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

The application relates to 18 McLaughlin Boulevard (Lot 56, Plan 260), Oshawa, Ontario.

The purpose and effect of the revised application is to permit a single detached dwelling having the dimensions in Column 1 below instead of the dimensions in Column 2 below as required by Zoning By-law 60-94 for a single detached dwelling in a R1-C (Residential) Zone.

<table>
<thead>
<tr>
<th>Zoning Item</th>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Frontage</td>
<td>12.1m</td>
<td>13.5m</td>
</tr>
<tr>
<td>Minimum Front Yard Depth</td>
<td>6.0m</td>
<td>9.0m</td>
</tr>
<tr>
<td>Minimum Interior Side Yard Depth (West Side)</td>
<td>0.0m</td>
<td>1.2m</td>
</tr>
<tr>
<td>Minimum Side Yard Setback (Accessory Building)</td>
<td>0.0m</td>
<td>0.6m</td>
</tr>
<tr>
<td>Definition of Dwelling Unit</td>
<td>Internal connection not required between first and second floor of a single housekeeping establishment</td>
<td>Designed for use as a single housekeeping establishment</td>
</tr>
<tr>
<td>Definition of a Single Detached Dwelling</td>
<td>Vacant basement and ground floor and an existing dwelling unit on the second floor are deemed to be a single detached dwelling despite no internal connection between the ground floor and the second floor</td>
<td>Single detached dwelling contains only a dwelling unit</td>
</tr>
</tbody>
</table>

A meeting of the Oshawa Committee of Adjustment was held on October 28, 2015 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: L. Smith, A. Johnson, P. Corvetti, K. Thompson, R. Lavender M. Jones

Also Present: R. Prosser, 29 Eastwood Avenue, Oshawa

A report received from the Development Services Department indicated no objection to the approval of this application subject to the comments and conditions contained in that report.

In response to a question from A. Johnson, M. Jones stated that the subject site is zoned R1-C (Residential) and the recognized use of the property is a legal non-conforming mixed-use building.

In response to a question from K. Thompson, R. Prosser stated that he had read and finds the conditions contained in the staff report acceptable.

R. Prosser provided photographs showing that a portion of the front yard had been landscaped in response to Condition 1.

Moved by A. Johnson, seconded by K. Thompson, "THAT the application by Robert Prosser for 18 McLaughlin Boulevard, Oshawa, Ontario, be approved." The Chair declared that the application BE APPROVED, subject to the following conditions:

1. That the Owner landscape a minimum of 50% of the front yard to the satisfaction of Planning Services within 1 year of the date of this decision becoming final and binding.
2. The variance related to interior side yard depth shall only apply to the existing buildings and any subsequent additions.

3. The variance related to the definition of a dwelling unit and single detached dwelling shall no longer be applicable subsequent to the issuance of a building permit for an accessory apartment.

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.

CARRIED.

Original Signed by:

______________________________
Morgan Jones, Assistant Secretary-Treasurer
An application has been submitted by Greycrest Homes (Oshawa) Inc. for a variance from the City’s Zoning By-law 60-94.

The application relates to 1736 Jack Glenn Street (Lot 22, Plan 40M-2521), Oshawa, Ontario.

The purpose and effect of the application is to permit a single detached dwelling with a minimum interior side yard depth of 0.6m on both sides of the dwelling whereas Zoning By-law 60-94 requires a minimum interior side yard depth of 1.2m on at least one side and 0.6m on the other side for a single detached dwelling in an R1-D(1) (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 28, 2015 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: L. Smith, A. Johnson, P. Corvetti, K. Thompson, R. Lavender
M. Jones

Also Present: R. Calderon, 1746 Jack Glenn Street, Oshawa

Absent: P. Jaruczik, Arc Design Group, 60 Thistledown Crescent, Whitby

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

The applicant, P. Jaruczik, was not present.

R. Calderon, 1746 Jack Glenn Street, Oshawa stated objection to the application raising concerns related to the closeness of the proposed dwelling to the lot line, the massing of the proposed dwelling and, precedent being set in the neighbourhood in regards to subsequent phases of development.

In response to a question from R. Calderon, M. Jones confirmed that the variance for a reduction in the minimum interior side yard depth is to the northern lot line.

In response to a question from R. Calderon, M. Jones stated that the elevations of the proposed single detached dwelling had not been provided with the application.

In response to a question from A. Johnson, M. Jones stated that a building permit for the proposed single detached dwelling has not been submitted to the City as the Owner is waiting to have a decision made upon the variance applied for.

Moved A. Johnson, seconded by R. Lavender, “THAT the application by Greycrest Homes (Oshawa) Inc. for 1736 Jack Glenn Street, Oshawa, Ontario, be approved.”

DEFEATED.

Moved by K. Thompson, seconded by P. Corvetti, “THAT the application by Greycrest Homes (Oshawa) Inc. for 1736 Jack Glenn Street, Oshawa, Ontario, be tabled indefinitely.”

CARRIED.

Original Signed by: Morgan Jones, Assistant Secretary-Treasurer
MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 5122 Oakridge Trail

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

The application relates to 5122 Oakridge Trail (Lot 9, Plan 40M-1775), Oshawa, Ontario.

The purpose and effect of the application is to permit a new accessory building (detached garage) and existing accessory building (pool house) having the dimensions in Column 1 below, instead of the dimensions in Column 2 below, as required by Zoning By-law 60-94 for accessory buildings ancillary to a single detached dwelling in a R1-G.F24 (Residential) and OS-ORM(6).F24 (Open Space - Oak Ridges Moraine) Zone.

<table>
<thead>
<tr>
<th>Zoning Item</th>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Total Ground Floor Area of all Accessory Buildings</td>
<td>323 m²</td>
<td>90 m²</td>
</tr>
<tr>
<td>Maximum Height of Detached Garage</td>
<td>6 m</td>
<td>5 m</td>
</tr>
</tbody>
</table>

A meeting of the Oshawa Committee of Adjustment was held on October 28, 2015 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: L. Smith, A. Johnson, P. Corvetti, K. Thompson, M. Jones

Also Present: S. Jeffery, 5122 Oakridge Trail, Oshawa
P. Lack, 1050 Simcoe Street North, Oshawa

Absent: R. Lavender

R. Lavender declared a conflict of interest with this application.

A report received from the Development Services Department recommended that the application be tabled.

S. Jeffery stated the purpose of the application and agreed with the staff recommendation that the application be tabled.

In response to a question from L. Smith, S. Jeffery stated that the pool house is 118 m² and the proposed new garage is 204.5 m².

In response to a question from P. Corvetti, S. Jeffery stated that he owns one RV and would like to store it inside.

In response to a question from K. Thompson, S. Jeffery stated that he would provide staff and the Committee members with a floor plan and elevations of the proposed garage.

P. Lack, 1050 Simcoe Street North stated that he was in attendance representing J. and S. Charlton the Owners of 5104 Oakridge Trail, Oshawa and that he and his clients agreed with the staff recommendation to table the application.

Moved by K. Thompson, seconded by P. Corvetti,
“THAT the application by Scott Jeffery for 5122 Oakridge Trail, Oshawa, Ontario, be tabled indefinitely.” CARRIED.

Original Signed by:
Morgan Jones, Assistant Secretary-Treasurer
Committee of Adjustment Application for 1001 Ritson Road South

An application has been submitted by the International Brotherhood of Electrical Workers for a variance from the City’s Zoning By-law 60-94.

The application relates to 1001 Ritson Road South (Part Lot C10, Sheet 26, Plan 335), Oshawa, Ontario.

The purpose and effect of the application is to permit a technical training centre and accessory offices whereas Zoning By-law 60-94 does not permit a technical training centre and offices in a GI (General Industrial) Zone.

A meeting of the Oshawa Committee of Adjustment was held on October 28, 2015 at 6:00 p.m. in the “C” Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: L. Smith, A. Johnson, P. Corvetti, K. Thompson, R. Lavender
M. Jones

Also Present: J. Clifford, 18 Concord Place, Toronto

J. Clifford stated the purpose of the application and provided background about the International Brotherhood of Electrical Workers.

Moved by A. Johnson, seconded by K. Thompson,
“THAT the application by the International Brotherhood of Electrical Workers for 1001 Ritson Road South, Oshawa, Ontario, 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.

CARRIED.

Original Signed by:

Morgan Jones, Assistant Secretary-Treasurer