



## Committee of Adjustment Meeting Agenda

**March 29, 2023, 6:00 p.m.  
Committee Meeting Room**

The personal information contained in your correspondence to 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 the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or in person.

Members of the public 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 to submit correspondence concerning this matter. Please address your comments to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) by 4:30 p.m. on March 29, 2023 in order for your correspondence to be provided to Committee members.

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.

### **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:

Andrew Johnson  
Dean Lindsay  
Douglas Thomson  
Fred Eismont  
Robert Adams

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.

## **Adoption of Committee Minutes**

### Recommendation

That the minutes of the Committee of Adjustment meeting held on date be adopted.

## **Staff Reports**

### **A-2023-02      289 Cordova Road**

JHW Properties

To permit an additional unit in an existing apartment building with parking in the front yard and partially within a driveway sight triangle, reduced number of visitor parking spaces and reduced distance of parking area to the street line

### **A-2023-21      617 Cobblehill Drive**

Sheila Leonard

To permit a semi-detached dwelling with reduced landscaped open space in the front yard and all parking located in front yard

### **A-2023-22      1454 Ritson Road South**

Abayomi and Olajumoke Awotungase

To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space in the front yard and side yard depth (for a carport), and to permit parking in the front yard and partially in the side yard

### **A-2023-23      641 Merritt Street**

Mayya Petrovski

To permit an apartment building with reduced lot frontage, front yard depth, interior side yard depth, rear yard depth, distance of parking area to street line, increased lot coverage, to permit parking located in the front yard, and visitor parking spaces in tandem

### **A-2023-24      192 Vancouver Street**

Shawnie Schroetter

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

**A-2023-25      109 Elgin Street West**

Alfred Ramsingh on behalf of Anita Ramsingh

To permit an expansion of a legal non-conforming use to add a second accessory apartment in an accessory building with increased accessory building height, lot coverage, and reduced interior side yard setback

**A-2023-26      1439 Birchcliffe Court**

Alexander Ford

To permit a single detached dwelling with an accessory apartment with reduced landscaped open space in the front yard, reduced parking space length and width, and to permit all parking in the front 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 March 29, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-21**) submitted by **Sheila Leonard** for **617 Cobblehill Drive** (PL 40M1432 PT LT 67 NOW RP 40R10378 PT 3), Oshawa for minor variances from the City’s Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a semi-detached dwelling with 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
Location of Parking Spaces	All in front yard	In the front yard and a minimum one space in a side yard, rear yard or garage
Minimum Landscaped Open Space in the Front Yard	44%	50%

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

### Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 27, 2023.

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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 March 29, 2023. 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 March 24, 2023 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 March 27, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

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This Notice issued March 17, 2023.





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**Purpose and Effect:** The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	40%	50%
Minimum Side Yard Depth (for a carport)	0.6m	1.2m
Location of Parking Spaces	In the front yard and partially in a side yard	In the front yard and minimum one space in a side yard, rear yard or garage

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**Purpose and Effect:** The purpose and effect of the application is to permit a 3-unit 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 for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	19.8m	25.0m
Minimum Front Yard Depth	3.0m	6.0m
Minimum Interior Side Yard Depth	2.1m	3.0m
Minimum Rear Yard Depth	3.0m	16.0m
Maximum Lot Coverage	27%	22%
Minimum Distance of Parking Area to a Street Line	0m	3.0m
Parking in the Front Yard	To permit	Not permitted
Location of Visitor Parking Spaces	In tandem with required resident parking space	Individually accessed from the street or a drive aisle

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## Notice of Hearing under the Planning Act Concerning an Application for Minor Variances

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 29, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-24**) submitted by **Shawnie Schroetter** for **192 Vancouver Street** (PL 837 PT LT 72,73), Oshawa for minor variances from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a semi-detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Length (accessory apartment parking space only)	5.4m	5.75m
Minimum Parking Space Width (accessory apartment parking space only)	2.6m	2.75m

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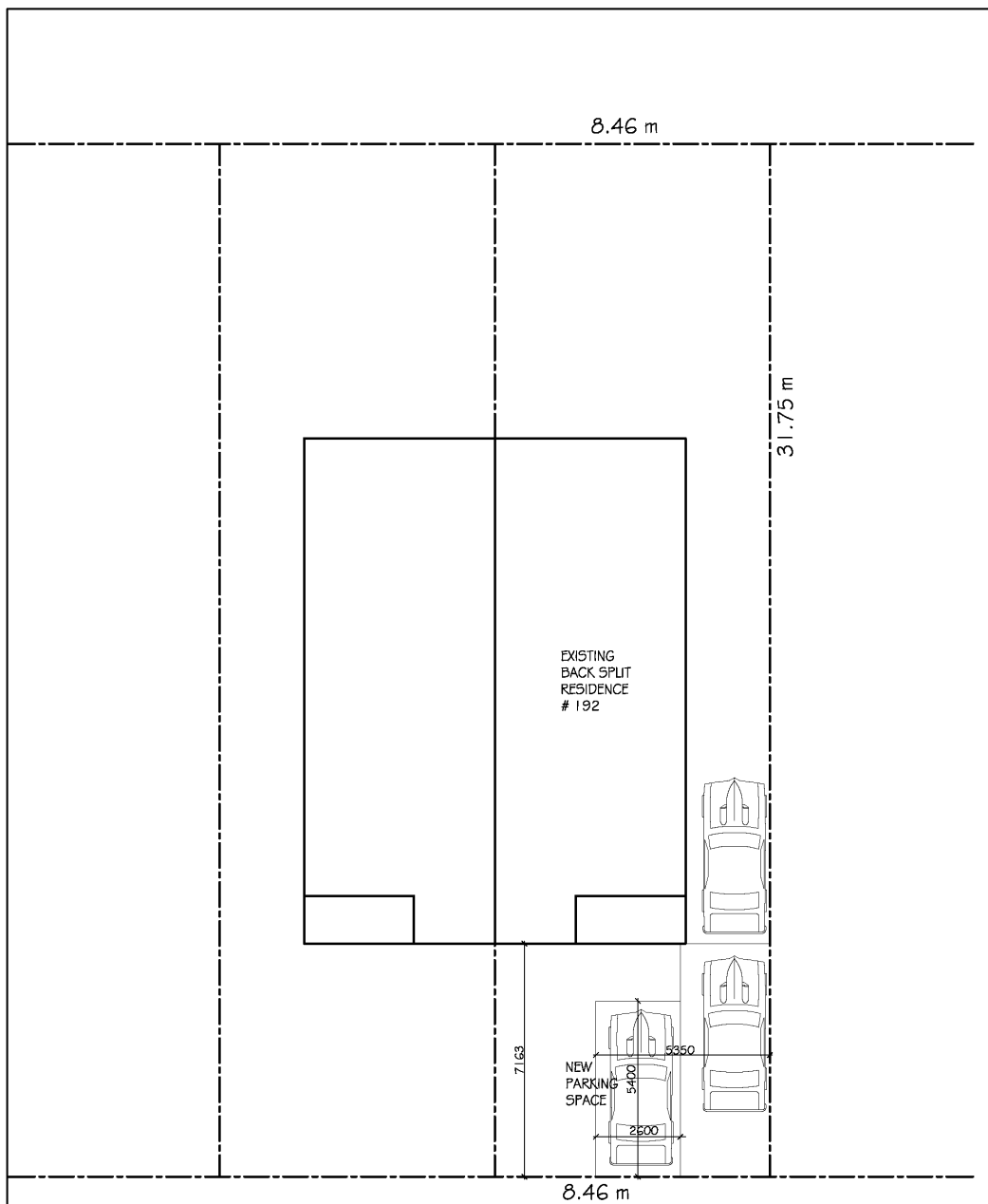
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This Notice issued March 17, 2023.

Address: 192 Vancouver Street



VANCOUVER STREET

FRONT YARD AREA = 60.59 m<sup>2</sup>  
 50% LANDSCAPE REQUIRED = 32.95 m<sup>2</sup>  
 PARKING SPACES = 33.74 m<sup>2</sup> = 55.69%  
 PROPOSED LANDSCAPED AREA = 26.85 m<sup>2</sup> = 44.31%

MINOR VARIANCE REQUESTED:  
 -TO REDUCE 50% FRONT YARD LANDSCAPING FROM 50% TO 44%  
 - REDUCE ADDITIONAL PARKING SPACE SIZE FROM 2.75m X 5.75m TO 2.6m X 5.4m

Project PARKING 192 VANCOUVER ST. OSHAWA, ON	This undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  QUALIFICATION INFORMATION  Bobbi Ann Brooks <i>Bobbi Brooks</i> BCIN #26313 REGISTRATION INFORMATION  TOP FLOOR DESIGN BCIN #33395	top floor design 76 FARNCOMB CRES. BOWMANVILLE, ON L1C 4L8  PHONE: 905-623-0670	Sheet Title SITE PLAN		Project Number b23-02	
			Scale 1:125	Drawn by BAB	Drawing No. 1 of 1	
			Date MAR. 2023	Checked by BAB		



## 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 March 29, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-25**) submitted by **Alfred Ramsingh on behalf of Anita Ramsingh** for **109 Elgin Street West** (PL 6 PT LT 17), Oshawa for minor variances from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit an expansion of a legal non-conforming use by adding a second accessory apartment in an accessory building, ancillary to an legal non-conforming 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 legal non-conforming single detached dwelling with accessory apartments and an accessory building in a R6-C/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of Accessory Building	5.2m	5m
Maximum Lot Coverage of Accessory Buildings	11.5%	8%
Minimum Setback of Accessory Building to Interior Side Yard Lot Line	0.18m	0.6m
Expansion of a Legal Non-Conforming Use (Permit an additional accessory apartment in an accessory building ancillary to a legal non-conforming single detached dwelling)	To permit	Single detached dwellings and accessory apartments not permitted in R6-C/R7-A Zone

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Address: 109 Elgin Street West

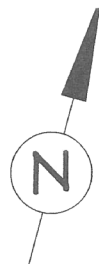


City of Oshawa  
Economic and Development Services



# SITE PLAN

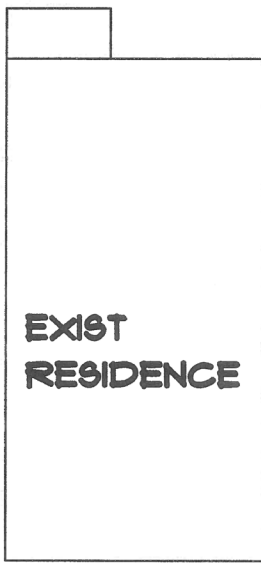
SCALE 3/32" = 1'-0"



## ELGIN STREET

12.80 M (41.98 FT) N73°59'55"E

39.47 M (129.46 FT)

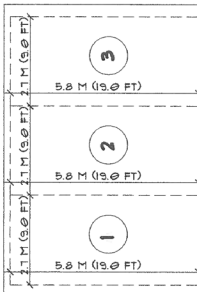


**EXIST  
RESIDENCE**

EXIST  
PAVED  
DRIVEWAY

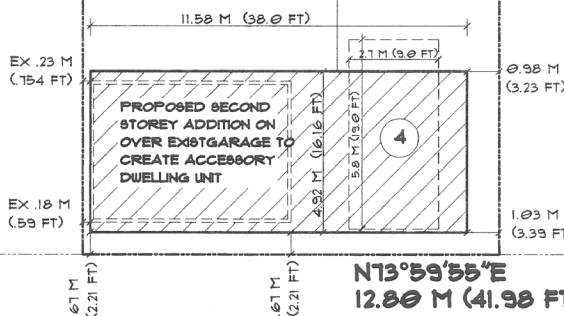
39.47 M (129.46 FT)

N15°26'45"W



EXIST  
PAVED  
DRIVEWAY

N15°26'45"W



EX .23 M  
(.754 FT)

EX .18 M  
(.59 FT)

.61 M  
(2.01 FT)

.61 M  
(2.01 FT)

N73°59'55"E  
12.80 M (41.98 FT)

0.98 M  
(3.23 FT)

1.03 M  
(3.39 FT)

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**Purpose and Effect:** 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%	50%
Minimum Parking Space Width	2.5m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Location of Parking Spaces	All in the front yard	In the front yard and a minimum one space in a side yard, rear yard or garage

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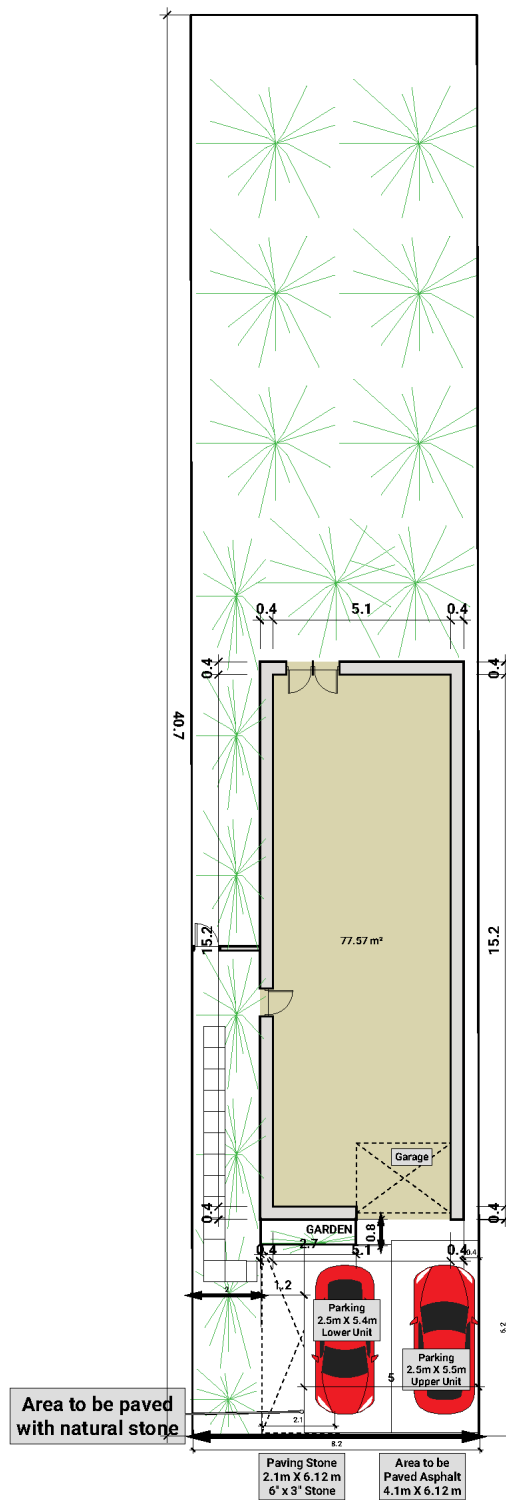
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