

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 36 Park Road South

An application has been submitted by **1978387 Ontario Inc.** for a variance from the City's Zoning By-law 60-94.

The application relates to **36 Park Road South** (Lot 3, Sheet 13B, Plan 357, now Part 1, Reference Plan 40R-12657) Oshawa, Ontario.

The purpose and effect of the application is to permit an addition to an existing main building, whereas the OC-B (Office Conversion) Zone in Zoning By-law 60-94 does not permit additions or enlargements to existing main buildings lawfully existing prior to the conversion, in a R5-B/R7-A/OC-B (Residential/Office Conversion) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 13, 2019 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: K. Thompson, A. Johnson, L. Smith, R. Adams
T. Ryan

Absent: P. Corvetti

Also Present: S. Udaipaul, 36 Park Road South, Oshawa, Ontario

S. Udaipaul overviewed his application and stated that the application was tabled in November 2018 to allow Heritage Oshawa to review and comment.

Moved by A. Johnson, seconded by L. Smith,
"THAT the application by **1978387 Ontario Inc.** for **36 Park Road South** Oshawa, Ontario, be approved." 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.

CARRIED.

Original Signed by:

Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1305 Lakefield Court

An application has been submitted by **George McAllister on behalf of Janet McAllister** for a variance from the City's Zoning By-law 60-94.

The application relates to **1305 Lakefield Court** (Plan M119, Part Lot 13, RP-WR231, Part 25 and Blk B) Oshawa, Ontario.

The purpose and effect of the application is to permit an accessory building (detached garage) having a lot coverage of 88% of the lot coverage of the main building, whereas Zoning By-law 60-94 permits a maximum lot coverage of 50% of the lot coverage of the main building for all accessory buildings ancillary to a semi-detached dwelling in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 13, 2019 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: K. Thompson, A. Johnson, L. Smith, R. Adams
T. Ryan

Absent: P. Corvetti

Also Present: G. McAllister, 1305 Lakefield Court, Oshawa
J. McAllister, 1305 Lakefield Court, Oshawa

G. McAllister provided an overview of the application and stated that the detached garage would be used for vehicle storage.

In response to a question from K. Thompson, T. Ryan stated that the applicant must remove the existing shed prior to building permit issuance.

In response to a question from A. Johnson, T. Ryan stated that the garage complies with the maximum 8% lot coverage and 60 sq. m ground floor area for accessory buildings.

Moved by L. Smith, seconded by K. Thompson,
"THAT the application by **George McAllister on behalf of Janet McAllister** for **1305 Lakefield Court**, Oshawa, Ontario, be approved." 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.

CARRIED.

Original Signed by:

Tim Ryan, Assistant Secretary-Treasurer

MINUTES UNDER THE PLANNING ACT

Committee of Adjustment Application for 1288 Sunningdale Avenue

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

The application relates to **1288 Sunningdale Avenue** (Plan M1177, Part Lot 70, RP 40R-7524, Part 2) Oshawa, Ontario.

The purpose and effect of the application is to permit a semi-detached dwelling or a semi-detached dwelling with an accessory apartment with all parking in the front yard, whereas Zoning By-law 60-94 requires a parking space in a side yard, rear yard or garage for a semi-detached dwelling or a semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

A meeting of the Oshawa Committee of Adjustment was held on February 13, 2019 at 6:00 p.m. in the "C" Wing Committee Meeting Room, City Hall, Oshawa, Ontario.

Present: K. Thompson, A. Johnson, L. Smith, R. Adams
T. Ryan

Absent: P. Corvetti

Also Present: A. Jazic, 67 Loscombe Drive, Bowmanville

A. Jazic provided an overview of the application and stated that the fence and structure existed when he purchased the property.

In response to a question from A. Johnson T. Ryan confirmed that the accessory apartment existed prior to 1994.

Moved by R. Adams, seconded by A. Johnson,
"THAT the application by **Alex Jazic** for **1288 Sunningdale Avenue** Oshawa, Ontario, be approved." 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.

CARRIED.

Original Signed by:

Tim Ryan, Assistant Secretary-Treasurer