



# Committee of Adjustment Meeting

**October 26, 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 October 26, 2022.

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The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://www.oshawa.ca/cofacalendar)) shows upcoming meetings, agendas 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 [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) no later than October 25, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@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 12, 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

October 26, 2022

**A-2022-93      1548 Sarasota Crescent**

Uma Shankar Dhavala

To maintain the conversion of the attached garage as living space in a single detached dwelling having reduced parking space width and landscaped open space in the front yard, and to permit all parking in the front yard

**A-2022-94      162 Oshawa Boulevard North**

Aaron Swaine

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

**A-2022-95      1296 Tall Pine Avenue**

Seela Sudarsana and Gandabathula Swapna

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

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 [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@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 October 26, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-93**) submitted by **Uma Shankar Dhavala** for **1548 Sarasota Crescent** (PL 40M2196 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 maintain the converted garage as living space in 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 single detached dwelling in a R2(5) (Residential) Zone.

Zoning Item	Column 1	Column 2
Location of Required Parking Spaces	All in the front yard	One in a side yard, rear yard or garage
Minimum Parking Space Width	2.48m	2.75m
Minimum Landscaped Open Space in the Front Yard	47%	50%

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

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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 [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on October 26, 2022. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@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.

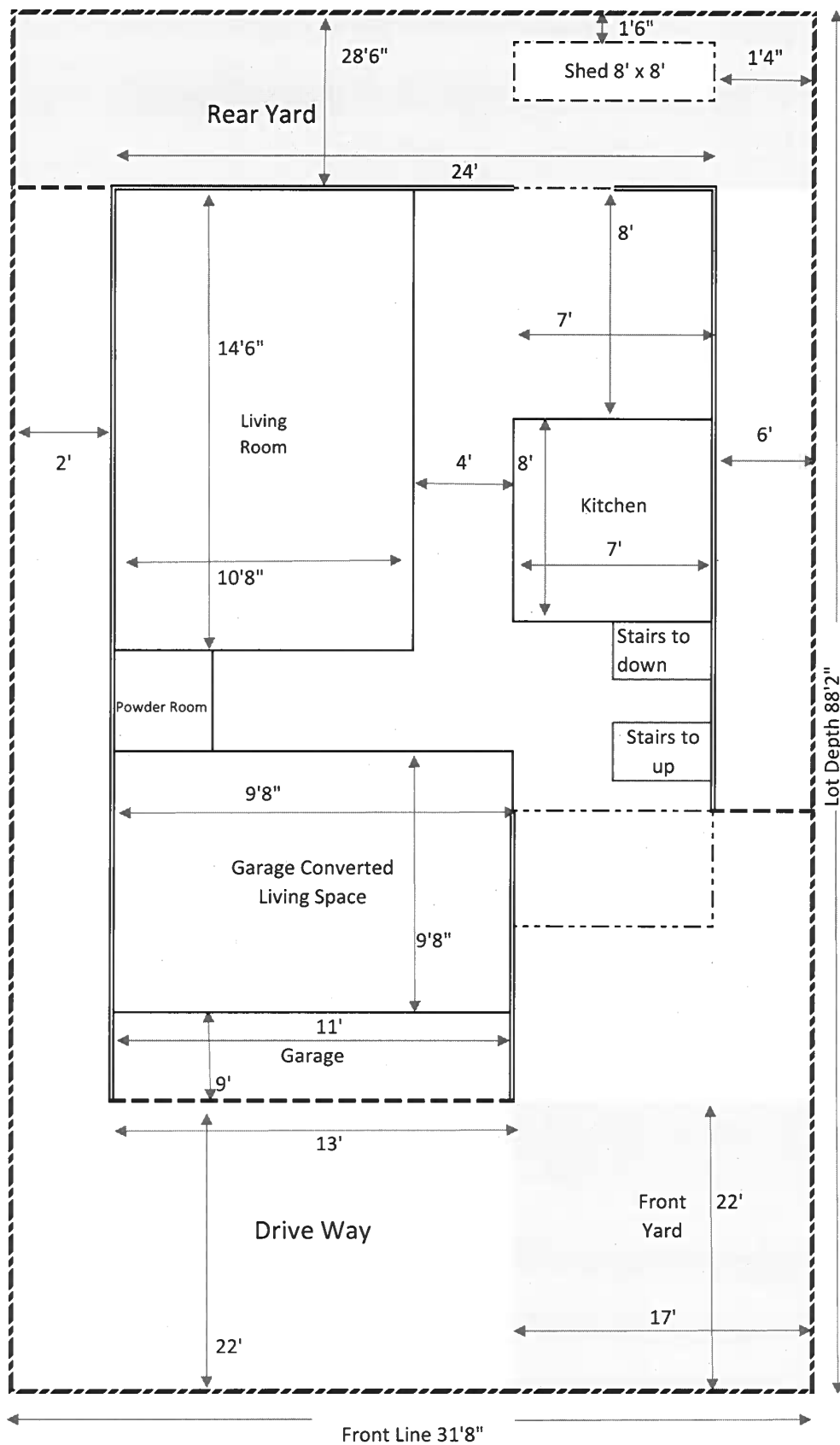
**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 21, 2022 or any day thereafter.

**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 October 25, 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 October 14, 2022.

Address: 1548 Sarasota Crescent



## 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 October 26, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-94**) submitted by **Aaron Swaine** for **162 Oshawa Boulevard North** (PL 150 LT 80), 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 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 R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height of an Accessory Building	5.05m	4.5m
Maximum Lot Coverage of an Accessory Building as a Percentage of the Main Building	51% (41.81m <sup>2</sup> )	50% (41.25m <sup>2</sup> )
Maximum Lot Coverage of an Accessory Building	8.1%	8%

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This Notice issued October 14, 2022.

Address: 162 Oshawa Boulevard North



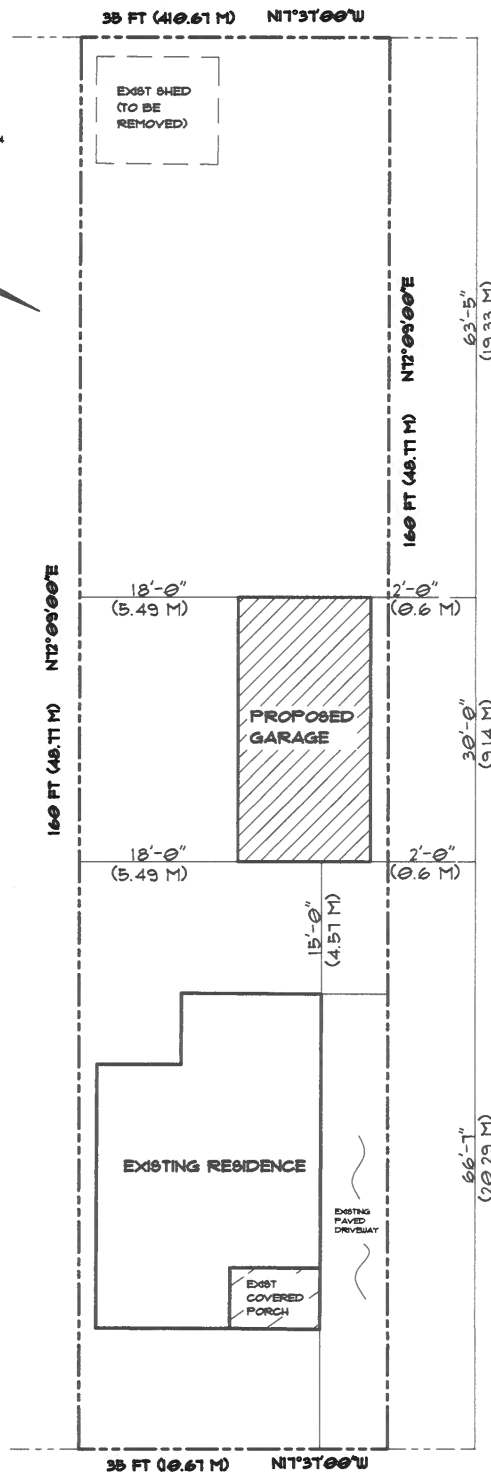
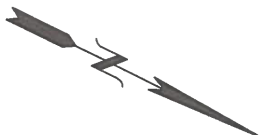
City of Oshawa  
Development Services Department



**SITE PLAN**

SCALE 1-200

INFORMATION FROM  
MUNICIPAL PLAN NO. 335  
LOT C-23, SH-4  
PART I, PLAN 40R-10004  
PIN 16323-0002



162 OSHAWA BLVD NORTH

LOT AREA	5600 FT <sup>2</sup> (520.24 M <sup>2</sup> )
AREA OF EXIST DWELLING	888.04 FT <sup>2</sup> (82.50 M <sup>2</sup> )
AREA OF PROPOSED GARAGE	450 FT <sup>2</sup> (41.81 M <sup>2</sup> )
TOTAL LOT COVERAGE	1338.04 FT <sup>2</sup> (124.31 M <sup>2</sup> )

**RECEIVED**

OCT 05 2022

**DEVELOPMENT SERVICES**



## **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 October 26, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-95**) submitted by **Seela Sudarsana and Gandabathula Swapna** for **1296 Tall Pine Avenue** (PL 40M2324 LT 86), 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 3.0m 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-E(16) (Residential) Zone.

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### **Meeting**

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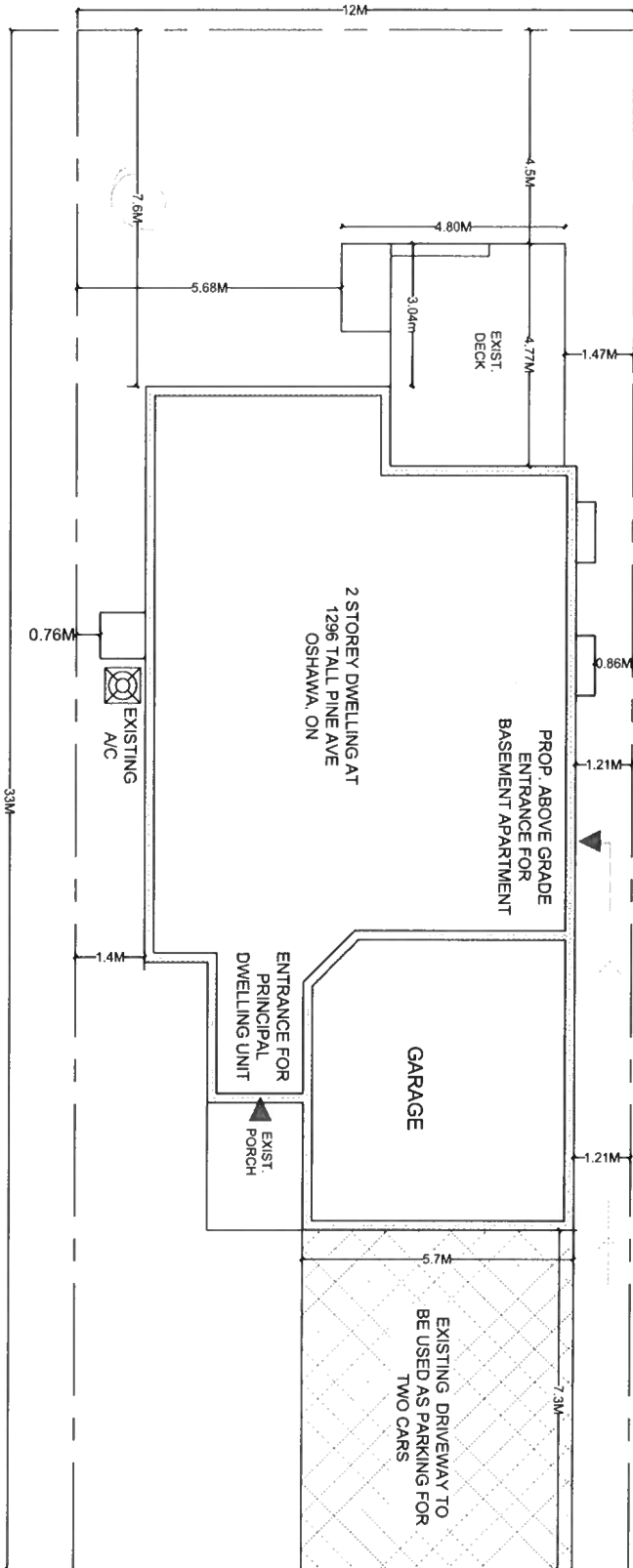
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This Notice issued October 14, 2022.

Address: 1296 Tall Pine Avenue

City of Oshawa  
Development Services Department



TALL PINE AVE

**AREA STATISTICS**

**GROSS FLOOR AREA CALCULATIONS**

AREA OF DECK = 20 m<sup>2</sup>  
HEIGHT OF DECK = 0.58 m  
REAR YARD SETBACK = 4.5 m  
SIDE YARD SETBACKS = 1.47 m & 5.68 m

▲ ENTRANCE / EGRESS

**SCOPE OF WORK**

① MINOR VARIANCE FOR DECK

**GENERAL NOTES:**

1. DRAWINGS ARE TO BE READ NOT TO SCALE UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND ANY OTHER AGENCIES INVOLVED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND ANY OTHER AGENCIES INVOLVED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND ANY OTHER AGENCIES INVOLVED.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND ANY OTHER AGENCIES INVOLVED.



NO.	DESCRIPTION	DATE
1	ISSUED FOR MINOR VARIANCE	SEP 22, 2022

**ENGINEER:**  
Mechways Inc.

**CONSULTANT:**  
Mechways Inc.

**PROJECT:**  
1296 TALL PINE AVE  
OSHAWA, ON

**SHEET TITLE:**  
SITE PLAN

**CHECKED:** SS  
**DRAWN:** NSA  
**SCALE:** 1/8" = 1'-0"  
**DATE:** OCT 19, 2021

**DRAWING:**  
A 0.1