



Committee of Adjustment Meeting

September 14, 2022

Committee Meeting Room

Council Building 6:00 p.m.

Agenda

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 September 14, 2022.

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 September 14, 2022 in order for your correspondence to be provided to Committee members for the September 14, 2022 public meeting.

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.

Notice to Correspondents:

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

For inquiries about this agenda, or to make arrangements for alternate formats or other accommodations, please call Erika Kohek at 905-436-3311, extension 2519 or at committeeofadjustment@oshawa.ca no later than September 13, 2022.

Questions regarding the Committee of Adjustment may be directed to Erika Kohek at 905-436-3311, extension 2519 or at committeeofadjustment@oshawa.ca.

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:

Robert Adams
Fred Eismont
Andrew Johnson
Pralhad Uprety
Janet Dowson

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.

Committee of Adjustment meetings are held at 6:00 p.m. on the following dates in 2022:

January 26, 2022
February 9, 2022 and February 23, 2022
March 9, 2022 and March 23, 2022
April 13, 2022 and April 27, 2022
May 11, 2022 and May 25, 2022
June 8, 2022 and June 22, 2022
July 13, 2022 and July 27, 2022
August 10, 2022 and August 24, 2022
September 14, 2022 and September 28, 2022
October 13, 2022 and October 26, 2022
November 9, 2022 and November 23, 2022

You or your agent 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.

Please Note

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

All who attend meetings electronically in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

Committee of Adjustment

September 14, 2022

- A-2022-76** **122 Olive Avenue**
Ally Blades
To permit a street townhouse dwelling with reduced lot frontage, lot area, front yard setback and 0 parking spaces
- A-2022-77** **511 Stone Street**
Ghaus Rizvi and Sameena Rizvi
To permit a single detached dwelling with reduced landscaped open space in the front yard
- A-2022-78 &** **0 Guelph Street**
A-2022-79 Shivang Tarika on behalf of Nextdoor Development Group Inc.
To permit a semi-detached building (two semi-detached dwellings) with reduced lot frontage, parking space length and width in a garage and increased building height
- A-2022-80** **800 Rodney Court**
Patrick Halsall
To permit a single detached dwelling or a single detached dwelling with an accessory apartment with reduced rear yard depth, landscaped open space in the front yard and lot frontage
- A-2022-81** **333 Simcoe Street South**
EcoVue Consulting Services Inc. on behalf of Brian Boisvert
To permit an apartment building (5 units) with 0 parking spaces, reduced landscaped open space, lot frontage, and side, front and rear yard depths, and increased residential density
- A-2022-82** **1006 Ronlea Avenue**
Zbigniew Gnat and Agata Czubara
To permit an addition to a single detached dwelling with reduced front yard depth
- A-2022-83** **128 Park Road South**
Adnan Iskandar
To permit a duplex with reduced lot frontage, lot area, front yard depth, driveway length, rear yard depth, parking space width, and landscaped open

space in the front yard, and increased building height and encroachment of an unenclosed deck into a rear yard

A-2022-84 1426 Birchcliffe Court

Enzo Locciano on behalf of Jane Morgan

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

A-2022-85 993 Denise Drive

Glen Organ

To permit an accessory building (shed) in the front yard

A-2022-86 86 Wayne Avenue

Gagnon Walker Domes Ltd. on behalf of David Arathoon

To permit an apartment building (triplex) where an apartment building is not permitted, to permit parking in the front yard and reduced distance to the street line for a parking area, drive aisle width and rear yard depth for an accessory building and increased lot coverage for accessory buildings

A-2022-87 181 Valencia Road

Romell Gellizeau and Duleepa Amaradasa

To permit an accessory building for a legal non-conforming use

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 September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-76**) submitted by **Ally Blades** for **122 Olive Avenue** (PL 212 PT LT 14 NOW RP 40R14348 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 street townhouse 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 street townhouse dwelling in a R2/R3-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	3.6m	6.0m
Minimum Lot Area	117m ²	135m ²
Minimum Front Yard Setback	4.2m	6.0m
Minimum Number of Parking Spaces	0	2

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

Meeting

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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.

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 September 9, 2022 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 September 13, 2022. Advance requests are highly encouraged to enable us to meet your needs adequately.

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This Notice issued September 2, 2022.

Address: 122 Olive Avenue

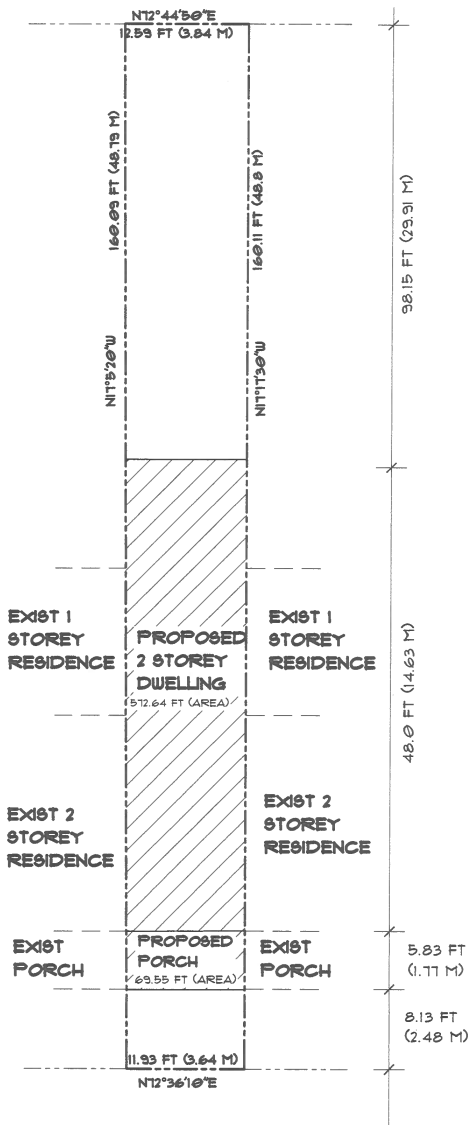
City of Oshawa
Development Services Department



SITE PLAN

SCALE 3/32" = 1'-0"

INFORMATION FROM
BUILDING LOCATION SURVEY OF
PART OF LOT 14
REGISTERED PLAN 22
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM
AS PREPARED BY H. FLIM
ONTARIO LAND SURVEYOR



122 OLIVE AVE.

(CALCULATIONS AS PER TABLE 8.2 -REGULATIONS FOR R3 ZONES)

ZONING R2/3A	REQUIRED	PROVIDED
MIN LOT AREA	1991.34 FT ² (185 M ²)	1301 FT ² (120.08 M ²)
MIN LOT FRONTAGE	19.68 FT (6.0 M)	11.93 FT (3.63 M)
MIN FRONT YARD	19.68 FT (6.0 M)	8.13 FT (2.48 M)
MIN REAR YARD	24.6 FT (7.5 M)	95.99 FT (29.25 M)
MIN SIDE YARD	3.94 FT (1.2 M)	0 FT (0 M)
MAX LOT COVERAGE	50%	642.19 FT ² (49.36%)
MAX BUILDING HEIGHT OF 10.5 M (34.44 FT) WILL BE ENSURED		
*FRONT YARD SETBACK TO MATCH EXIST NEIGHBOURING UNITS		

Notice of Hearing under the Planning Act Concerning an Application for a Minor Variance

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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a minimum landscaped open space of 39% in the front yard, whereas Zoning By-law 60-94 requires a minimum landscaped open space of 50% in the front yard for a single detached dwelling in a R2 (Residential) Zone.

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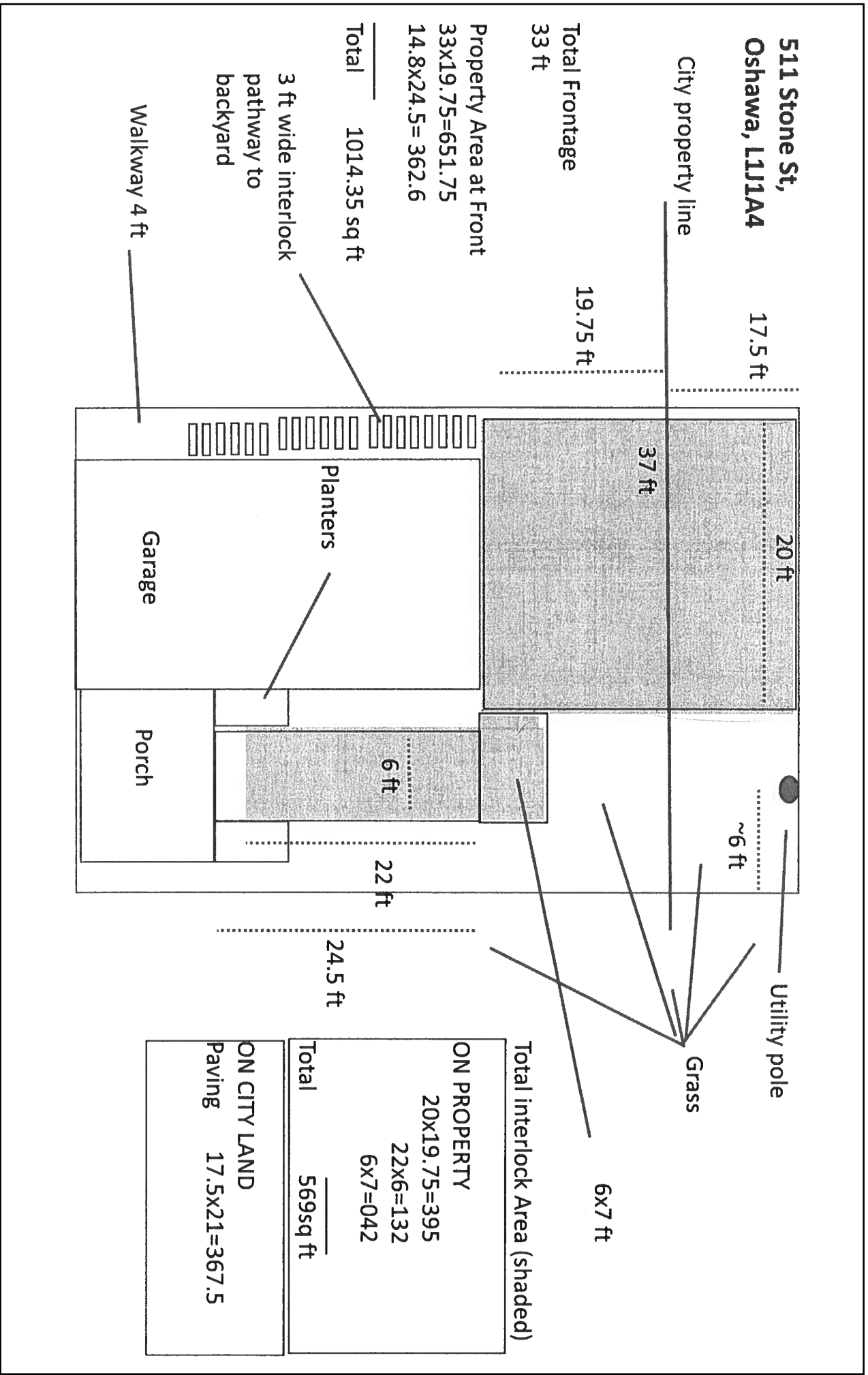
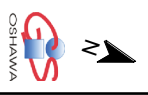
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This Notice issued September 2, 2022.

Address: 511 Stone Street



**511 Stone St,
Oshawa, L1J1A4**

City property line

17.5 ft

Total Frontage
33 ft

19.75 ft

Property Area at Front
33x19.75=651.75
14.8x24.5 = 362.6

Total 1014.35 sq ft

3 ft wide interlock
pathway to
backyard

Walkway 4 ft

20 ft

37 ft

6 ft

22 ft

24.5 ft

Utility pole

~6 ft

Grass

6x7 ft

Total interlock Area (shaded)

ON PROPERTY

20x19.75=395

22x6=132

6x7=042

Total 569sq ft

ON CITY LAND

Paving 17.5x21=367.5

Garage

Porch

Planters

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

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Purpose and Effect: The purpose and effect of the applications are to permit a semi-detached building (two semi-detached dwellings) 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 Parking Space Length (Garage Only for Each Proposed Semi-Detached Unit)	5.4m	5.75m
Minimum Parking Space Width (Garage Only for Each Proposed Semi-Detached Unit)	2.6m	2.75m
Minimum Lot Frontage for a Semi-Detached Building	13.4m	15m
Minimum Lot Frontage for a Semi-Detached Dwelling	6.7m	7.5m
Maximum Building Height	10.0m	9.0m

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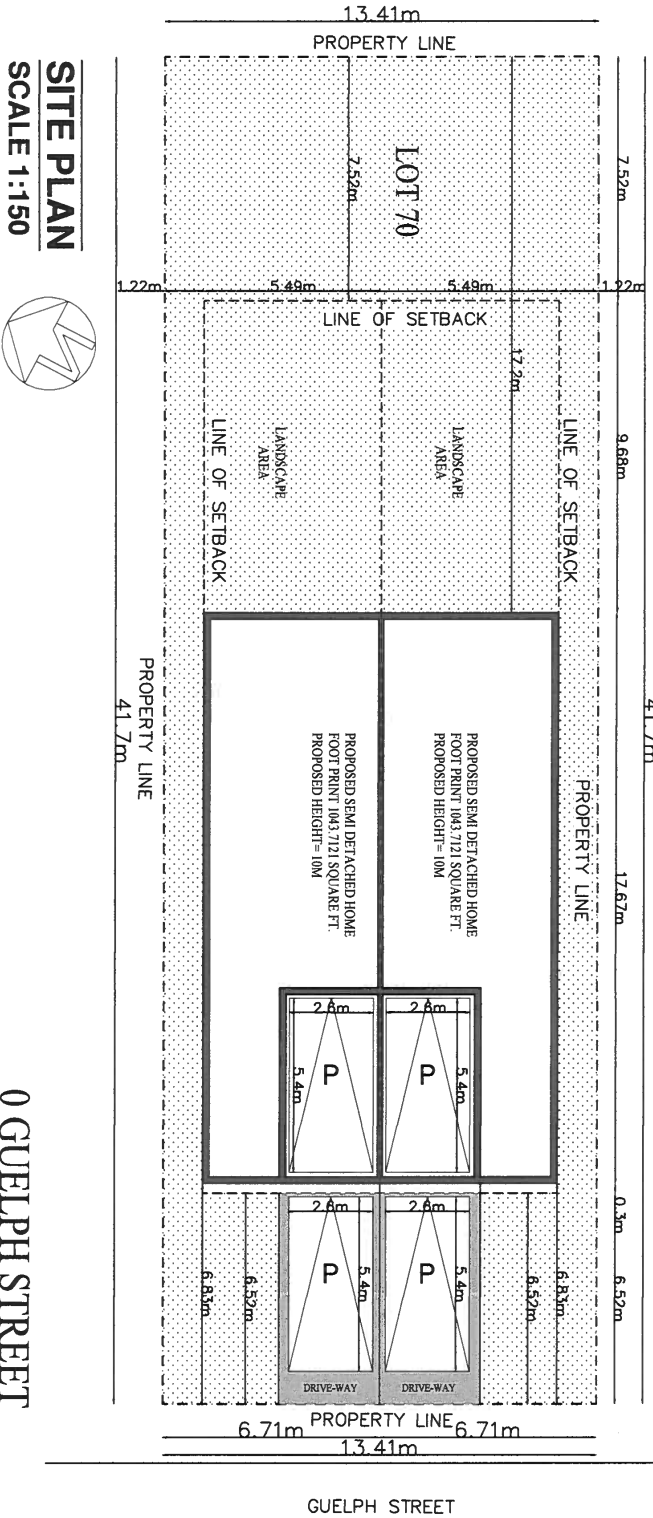
Address: 0 Guelph Street

City of Oshawa
Development Services Department



PROPERTY LINE - - - - -
LINE OF SETBACK - - - - -

Total Front Yard Area of each Unit = 492.84 sqft/ 45.80 sm
Total Front Yard Landscape Area of each Unit = 264.10 sqft/ 24.54sm
(53.59%)



SITE PLAN
SCALE 1:150



0 GUELPH STREET

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

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Purpose and Effect: The purpose and effect of the application is to permit an addition to a single detached dwelling or 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 or single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Rear Yard Depth (west side only)	4.4m	7.5m
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Lot Frontage	12m	13.5m

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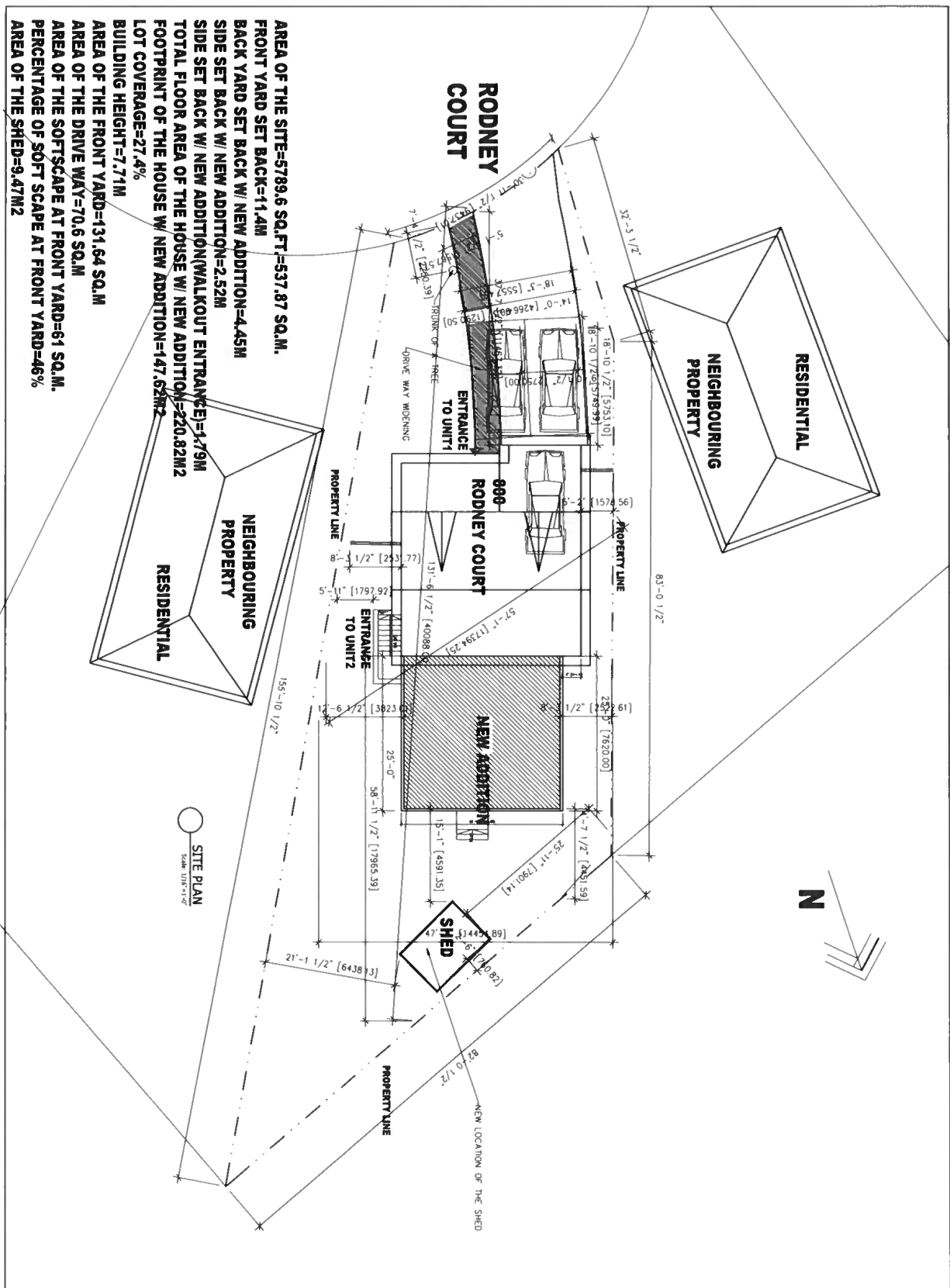
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Address: 800 Rodney Court

City of Oshawa
Development Services Department



AREA OF THE SITE=5789.6 SQ.FT.=537.87 SQ.M.
 FRONT YARD SET BACK=11.4M
 BACK YARD SET BACK W/ NEW ADDITION=4.45M
 SIDE SET BACK W/ NEW ADDITION=2.52M
 TOTAL FLOOR AREA OF THE HOUSE W/ NEW ADDITION=220.82M²
 FOOTPRINT OF THE HOUSE W/ NEW ADDITION=147.62M²
 LOT COVERAGE=27.4%
 BUILDING HEIGHT=7.71M
 AREA OF THE FRONT YARD=131.64 SQ.M.
 AREA OF THE DRIVE WAY=70.6 SQ.M.
 PERCENTAGE OF SOFT SCAPE AT FRONT YARD=61 SQ.M.
 AREA OF THE SHED=9.47M²

NO.	DESCRIPTION	DATE
1	ISSUED FOR COA	AUGUST 2022
2	ISSUED FOR COA	JULY 2022

REVISIONS	DATE

Project: **800 RODNEY COURT BACK ADDITION ANTERIOR ALTERATIONS**

Project No: **2022-33**

For: **PATRICK HALSALL**

Drawing Title: **SITE PLAN**

Location: **OSHWATA-ONTARIO**

Scale: 1/16"=1'-0"

Date: AUGUST 2022

Drawn by: BH

Designed by: BH

Approved by:

A-0



Committee of Adjustment

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Purpose and Effect: The purpose and effect of the application is to permit an apartment building (5 units) 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 Number of Resident Parking Spaces	0	5
Minimum Number of Visitor Parking Spaces	0	2
Maximum Residential Density (units per hectare)	190	85

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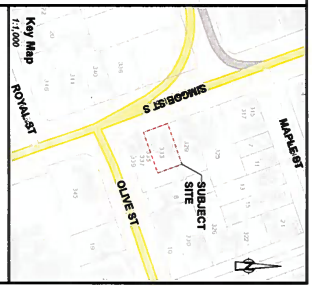
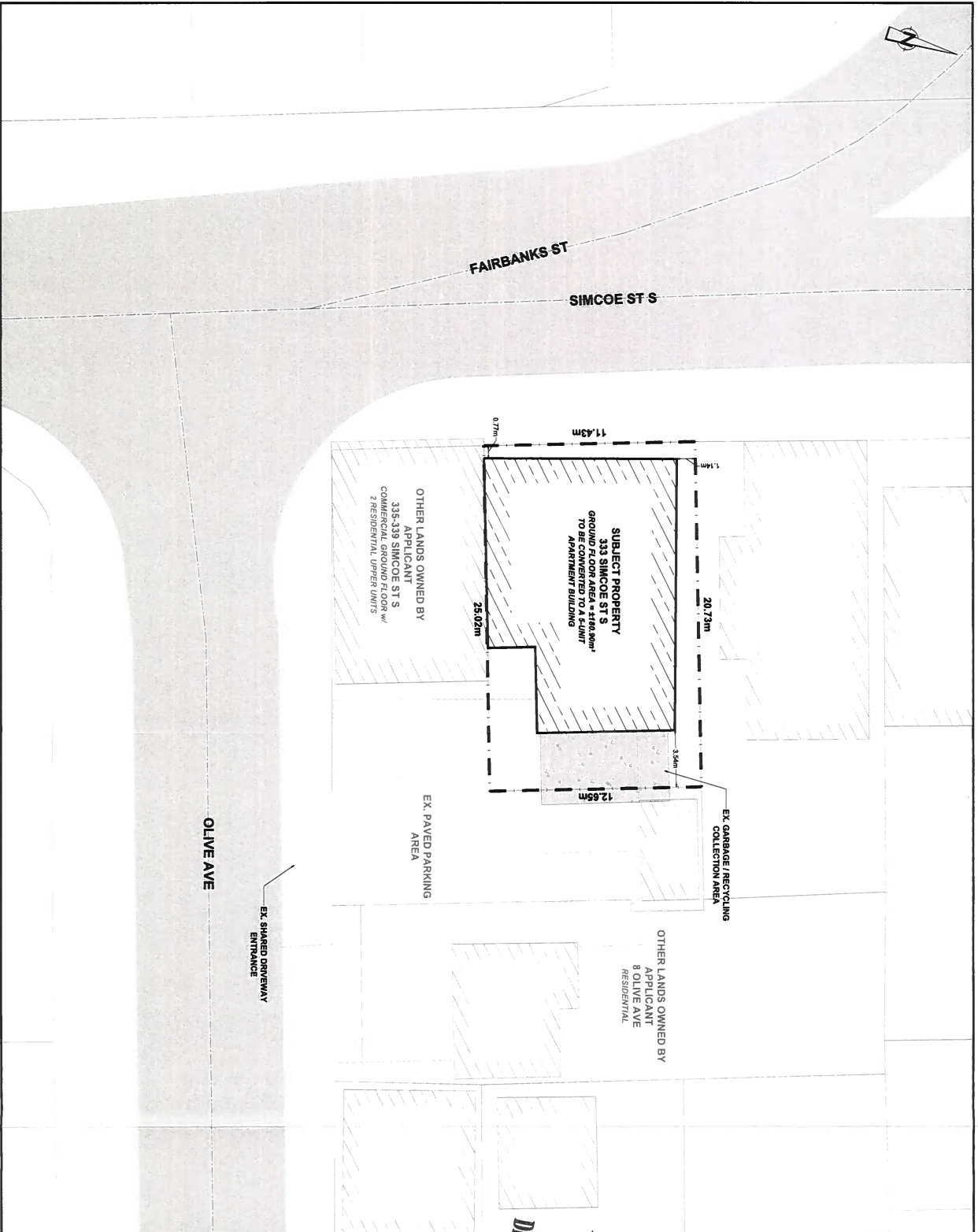
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Address: 333 Simcoe Street South

City of Oshawa
Development Services Department



LEGEND

- SUBJECT BOUNDARY
- EXISTING PARCEL LINE
- EXISTING ROAD C.L.
- EXISTING STRUCTURE
- EXISTING DRIVEWAY

RECEIVED
AUG 17 2022
DEVELOPMENT SERVICES

NOTES
1. Site Plan details by HOM Design and Drafting, project number: 2021-105.

ZONING STATISTICS

RESIDENTIAL TYPE (USE-B) ZONE	REQUIRED	EXISTING
LOT FRONTAGE (M)	25.0m	11.4m
FRONT YARD (M)	6.0m	0.8m
REAR YARD (M)	1.5m	0m
REAR SIDE YARD (M)	1.5m	0m
REAR YARD (M)	16.0m	3.5m
LANDSCAPED OPEN SPACE (M ²)	35%	21%
LOT COVERAGE (MAX.)	25%	65%
BUILDING HEIGHT (MAX.)	3.0m	6.0m
MAXIMUM FLOOR AREA (M ²)	2500	5000
MAXIMUM NUMBER OF UNITS	5	5
USF/MINOR USE	7/1.83m ² unit, 5	EXISTING
RESIDENTIAL	7	0
TOTAL	7	0

ECOVIVE
111 Ontario St. 4th Floor
Oshawa, ON L1H 7R7
Tel: 905.882.2222
www.ecovive.ca

ECOVIEW CONSULTING SERVICES INC.
311 Ontario St. 4th Floor
Oshawa, ON L1H 7R7
Tel: 905.882.2222
www.ecovive.ca

DESIGN BY: TBMIC
PROJECT NO.: 21-222

APPROVED BY: TBMIC
HORIZ. SCALE: 1:100

REVISION DATE: MARCH 18, 2022
FOOT DATE: MARCH 18, 2022

SIMCOE ST. SOUTH WY
APPLICANT: 335-339 SIMCOE ST S
2 RESIDENTIAL UPPER UNITS

SITE PLAN **SP1**

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 September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-82**) submitted by **Zbigniew Gnat and Agata Czubara** for **1006 Ronlea Avenue** (PL 823 LT 102), 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 single detached dwelling with a minimum front yard depth of 6m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

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 September 12, 2022.

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 September 14, 2022 in order for your correspondence to be provided to Committee members for the September 14, 2022 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 September 14, 2022. 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 September 9, 2022 or any day thereafter.

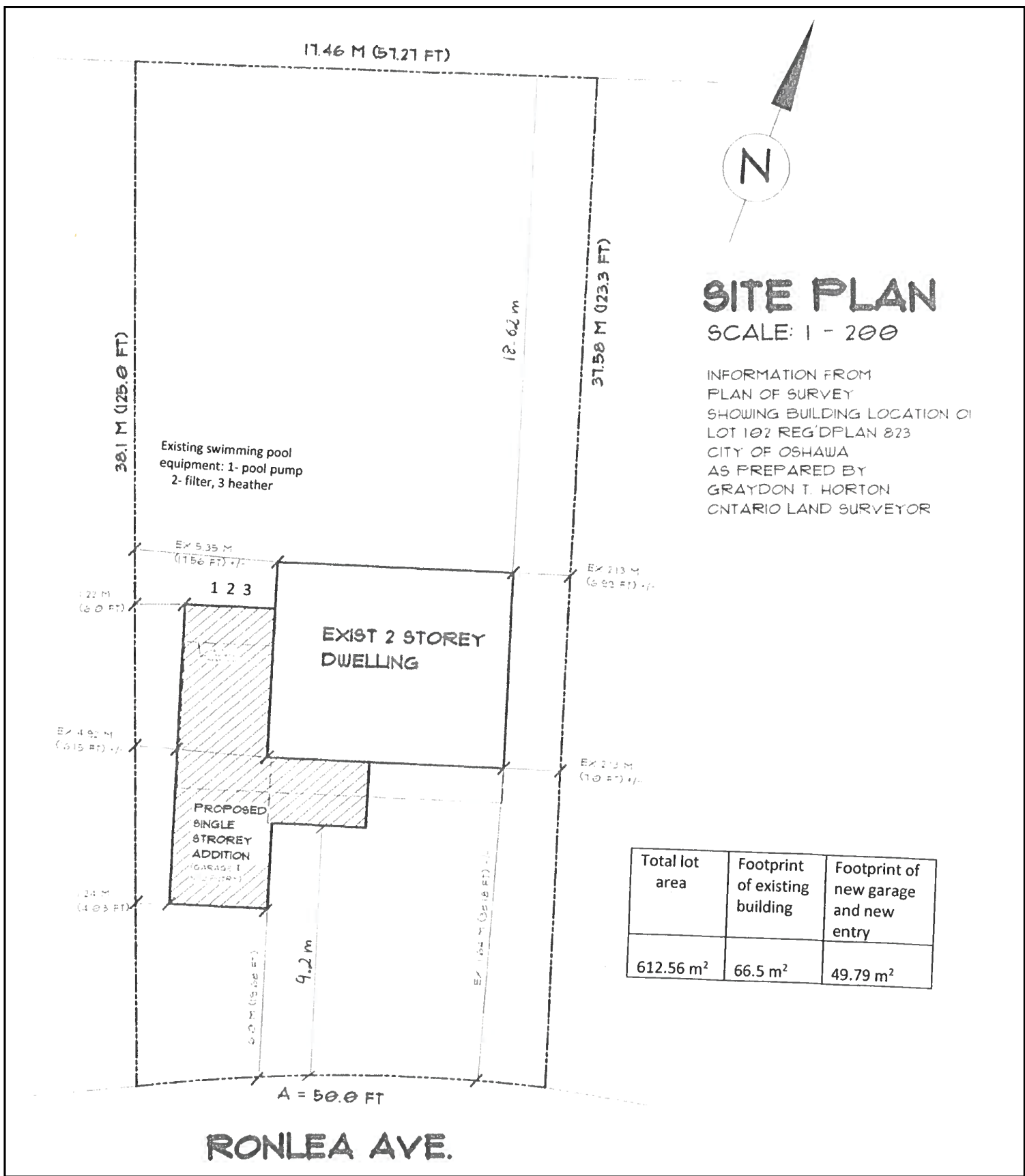
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than September 13, 2022. 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 September 2, 2022.

Address: 1006 Ronlea Avenue

City of Oshawa
Development Services Department



H:\PLAN07\T.Mgmt\OS-Data Trans\Attachments - Committee\Attachment\2022\16 - Sept 14\pds\A-2022-82.pdf

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 September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-83**) submitted by **Adnan Iskandar** for **128 Park Road South** (PL 178 PT LT 327), 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 duplex 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 duplex in a R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.3m	12m
Minimum Lot Area	307m ²	360m ²
Minimum Front Yard Depth	5.6m	6m
Minimum Rear Yard Depth	6.9m	7.5m
Maximum Building Height	9.5m	9m
Maximum Encroachment into Required Rear Yard for Unenclosed Deck	3.6m	2.4m
Minimum Length of Driveway to a Private Garage	5.6m	6m
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.45m	2.6m

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

Meeting

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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 September 14, 2022. 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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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 September 9, 2022 or any day thereafter.

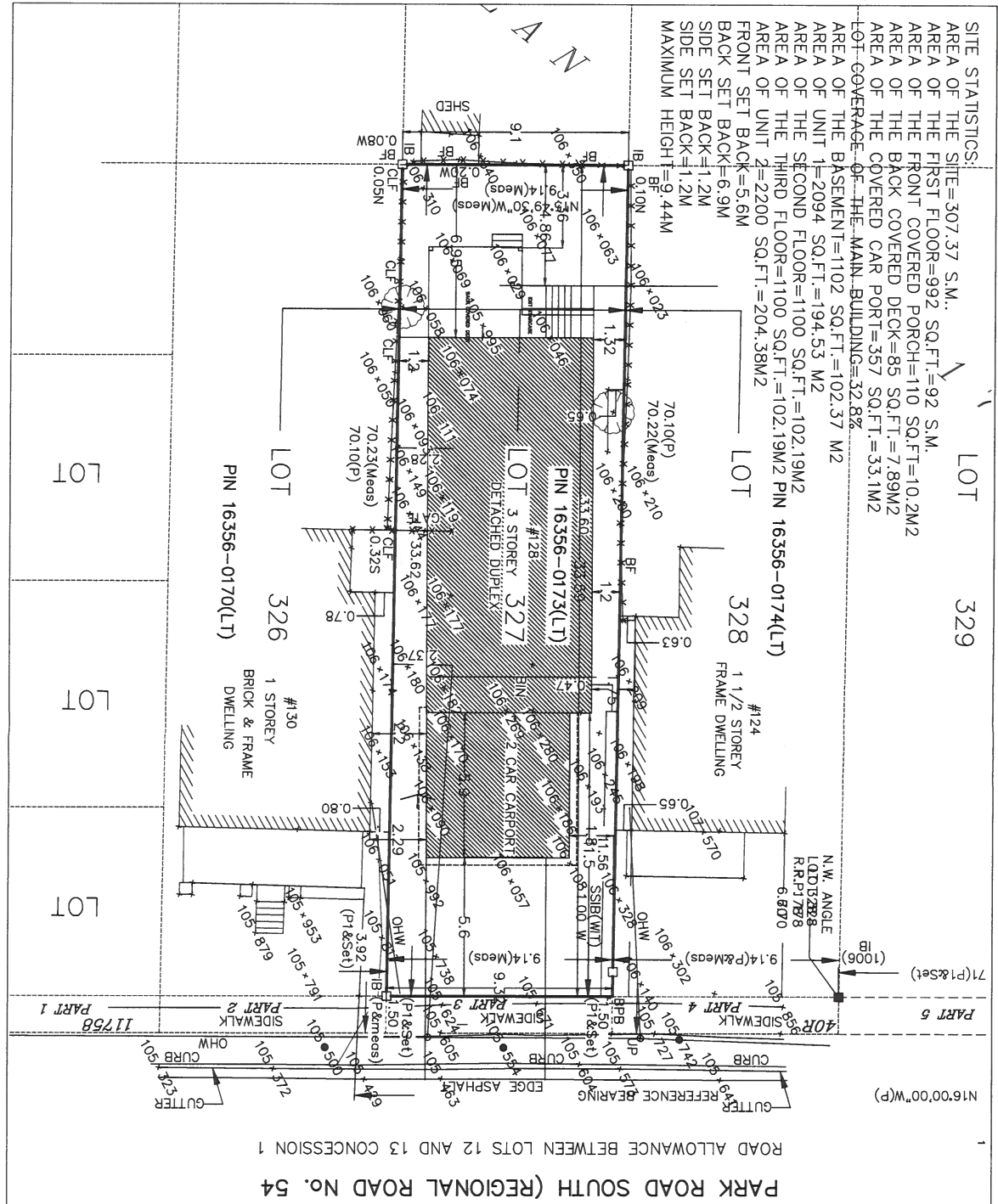
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than September 13, 2022. 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 September 2, 2022.

Address: 128 Park Road South

City of Oshawa
Development Services Department



1	ISSUED FOR COA	AUGUST, 2022
BENAN HANOUDI ARCHITECT 1442 Bridgeport Street Oshawa, Ontario L1K 2P5, Canada Tel: 289.404.0422 Email: benan_hanoudi@yahoo.ca www.mycustombuilding.com		
PROJECT: 128 PARK ROAD SOUTH DUPLEX 2022-18		
FOR: ADIAN ISKANDAR		
DRAWING TITLE: PROPOSED SITE PLAN LOCATION: OSHAWA, ONTARIO		
SCALE: 1:150	DATE: AUGUST-2022	
DRAWN BY: A.H.		
DESIGNED BY: A.H.		
A-0		



Committee of Adjustment

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 September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-84**) submitted by **Enzo Locciano on behalf of Jane Morgan** for **1426 Birchcliffe Court** (PL 40M1399 PT LT 45 NOW RP 40R10095 PT 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 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	41.5%	50%
Location of Required Parking Spaces	All in Front Yard	Minimum one space in a side yard, rear yard, or garage

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Meeting

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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 September 14, 2022. 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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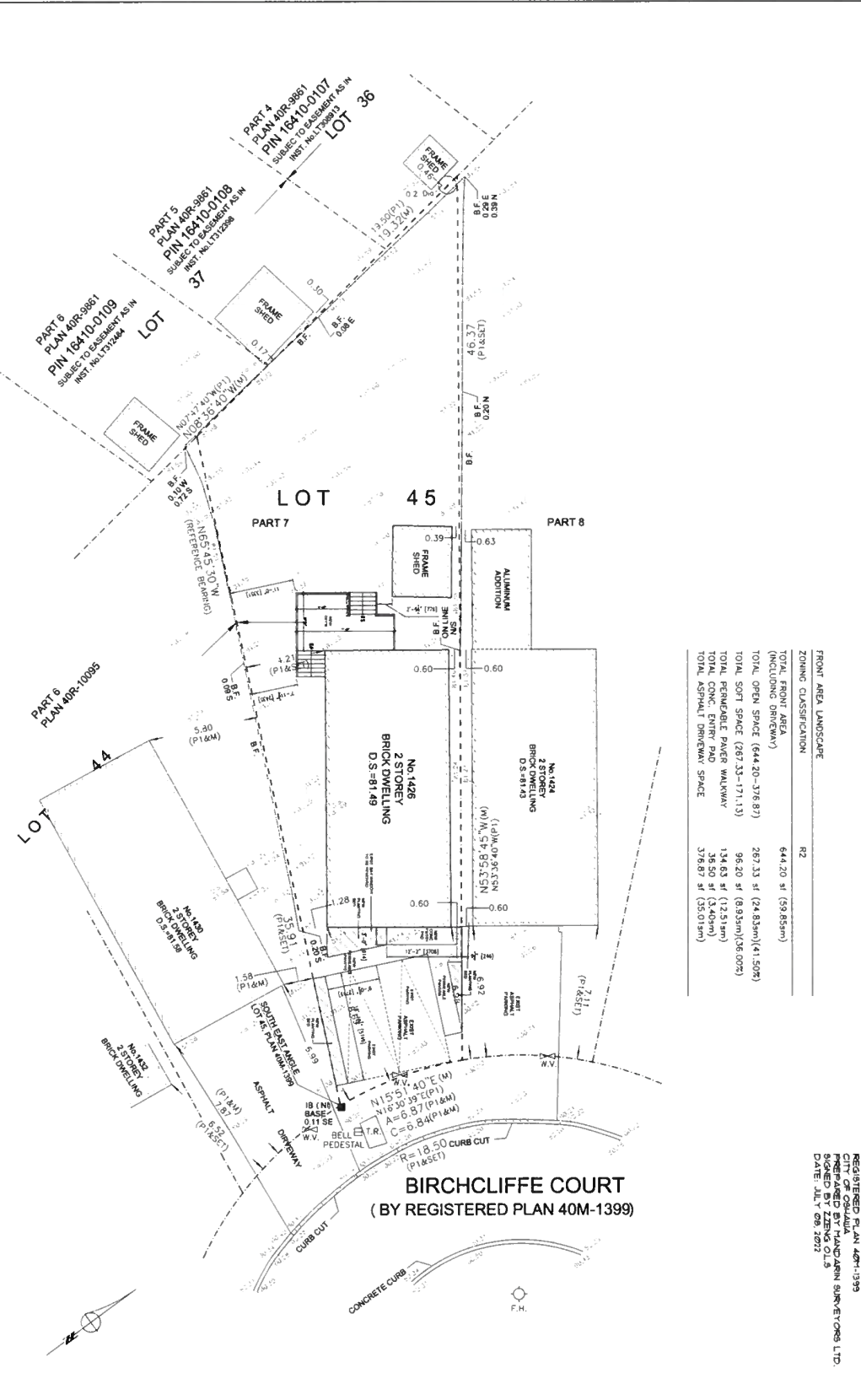
This Notice issued September 2, 2022.

Address: 1426 Birchcliffe Court

City of Oshawa
Development Services Department



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOT 45
REGISTERED PLAN 40M-1399
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM



FRONT AREA LANDSCAPE

ZONING CLASSIFICATION	R2
TOTAL FRONT AREA (INCLUDING DRIVEWAY)	644.20 sf (59.65sm)
TOTAL OPEN SPACE (644.20-376.87)	267.33 sf (24.83sm)(41.50%)
TOTAL SOFT SPACE (267.33-171.13)	96.20 sf (8.93sm)(14.60%)
TOTAL PERMEABLE PAVED WALKWAY	134.63 sf (12.25sm)
TOTAL CONC. ENTRY PAD	38.50 sf (3.40sm)
TOTAL ASPHALT DRIVEWAY SPACE	376.87 sf (35.01sm)

SITE STATISTICS

ZONING CLASSIFICATION	R2
SITE AREA	4121.55
MAX. GRA. (0.35)	1388.00
EAST (GRA) (0.225)	1003.84
EAST BASEMENT FLOOR AREA	1003.84
EAST GROUND FLOOR AREA	98.63

SITE PLAN INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT
PLAN OF LOT 45
REGISTERED PLAN 40M-1399
CITY OF OSHAWA
PREPARED BY HANDYMAN SURVEYORS LTD.
DATE: JAN. 20, 2021

BIRCHCLIFFE COURT
(BY REGISTERED PLAN 40M-1399)

LEGEND

[Symbol]	EXIST. BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXIST. DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXIST. SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXIST. CURB CUT
[Symbol]	PROPOSED CURB CUT
[Symbol]	EXIST. EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXIST. UTILITY
[Symbol]	PROPOSED UTILITY



INTERIOR ALTERATIONS
1426 Birchcliffe Ct.
Oshawa, ON.

Scale: 1/8" = 1'-0"
DATE: []/ []/ []
SHEET NO. [] OF []
SHEET TITLE: SITE PLAN

A1

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 September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-85**) submitted by **Glen Organ** for **993 Denise Drive** (PL 823 LT 174), 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 a 6.5m² accessory building (shed) ancillary to a single detached dwelling to be located in the front yard, whereas Zoning By-law 60-94 does not permit an accessory building in the front yard in a R1-C (Residential) Zone.

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 September 12, 2022.

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 September 14, 2022 in order for your correspondence to be provided to Committee members for the September 14, 2022 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 September 14, 2022. 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 September 9, 2022 or any day thereafter.

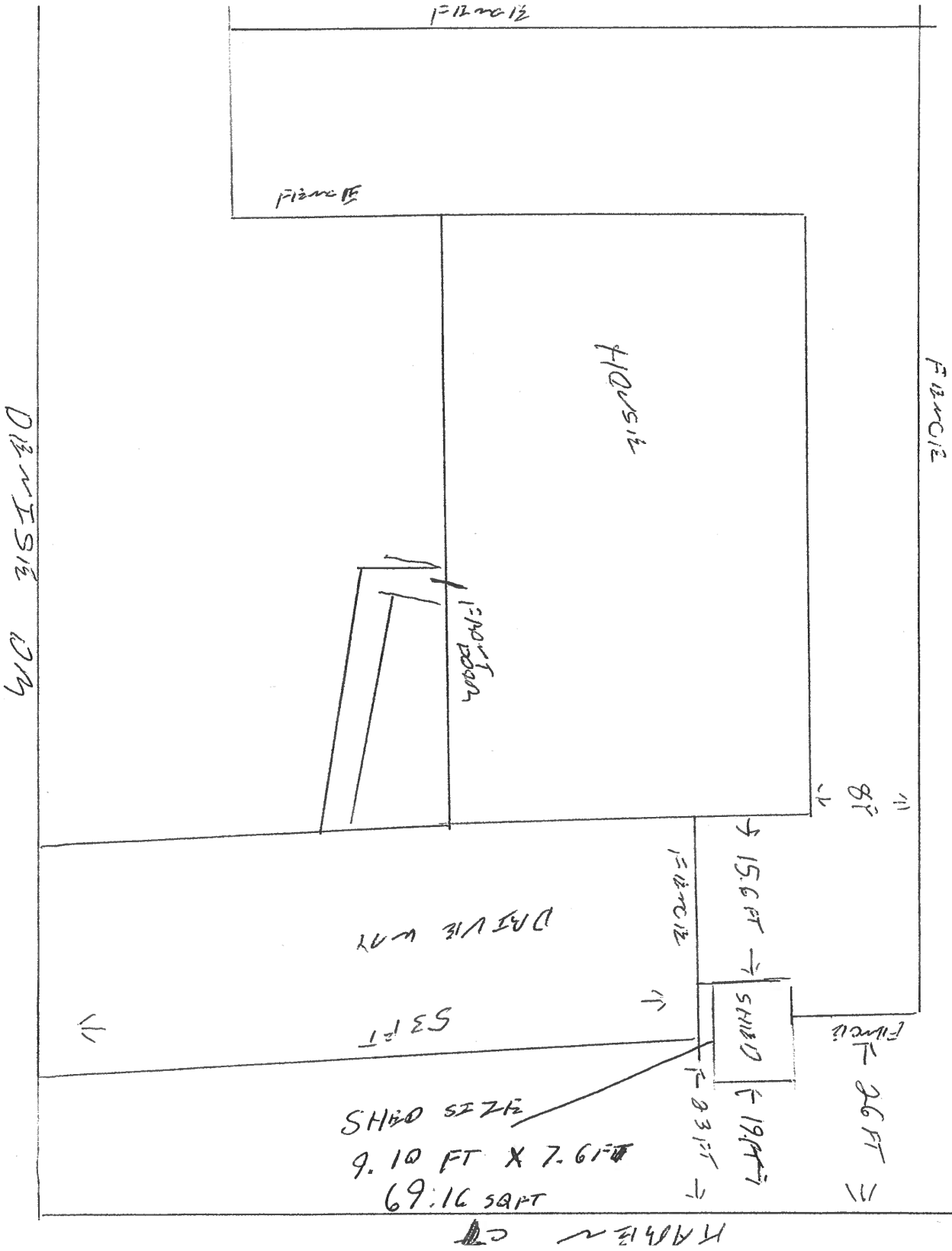
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued September 2, 2022.

Address: 993 Denise Drive

City of Oshawa
Development Services Department



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 September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-86**) submitted by **Gagnon Walker Domes Ltd. on behalf of David Arathoon** for **86 Wayne Avenue** (PL 786, LT 8), 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 existing apartment building (triplex) with accessory 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 apartment building in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Apartment Building with 3 Dwelling Units (Triplex)	To permit	Not permitted
Minimum Aisle Width for Parking Spaces with a Parking Angle of 0 to 20 degrees	2.7m	3.5m
Tandem Parking	To permit	Not permitted
Location of Parking Spaces	One Space in the Front Yard	Interior Side Yard or Rear Yard
Distance to the Street Line for a Parking Area	0.0m	3.0m
Minimum Rear Yard Depth for an Accessory Building	0.45m	0.60m
Maximum Combined Lot Coverage for All Accessory Buildings	13%	8%

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 September 12, 2022.

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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 September 14, 2022. 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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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 September 9, 2022 or any day thereafter.

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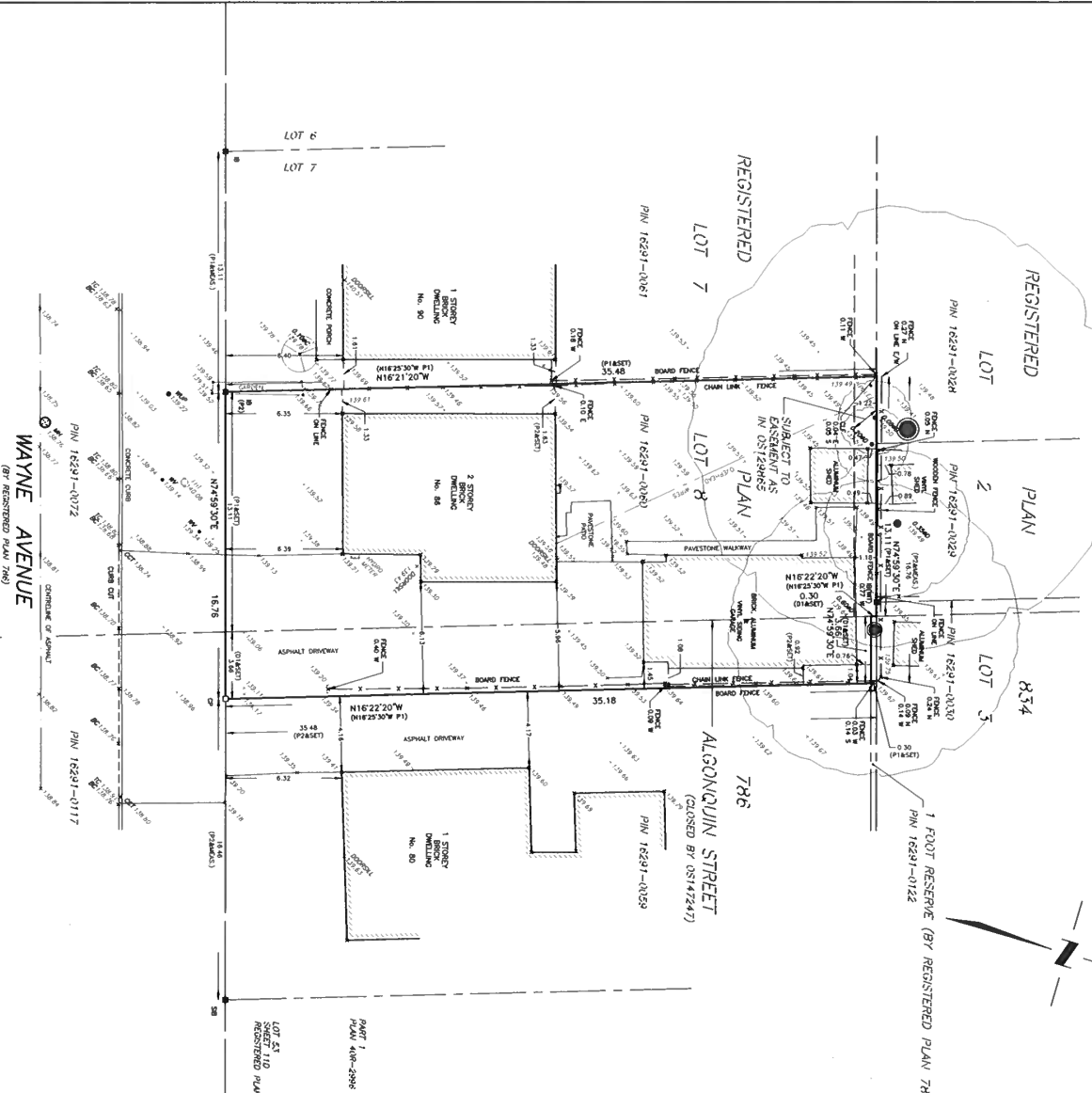
This Notice issued September 2, 2022.

Address: 86 Wayne Avenue

City of Oshawa
Development Services Department



METRIC
DIMENSIONS SHOWN IN METERS
AND FEET AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 8 AND
PART OF ALGONQUIN STREET
(CLOSED BY OS147247)
REGISTERED PLAN 786
CITY OF OSHTAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 150

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT, 2022

REPORT SUMMARY
PROPERTY DESCRIPTION: BE WAYNE AVENUE, BEING LOT 8 & PART OF
ALGONQUIN STREET, PART OF REGISTERED PLAN 786,
CITY OF OSHTAWA, REGIONAL MUNICIPALITY OF DURHAM,
PIN 16291-0080.
SUBJECT TO EGRESS IN FAVOUR OF THE BELL TELEPHONE COMPANY OF
CANADA, AS IN OS152885.
COMMENTS: 1. THE SHED IS PARTIALLY LOCATED OVER EXISTING EGRESS
2. THE LOCATION OF FENCES.

ELEVATION NOTE
REFERENCED TO CANADIAN GEODETIC SYSTEM DATUM-2013,
AND WERE OBTAINED FROM CANADIAN GEODETIC SURVEY MONUMENT
0018470023, HAVING A PUBLISHED ELEVATION OF 139.804 METRES.
BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF WAYNE AVENUE AS SHOWN ON REGISTERED PLAN 786, HAVING
A BEARING OF N19°59'58"E.

LEGEND
DENOTES SURVEY MONUMENT FOUND
DENOTES IRON BAR WITH CAP
DENOTES CONCRETE PIN
DENOTES WOOD TYPICAL TOP
DENOTES WOOD TYPICAL POLE
DENOTES REGISTERED PLAN 786
DENOTES H.F. PLAN 1170, O.L.S., SEPT. 6, 1980
DENOTES WITNESS MONUMENT
DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
0.25M
0.25M DENOTES CONSPICUOUS TREE WITH TRUNK DIAMETER
THREE COMPANIES ARE DRAWN TO SCALE.

PREPARED FOR:
THIS REPORT WAS PREPARED FOR DAVID WATKINSON AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
SURVEYOR'S CERTIFICATE
I, CERTAIN THAT:
1. THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYOR ACT AND THE
REGULATIONS MADE UNDER THEREA.
2. THE SURVEY WAS COMPLETED ON APRIL 4, 2022.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
V-26299
4181 SANDYVIEW CRESCENT UNIT 42, MISSISSAUGA, ONTARIO L5L 5K2
TEL: (905) 566-8849 FAX: (905) 566-3100
E-MAIL: office@landsurveyors.com

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SANDYVIEW CRESCENT UNIT 42, MISSISSAUGA, ONTARIO L5L 5K2
TEL: (905) 566-8849 FAX: (905) 566-3100
E-MAIL: office@landsurveyors.com
FILE NO. 3358-5891-T
DRAWN BY: J.H.

Notice of Hearing under the Planning Act Concerning an Application for a Enlargement or Extension of a Non- Conforming Building or Structure

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 14, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-87**) submitted by **Romell Gellizeau and Duleepa Amaradasa** for **181 Valencia Road** (PL 204 LT 35,36), 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 accessory building ancillary to a single detached dwelling, whereas Zoning By-law 60-94 does not permit an enlargement, addition, or alteration to a legal non-conforming use in a GI (General Industrial) Zone.

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 September 12, 2022.

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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 September 14, 2022. 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 September 2, 2022.

Address: 181 Valencia Court



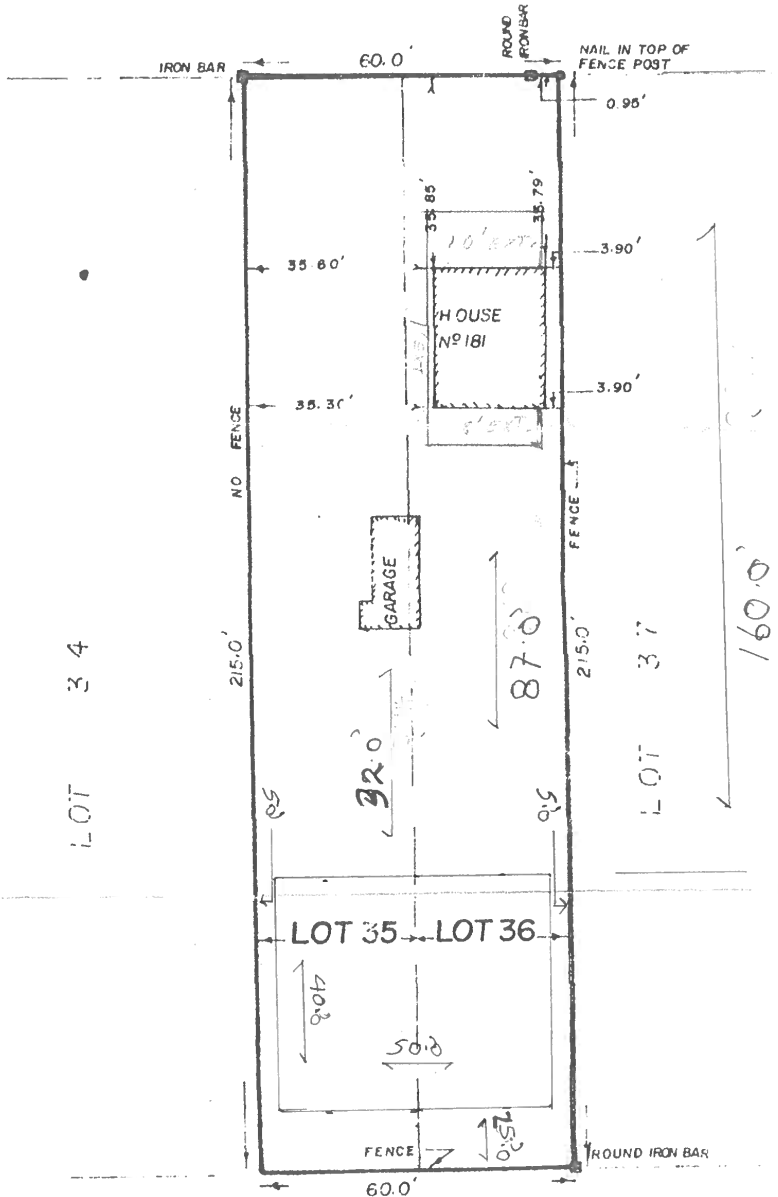
ON LOTS 35 AND 36 REGISTERED PLAN N^o 204

CITY OF OSHAWA

3587, 7/77

BOARD MEETS SEPT, 21/77

VALENCIA ROAD



SCALE 1" = 30'	DATE JULY 6, 1976	DRAWN BY
FOR		TRACED BY E S