



Committee of Adjustment Meeting Agenda

**August 23, 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 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 by 4:30 p.m. on August 23, 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) 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-2023-78 2039 Simcoe Street North

Raymond McCarthy on behalf of 12636212 Canada Inc

To permit an office in an existing single detached dwelling and in an existing accessory building less than 4.5m from the rear property line

A-2023-79 370 Taunton Road East

D.G. Biddle & Associates on behalf of Labriola Holdings Limited

To permit a golf cart repair garage and office with reduced interior side yard depth and parking area to the street line, and to permit a loading space partially in the front yard

A-2023-80 23 Steepleview Court

Marius Mitrofan

To permit an addition to a detached garage with increased maximum ground floor area

A-2023-81 1238 Cedar Street

Lonny Gibson on behalf of Tom Younger

To permit a detached garage with increased lot coverage and height

A-2023-82 713 Emerson Avenue

Lonny Gibson on behalf of Joe Shaw

To permit an accessory apartment in a single detached dwelling without 75% of the floor area located above or below the main unit, and one parking space for the main dwelling unit

A-2023-83 516 Dieppe Avenue

I.G. Lysyk on behalf of Alex Chopik

To permit accessory buildings with increased lot coverage and ground floor area

A-2023-84 520 Dieppe Avenue

I.G. Lysyk on behalf of Alex Chopik

To permit a single detached dwelling with reduced driveway width

A-2023-85 308 Vimy Avenue

Rakesh Gupta on behalf of Neerja Gupta and Akash Gupta

To permit a single detached dwelling with an accessory apartment with reduced parking space width and reduced landscaped open space in the front yard

A-2023-86 878 Groveland Avenue

Rakesh Gupta on behalf of Neerja Gupta and Akash Gupta

To permit a single detached dwelling with an accessory apartment with reduced parking space width and landscaped open space in the front yard

A-2023-87 300 William Street East

Jude Jean-Gilles

To permit a detached garage with increased lot coverage and maximum ground floor area

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. 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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-78**) submitted by **Raymond McCarthy on behalf of 12636212 Canada Inc** for **2039 Simcoe Street North** (CON 4 PT LT 12 NOW RP 40R2080 PT 1), 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 office in existing 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 office in a MU-A(4) "h-12" (Mixed Use) Zone.

Zoning Item	Column 1	Column 2
Minimum landscaped open space abutting a Residential Zone	To permit	4.5m
"h-12" holding symbol	Not applicable for conversion of existing single detached dwelling to offices	Applicable

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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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 23, 2023. Submissions are accepted by email at 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 August 18, 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 August 21, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

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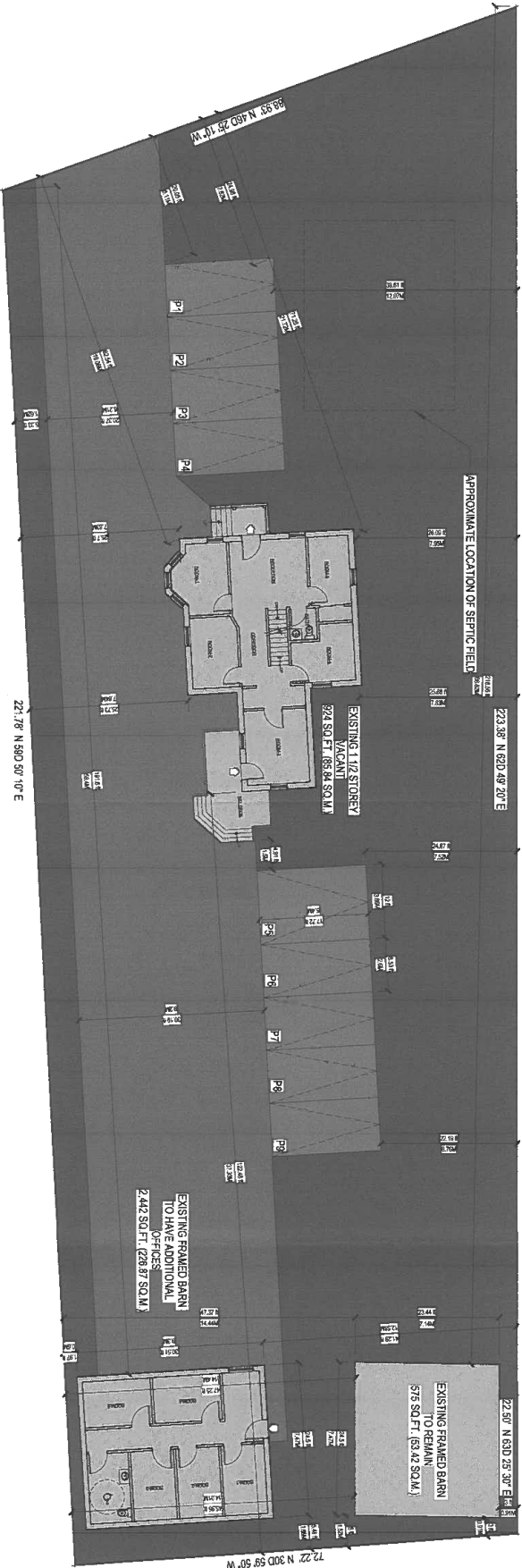
This Notice issued August 11, 2023.

Address: 2039 Simcoe Street North



CITY OF OSHAWA ZONING BYLAW #60-94 ZONED AS: MU-A(4) b-12					
GFA	EXISTING	PROPOSED	GFA	EXISTING	PROPOSED
FIRST FLOOR (CLINIC)	924 SQ.FT. (85.84 SQ.M.)	924 SQ.FT. (85.84 SQ.M.)	LANDSCAPE	14,226 SQ.FT. (1,321.64 SQ.M.)	10,070 SQ.FT. (935.53 SQ.M.)
FIRST FLOOR GARAGE (CLINIC)		748 SQ.FT. (69.49 SQ.M.)	LOT COVERAGE	78%	55%
SECOND FLOOR (STORAGE)	732 SQ.FT. (68.00 SQ.M.)	732 SQ.FT. (68.00 SQ.M.)	HARDSCAPE	2,367 SQ.FT. (219.90 SQ.M.)	5,775 SQ.FT. (536.52 SQ.M.)
SUB-TOTAL (1ST&2ND)	1,656 SQ.FT. (153.84 SQ.M.)	2,404 SQ.FT. (223.34 SQ.M.)	LOT COVERAGE	13%	32%
BUILDING TOTAL COVERAGE	1,694 SQ.FT. (157.38 SQ.M.)	2,441 SQ.FT. (226.78 SQ.M.)	SITE AREA	18,286 SQ.FT. (1698.83 SQ.M.)	(0.1699ha.)
PARKING FOR CLINIC = 155.33 SQ.M. / PER 19 SQ.M. = 9 PARKING SPOTS					

12" = 1'-0"



1 SITE PLAN-PROPOSED
1 : 200

vizion media inc.
Architectural Consulting

11 Balmain Court, Whitby L1P1 E5

Project : RE-ZONING
2039 SIMCOE STREET NORTH, OSHAWA, ON L1G 4W2

Drawing Name :

SITE PLAN

2	2023-07-17	ISSUED FOR C.O.A.	RM
1	2023-06-08	ISSUED FOR PRE-CONSULT	RM
Issue / Revision:	Date:	Issue / Revision:	By:
Drawn by:	Proj no.:	Scale:	As indicated
RM	VMA-393		



Drawing No.:

A100

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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-79**) submitted by **D.G. Biddle & Associates on behalf of Labriola Holdings Limited** for **370 Taunton Road East** (CON 4 PT LT 7), 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 commercial 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 a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	2m	3m
Loading Space Location	Partially within the Front Yard, and Interior Side or Rear Yard	Interior Side Yard or Rear Yard only
Minimum Distance of Parking Area to Street Line	0.3m	3.0m

The subject site is also subject to an application for Site Plan Approval (File SPA-2023-09).

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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.

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This Notice issued August 11, 2023.



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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-80**) submitted by **Marius Mitrofan** for **23 Steepleview Court** (PL 40M1701 LT 13), 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 addition to a detached garage ancillary to a single detached dwelling with a maximum combined ground floor area of 116 sq. m. for accessory buildings, whereas Zoning By-law 60-94 permits a maximum ground floor area of 90 sq. m. for all accessory buildings ancillary to a single detached dwelling in a R1-H (Residential) Zone.

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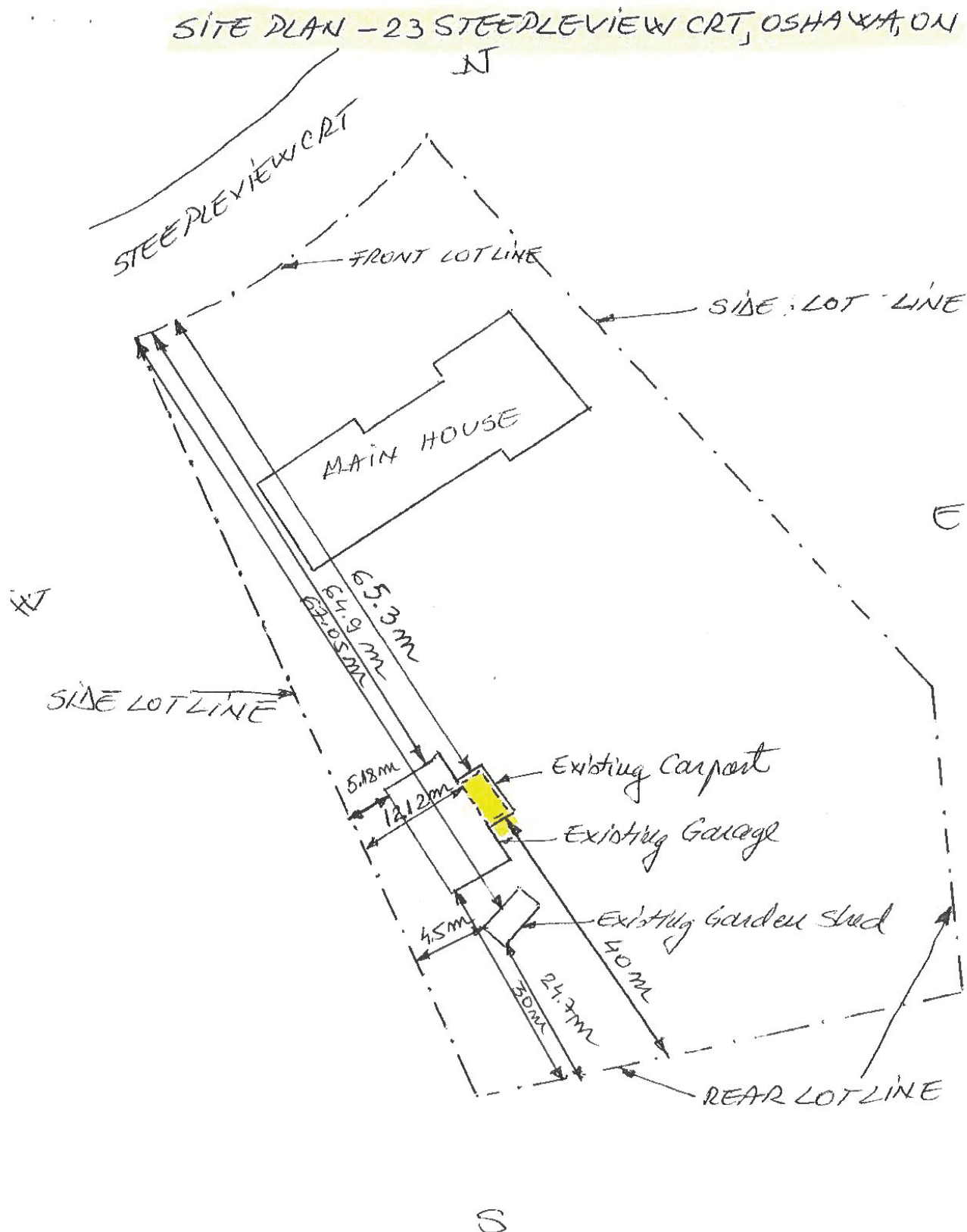
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Address: 23 Steepleview Court

City of Oshawa
Economic and Development Services



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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-81**) submitted by **Lonny Gibson on behalf of Tom Younger** for **1238 Cedar Street** (PL 180 PT LT 1), 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 accessory building (garage) ancillary 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 R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of an Accessory Building as a Percentage of Lot Area	9.9%	8%
Maximum Height of an Accessory Building	5.3m	4.5m
Maximum Ground Floor Area of an Accessory Building	62.5 sq. m.	60 sq. m.
Maximum Lot Coverage of an Accessory Building as a Percent of the Main Building on the Lot	88%	50%

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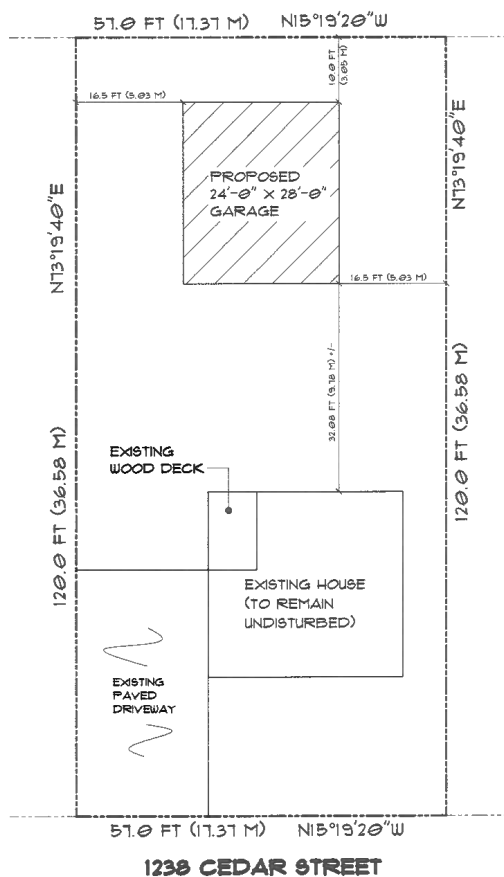
Address: 1238 Cedar Street



City of Oshawa
Economic and Development Services

**SITE PLAN**

SCALE 1-200

INFORMATION FROM
AS SUPPLIED BY OWNER

AREA OF LOT	8840.0 FT ² (813.44 M ²)
AREA OF EXIST HOUSE	765.0 FT ² (70.91 M ²)
AREA OF EXIST DECK	90.0 FT ² (8.36 M ²)
AREA OF PROPOSED GARAGE	672.0 FT ² (62.42 M ²)
TOTAL LOT COVERAGE	1527.0 FT ² (141.66 M ²) = 22.35%

**HULL DRAFTING & DEVELOPMENT**

Specializing in:

- Commercial, Industrial and Residential Drafting
- Official Plan Amendments
- Site Plan Agreements
- Rezoning

Phone: 905-728-4848 (office) 905-922-8885 (cell)
Email: zhulldrafting@gmail.com

-PRELIMINARY DRAWINGS

DRAWN	SCALE	DWG NO
Z.G. L.G.	1/4" - 1'-0" OR AS NOTED	FOUR OF FOUR
DATE	FILE NO	
MAY 2023		

**DETACHED
GARAGE AT
1238 CEDAR
STREET,
OSHAWA**

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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-82**) submitted by **Lonny Gibson on behalf of Joe Shaw** for **713 Emerson Avenue** (PL 568 LT 62), 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 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Floor Area of an Accessory Apartment Located Above or Below the Main Dwelling Unit	0%	75%
Minimum Number of Parking Spaces for the Main Dwelling Unit in the Single Detached Dwelling	1	2

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Purpose and Effect: The purpose and effect of the application is to permit accessory buildings ancillary 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 single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of Accessory Buildings as a Percent of the Main Building on the Lot	83.5%	50%
Maximum Lot Coverage of Accessory Buildings	15.3%	8%
Maximum Ground Floor Area of Accessory Buildings	68.5 sq. m.	60 sq. m.

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-01).

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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a minimum driveway width of 1.8 metres whereas Zoning By-law 60-94 requires a minimum driveway width of 2.75 metres for a single detached dwelling in a R2 (Residential) Zone.

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-01).

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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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-85**) submitted by **Rakesh Gupta on behalf of Neerja Gupta and Akash Gupta** for **308 Vimy Avenue** (PL 267 LT 69), 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 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 in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.7m	2.75m
Minimum Front Yard Landscaping Area	49%	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 August 21, 2023.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on August 23, 2023 in order for your correspondence to be provided to Committee members for the August 23, 2023 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 23, 2023. Submissions are accepted by email at 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 August 18, 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 August 22, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

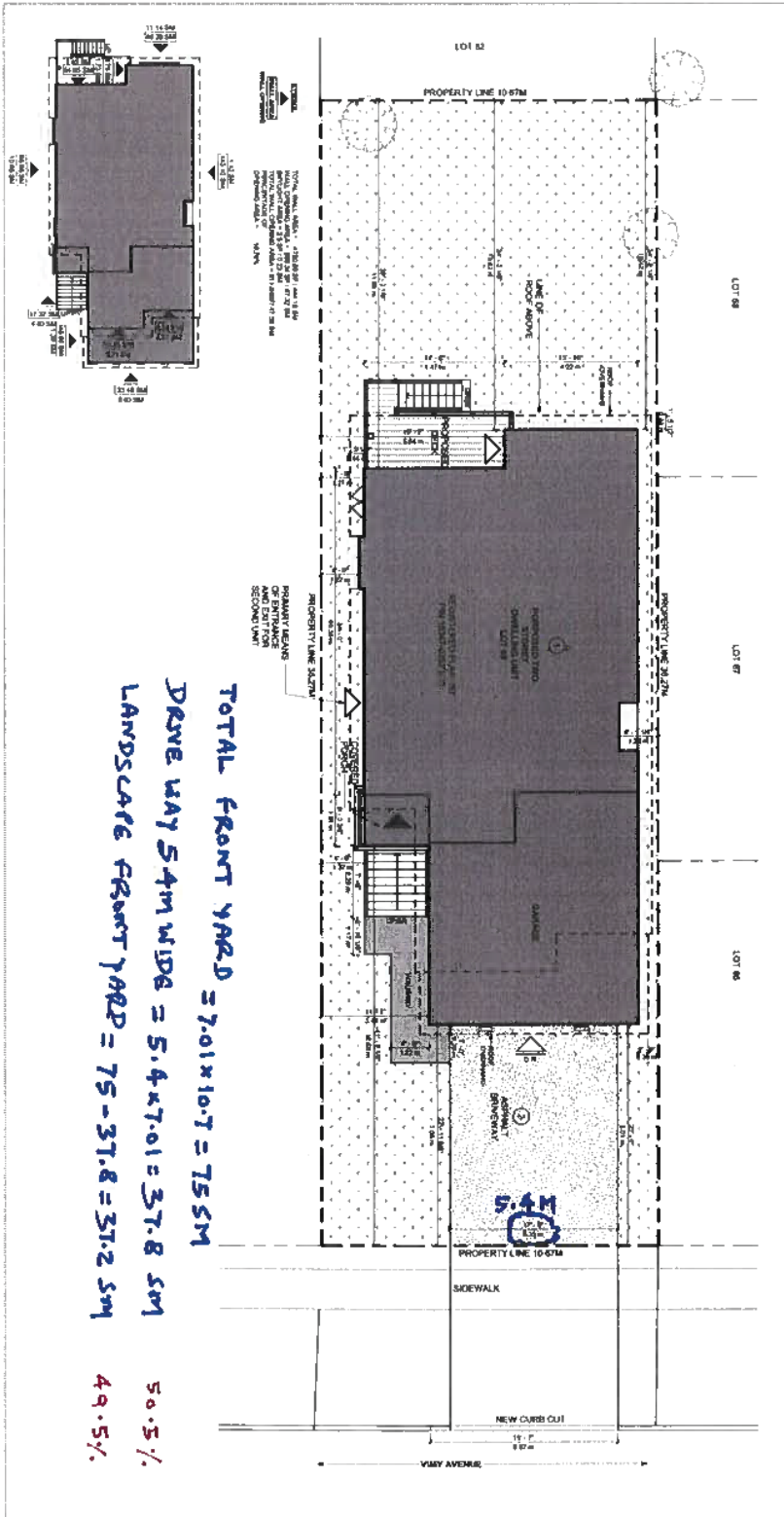
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued August 11, 2023.

Address: 308 Vimy Avenue



PROJECT NO. 2023-001
PROJECT NAME: 308 VIMY AVE. OSHAWA
PROJECT LOCATION: 308 VIMY AVE. OSHAWA
PROJECT DESCRIPTION: ALTERATIONS (SECOND UNIT)
PROJECT DATE: 2023-04-06
PROJECT NO.: 21-228
DRAWING NO.: A001



SITE PLAN

ASHT 3167 x 1107

NO.	REVISIONS	DATE
1	PROPOSED ALTERATIONS	2023-04-06
2	CONTRACTOR COMMENTS	2023-04-06
3	REVISIONS TO PLAN	2023-04-06
4	REVISIONS TO PLAN	2023-04-06
5	REVISIONS TO PLAN	2023-04-06
6	REVISIONS TO PLAN	2023-04-06
7	REVISIONS TO PLAN	2023-04-06
8	REVISIONS TO PLAN	2023-04-06
9	REVISIONS TO PLAN	2023-04-06
10	REVISIONS TO PLAN	2023-04-06

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TOTAL FRONT YARD = 7.01 x 10.7 = 75.5M
DRIVE WAY 5.4M WIDE = 5.4 x 7.01 = 37.8 SM
LANDSCAPE FRONT YARD = 75 - 37.8 = 37.2 SM
49.5%

24x36

C:\Users\josh\OneDrive\Documents\Projects\2023\21-228 - 308 Vimy Ave. Contract\05-BM21-228.rvt

Filename: 308 Vimy Ave. Oshawa
Drawing No.: A001
Project No.: 21-228
Date: 2023-04-06
Time: 7:02:50 PM

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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-86**) submitted by **Sriram Kumar Bikkina** for **878 Groveland Avenue** (PL 40M2521 LT 95), 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 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 in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.7m	2.75m
Minimum Front Yard Landscaping Area	47%	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 August 21, 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on August 23, 2023. Submissions are accepted by email at 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.

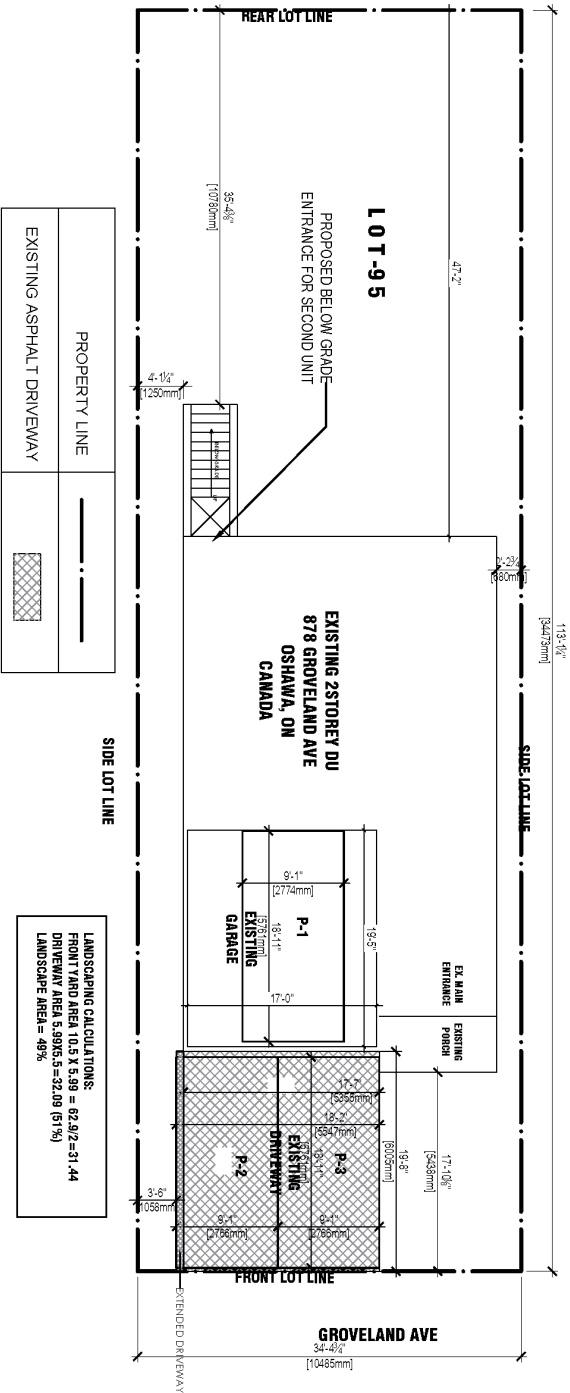
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This Notice issued August 11, 2023.



Http://MeDoBuildingPermits.ca
289-946-0997

[illegible]

GENERAL NOTES:
DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

THE 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 DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

NAME	QUALIFICATION INFORMATION
PANKAJ BHATIA	Pankaj Bhatia
SCN/TITLE	
ICN	
101562	

REGISTRATION INFORMATION	
FIRM NAME	BCIN
SAILPIM CONSULTING INC.	110355

PROFESSIONAL
CERTIFICATION

878 GROVELAND AVE
OSHAWA ON L1K 0W1

DRAWING TITLE

SITE PLAN

DATE
JULY 2023

ISSUED FOR
BUILDING PERMIT

A-0

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 August 23, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-87**) submitted by **Jude Jean-Gilles** for **300 William Street East** (PL 335 SHEET 4 LT C24 AND PT LT C21 AND RP 40R17470 PT 2), 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 ancillary 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 single detached dwelling in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of an Accessory Building as a Percent of the Main Building on the Lot	84%	50%
Maximum Ground Floor Area of an Accessory Building	77 sq. m.	60 sq. m.

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

Meeting

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This Notice issued August 11, 2023.

Address: 300 William Street East

