

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 2039 Simcoe Street North

An application has been submitted by **Raymond McCarthy on behalf of 12636212 Canada Inc** for variances from the City's Zoning By-law 60-94.

The application relates to **2039 Simcoe Street North** (CON 4 PT LT 12 NOW RP 40R2080 PT 1), Oshawa, Ontario.

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 an existing buildings 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 existing	4.5m
"h-12" holding symbol	Not applicable for conversion of existing single detached dwelling and accessory building to offices	Applicable

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: R. McCarthy, 11 Bateman Court, Whitby

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

R. McCarthy provided an overview of the application.

In response to a question from A. Johnson, E. Kohek replied the rear yard depth of the accessory building that will be converted to an office is 1.66m instead of 4.5m.

In response to a question from F. Eismont, R. McCarthy replied an accessible parking space is included on the plan.

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

**"THAT the application by Raymond McCarthy on behalf of 12636212 Canada Inc for 2039 Simcoe Street North, Oshawa, Ontario, be approved subject to the following condition:**

1. The site design shall provide and maintain a minimum of one Type A accessible parking space including pavement marking and vertical signage in accordance with Section 3.1 of the Oshawa Accessibility Design Standards."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 370 Taunton Road East

An application has been submitted by **D. G. Biddle & Associates on behalf of Labriola Holdings Limited** for variances from the City's Zoning By-law 60-94.

The application relates to **370 Taunton Road East** (CON 4 PT LT 7), Oshawa, Ontario.

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

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: M. Fry, D. G. Biddle & Associates, Oshawa

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

M. Fry provided an overview of the application.

In response to a question from F. Eismont, M. Fry replied the existing businesses will remain. The new building will accommodate an expansion of the small engine repair business that exists.

In response to a question from D. Lindsay, M. Fry replied parking is not intended in the landscaped open space.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by **D. G. Biddle & Associates on behalf of Labriola Holdings Limited** for **370 Taunton Road East**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 23 Steepleview Court

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

The application relates to **23 Steepleview Court** (PL 40M1701 LT 13), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: M. Mitrofan, 23 Steepleview Court, Oshawa

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

M. Mitrofan provided an overview of the application. Advised he has spoken with neighbouring property owners about the proposal.

In response to a question from A. Johnson, M. Mitrofan replied the footprint of the building is not changing, only enclosing an existing overhang.

Moved by D. Thomson, seconded by R. Adams,

"THAT the application by **Marius Mitrofan** for **23 Steepleview Court**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 1238 Cedar Street

An application has been submitted by **Lonny Gibson on behalf of Tom Younger** for variances from the City's Zoning By-law 60-94.

The application relates to **1238 Cedar Street** (PL 180 PT LT 1), Oshawa, Ontario.

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%

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: T. Younger, 1238 Cedar Street, Oshawa

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

T. Younger provided an overview of the application. Consolidating storage into one building.

Moved by F. Eismont, seconded by D. Lindsay,

"THAT the application by **Lonny Gibson on behalf of Tom Younger** for **1238 Cedar Street**, Oshawa, Ontario, be approved subject to the following condition:

1. The two existing accessory buildings in the rear yard are required to be removed/demolished within six (6) months following the completion of construction of the proposed detached garage."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 713 Emerson Avenue

An application has been submitted by **Lonny Gibson on behalf of Joe Shaw** for variances from the City's Zoning By-law 60-94.

The application relates to **713 Emerson Avenue** (PL 568 LT 62), 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 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

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: J. Shaw

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

J. Shaw provided an overview of the application.

Committee members noted they received a copy of public comments prior to the meeting

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

"THAT the application by **Lonny Gibson on behalf of Joe Shaw** for **713 Emerson Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 516 Dieppe Avenue

An application has been submitted by **I.G. Lysyk on behalf of Alex Chopik** for variances from the City's Zoning By-law 60-94.

The application relates to **516 Dieppe Avenue** (PL 167 LT 199 PT LT 198), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: I. G. Lysyk, 71 Southwood Street, Oshawa

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

I. G. Lysyk provided an overview of the application.

Moved by R. Adams, seconded by D. Lindsay,

"THAT the application by **I.G. Lysyk on behalf of Alex Chopik** for **516 Dieppe Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 520 Dieppe Avenue

An application has been submitted by **I.G. Lysyk on behalf of Alex Chopik** for a variance from the City's Zoning By-law 60-94.

The application relates to **520 Dieppe Avenue** (PL 167 LT 197 PT LT 198), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: I. G. Lysyk, 71 Southwood Street, Oshawa

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

I. G. Lysyk provided an overview of the application.

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

"THAT the application by **I.G. Lysyk on behalf of Alex Chopik** for **520 Dieppe Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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.



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Erika Kohek, Assistant Secretary-Treasurer

## MINUTES UNDER THE PLANNING ACT

### Committee of Adjustment Application for 308 Vimy Avenue

An application has been submitted by **Rakesh Gupta on behalf of Neerja Gupta and Akash Gupta** for variances from the City's Zoning By-law 60-94.

The application relates to **308 Vimy Avenue** (PL 267 LT 69), 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 in a R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.7m	2.75m
Minimum Landscaped Open Space in the Front Yard	49%	50%

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: R. Gupta, 1910 Pine Grove Avenue, Pickering

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

R. Gupta provided an overview of the application.

Moved by D. Lindsay, seconded by D. Thomson,

"THAT the application by **Rakesh Gupta on behalf of Neerja Gupta and Akash Gupta** for **308 Vimy Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 878 Groveland Avenue

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

The application relates to **878 Groveland Avenue** (PL 40M2521 LT 95), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with a minimum 47% landscaped open space in the front yard whereas a minimum 50% landscaped open space in the front yard is required by Zoning By-law 60-94 for a single detached dwelling in a R1-E (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: P. Bhatia, Architect, WeDoBuildingPermits

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

P. Bhatia provided an overview of the application.

Moved by D. Thomson, seconded by F. Eismont,

"THAT the application by **Sriram Kumar Bikkina** for **878 Groveland Avenue**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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 300 William Street East

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

The application relates to **300 William Street East** (PL 335 SHEET 4 LT C24 AND PT LT C21 AND RP 40R17470 PT 2), Oshawa, Ontario.

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.

A meeting of the Oshawa Committee of Adjustment was held on August 23, 2023 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson  
E. Kohek, D. Sappleton

Also Present: J. Jean-Gilles, 300 William Street, Oshawa

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

J. Jean-Gilles provided an overview of the application.

In response to a question from R. Adams, J. Jean-Gilles replied the garage will not be used for a business.

Moved by R. Adams, seconded by D. Lindsay,

"THAT the application by **Jude Jean-Gilles** for **300 William Street East**, Oshawa, Ontario, be approved."

Affirmative – A. Johnson, R. Adams, F. Eismont, D. Lindsay, D. Thomson

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