denise Drive

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

The application relates to **993 Denise Drive** (PL 823 LT 174), Oshawa, Ontario.

The purpose and effect of the application is to permit a 6.5m² accessory building (shed) ancillary to a single detached dwelling to be located in the front yard, whereas Zoning By-law 60-94 does not permit an accessory building in the front yard in a R1-C (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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: G. Organ, 993 Denise Drive, Oshawa

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

G. Organ provided an overview of the application. They stated that the shed existed prior to their purchase of the lands 14 years ago. Site alteration application was submitted for pool and the inspector noted the zoning concern for the shed in the front yard.

Moved by R. Adams, seconded by P. Uprety,

"THAT the application by **Glen Organ** for **993 Denise Drive**, 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 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.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 86 Wayne Avenue

An application has been submitted by **Gagnon Walker Domes Ltd. on behalf of David Arathoon** for variances from the City's Zoning By-law 60-94.

The application relates to **86 Wayne Avenue** (PL 786, LT 8), Oshawa, Ontario.

The purpose and effect of the application is to permit an existing apartment building (triplex) with accessory buildings 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 apartment building in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Apartment Building with 3 Dwelling Units (Triplex)	To permit	Not permitted
Minimum Aisle Width for Parking Spaces with a Parking Angle of 0 to 20 degrees	2.7m	3.5m
Tandem Parking	To permit	Not permitted
Location of Parking Spaces	One Space in the Front Yard	Interior Side Yard or Rear Yard
Distance to the Street Line for a Parking Area	0.0m	3.0m
Minimum Rear Yard Depth for an Accessory Building	0.45m	0.60m
Maximum Combined Lot Coverage for All Accessory Buildings	13%	8%

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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. De Nardis, 21 Queen Street East, Suite 500, Brampton
D. Arathoon, 1880 Valley Farm Road, Unit TP18, Pickering

A report received from the Development Services Department recommended denial of this application.

M. De Nardis provided an overview of the application. Applicant has owned the property since the 1990's. Existing parking is not tandem, it is parallel parking. M. De Nardis stated they felt a rezoning was not necessary. Provided an auto turn analysis from a traffic engineer.

In response to questions from J. Dowson, M. De Nardis replied spaces are used for tenant parking. Garage can be used for tenant parking but is currently not. Garage used to store property management equipment. Currently one tenant does not have car.

In response to a question from F. Eismont, M. De Nardis replied there is no parking in rear yard. Rear yard used for storage and general maintenance.

In response to a question from J. Dowson, M. De Nardis replied shed is used for recycling and garbage.

In response to questions from R. Adams, E. Kohek explained that staff disagree with this application being minor and recommended to the applicant that the process for this situation should submit a Site Plan Approval and Zoning By-law Amendment applications.

R. Adams commented the application is not minor, cannot ignore intent.

Moved by R. Adams, seconded by F. Eismont,

“THAT the application by **Gagnon Walker Domes Ltd. on behalf of David Arathoon for 86 Wayne Avenue**, Oshawa, Ontario, be denied.”

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

Negative – None

CARRIED.

The Chair declared that the application BE DENIED.

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

1. The Committee is of the opinion that the variances are not minor.
2. The Committee is of the opinion that the granting of the variances would not maintain the general intent and purpose of the Official Plan and Zoning By-law.
3. The Committee is of the opinion that the granting of the variances are not desirable for the appropriate development of the subject property.



Erika Kohek, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 181 Valencia Road

An application has been submitted by **Romell Gellizeau and Duleepa Amaradasa** for variances from the City's Zoning By-law 60-94.

The application relates to **181 Valencia Road** (PL 204 LT 35,36), Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building ancillary to a single detached dwelling, whereas Zoning By-law 60-94 does not permit an enlargement, addition, or alteration to a legal non-conforming use in a GI (General Industrial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on September 14, 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. Gellizeau, 181 Valencia Road, Oshawa

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

R. Gellizeau provided an overview of the application. Proposing an accessory building for personal use only.

Moved by A. Johnson, seconded by P. Uprety,

"THAT the application by **Romell Gellizeau and Duleepa Amaradasa** for **181 Valencia Road**, 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