



Committee of Adjustment Meeting Agenda

January 25, 2023, 6:00 p.m.
Committee Meeting Room

Meeting Cancelled

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 January 25, 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 November 23, 2022 be adopted.

Staff Reports

A-2022-100 1136 Beneford Road

YEJ Studio and Consulting Inc. on behalf of Adeel Asfaq

To permit a single detached dwelling with an accessory apartment with a reduced parking space length (third space only)

A-2022-101 300 Windsor Street

Qi Li

To permit accessory buildings ancillary to a single detached dwelling with increased maximum lot coverage

A-2022-102 203 Park Road South

Ronald Cao on behalf of Yilin Lu and Ali BouHamya

To permit a single detached dwelling with reduced parking space width

A-2022-103 229 Hibbert Avenue

Kyle Nooyen

To permit a detached garage ancillary to a single detached dwelling with increased maximum lot coverage

A-2022-104 100 Cromwell Avenue

Angie Foesellino on behalf of Conlin Quinlan

To permit an existing apartment building with reduced front yard depth, parking space length and increased lot coverage

A-2022-105 2593 Bromus Path

Percy D'Souza

To permit a block townhouse dwelling with reduced parking space length (garage space only)

A-2022-106 & 107 214 & 216 Centre Street South

D. G. Biddle and Associates on behalf of 13296415 Canada Corp.

To permit two 3-unit apartment buildings with reduced lot frontage, interior side yard depth, driveway aisle width, landscaped open space and increased lot coverage

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 a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-100**) submitted by **YEJ Studio and Consulting Inc. on behalf of Adeel Asfaq** for **1136 Beneford Road** (PL 40M2204 LT 73), 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 single detached dwelling with an accessory apartment with a minimum parking space length of 5m (third parking space only) whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling in a R1-E(5) (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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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 January 20, 2023 or any day thereafter.

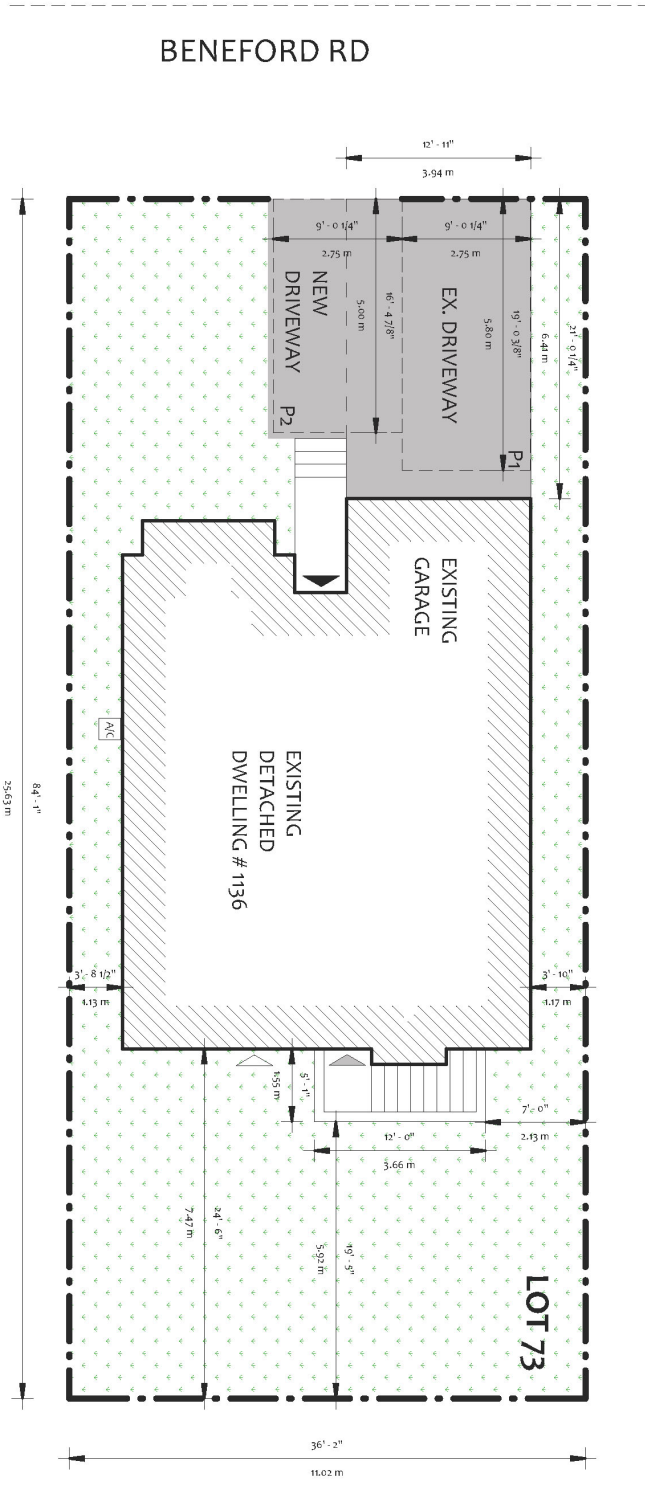
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than January 23, 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 January 13, 2023.

Address: 1136 Beneford Road

City of Oshawa
Economic and Development Services
OSHAWA



-  MAIN ENTRANCE
-  SECONDARY ENTRANCE
-  BASEMENT ENTRANCE

FLOOR / UNIT	AREA	
AREA	SQFT	SQM
BASEMENT (UNIT 2)	729.9	67.8
FIRST FLOOR (UNIT 1)	715.3	66.5
SECOND FLOOR (UNIT 1)	848.5	78.9
TOTAL BUILDING AREA	2293.7	213.1



STUDIO + CONSULTING
888.36.9958 | 416.48.5593 | 905.821.0728
INFO@YESTUDIO.COM
WWW.YESTUDIO.COM

BASEMENT SECOND UNIT & B.G.E

1136 BENEFORD RD
OSHAWA, ON L1K 0A2

SITE PLAN

Project number
Date

22 R 500 - 150
2022.05.30

A-01

Drawn by
Scale
D.A
As indicated

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 January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-101**) submitted by **Qi Li** for **300 Windsor Street** (PL 302 LT 321 PT LT 320, 322), 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 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 accessory buildings to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of Accessory Buildings	9.1%	8%
Maximum Lot Coverage of Accessory Buildings as a Percentage of the Main Building Lot Coverage	68%	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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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 January 20, 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 January 23, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

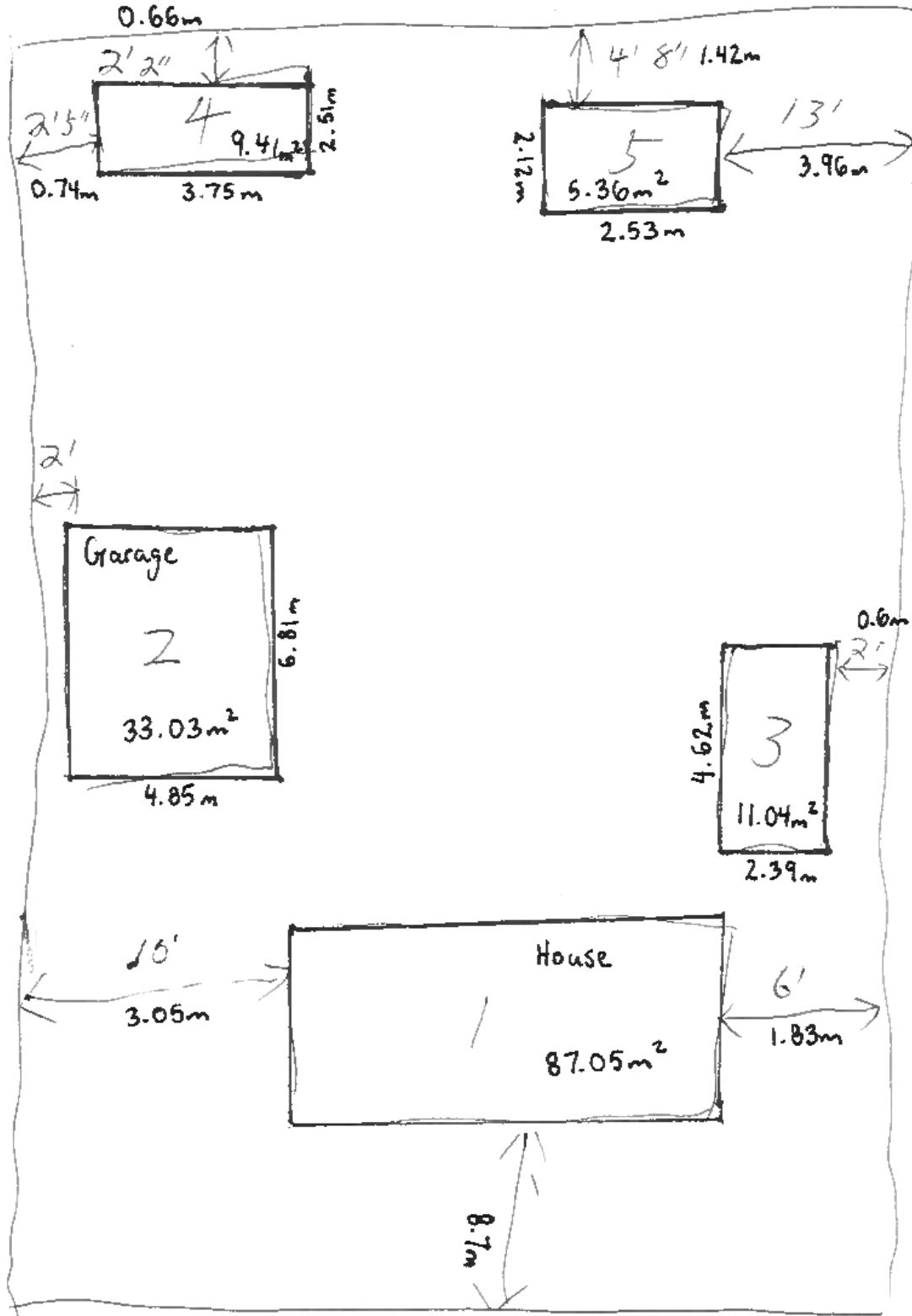
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued January 13, 2023.

Address: 300 Windsor Street



City of Oshawa
Economic and Development Services 



WINDSOR STREET

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 January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-102**) submitted by **Ronald Cao on behalf of Yilin Lu and Ali BouHamya** for **203 Park Road South** (PL 218, LT 6), 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 single detached dwelling with a parking space width of 2.5m, whereas Zoning By-law 60-94 requires a minimum parking space width of 2.75m for a single detached dwelling in a R2 (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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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 January 20, 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 January 23, 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 January 13, 2023.

Address: 203 Park Road South



SEVEN K DESIGN
40 Vogel Road | Unit #5
Richmond Hill, ON Canada
info@sevenkdesign.com
www.sevenkdesign.com
+1 416 962 2918

B.C.I.N.
The undersigned has reviewed and taken responsibility for the design of the proposed construction and the resulting improvements to the site and the surrounding area.

QUALIFICATION INFORMATION
Required under design exemption under 2.17.1.1 of the O.S.C.
Rashed K. Coe
Name: Rashed K. Coe
Title: B.C.I.N.

REGISTRATION INFORMATION
Required under design exemption under 2.17.1.1 of the O.S.C.
Rashed K. Coe
Design No: 119786
Design Firm: B.C.I.N.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO ENGINEER & DESIGNER BEFORE PROCEEDING WITH THE WORK.
DIMENSIONS ARE CLEAR TO THE FACE OF COLUMNS AND PARTITIONS UNLESS INDICATED OTHERWISE.
NO WORK MAY PROCEED UNTIL SEVEN K DESIGN LTD. STAMPS, SIGNS AND APPROVED DRAWINGS. THESE DRAWINGS ARE TO BE AVAILABLE ON SITE UPON REQUEST.
ALL DRAWINGS, SPECIFICATIONS AND DETAILS REMAIN THE PROPERTY OF SEVEN K DESIGN LTD. AND WILL BE RETURNED TO THE COMPANY UPON ALL WORK.

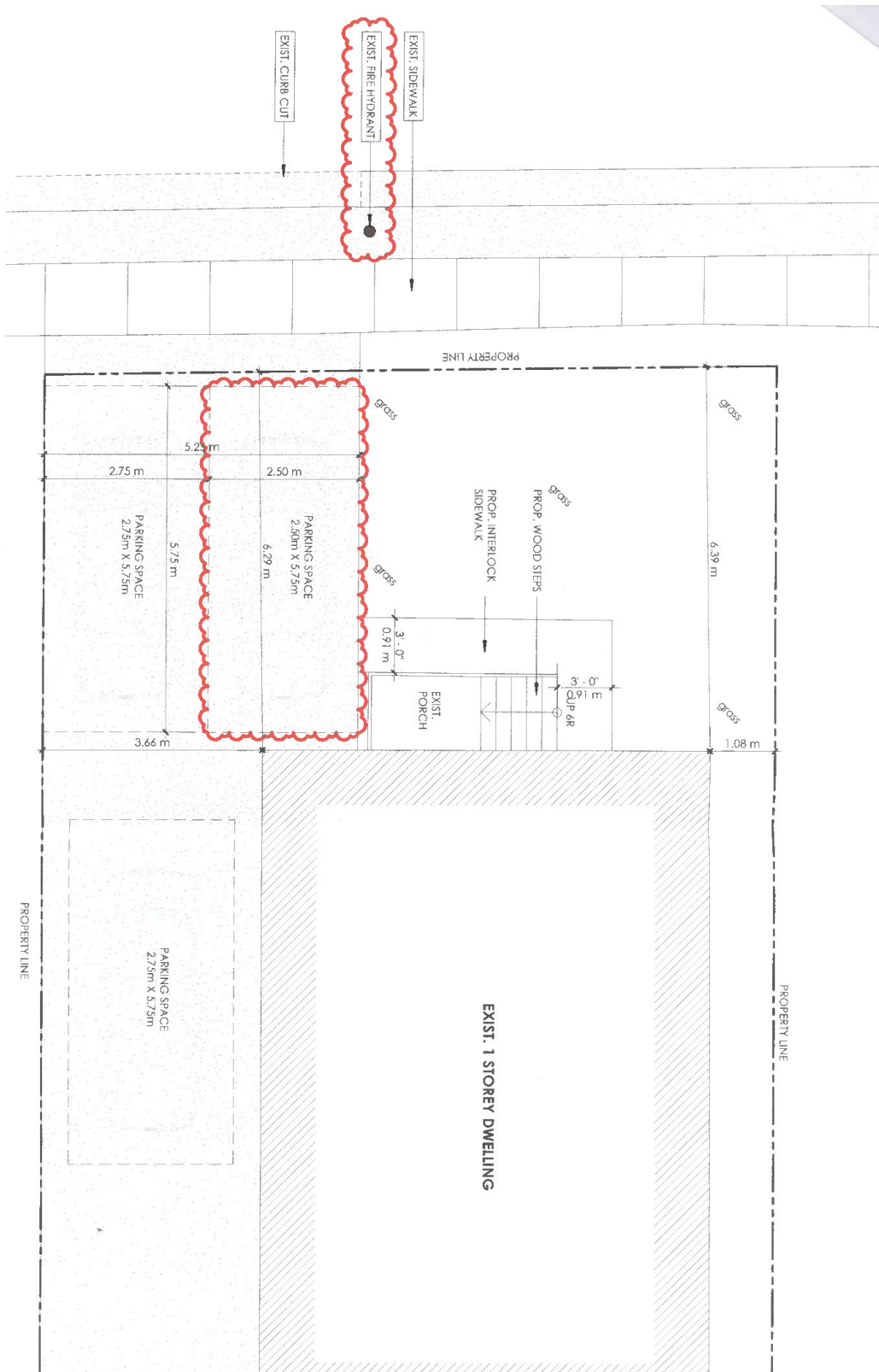
EXISTING WALL TO REMAIN
PROPOSED WALL

No.	REVISION	DATE
1	Issued for Building Permit	Sept 22, 22

Project Name
203 Park Road South
Drawing Name
Front Yard Plan

Project number 22-077
Date AUG 2022
Drawn by AK
Checked by RC
Scale 3/16" = 1'-0"

A0.2



FRONT YARD PLAN
Scale: 1/8" = 1'-0"

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 January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-103**) submitted by **Kyle Nooyen** for **299 Hibbert Avenue** (PL 312 LT 112), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are to permit a detached garage ancillary to a single detached dwelling with a maximum lot coverage of 11.8%, whereas Zoning By-law 60-94 requires a maximum lot coverage of 8% for accessory buildings ancillary to a single detached dwelling in the 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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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 January 20, 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 January 23, 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.

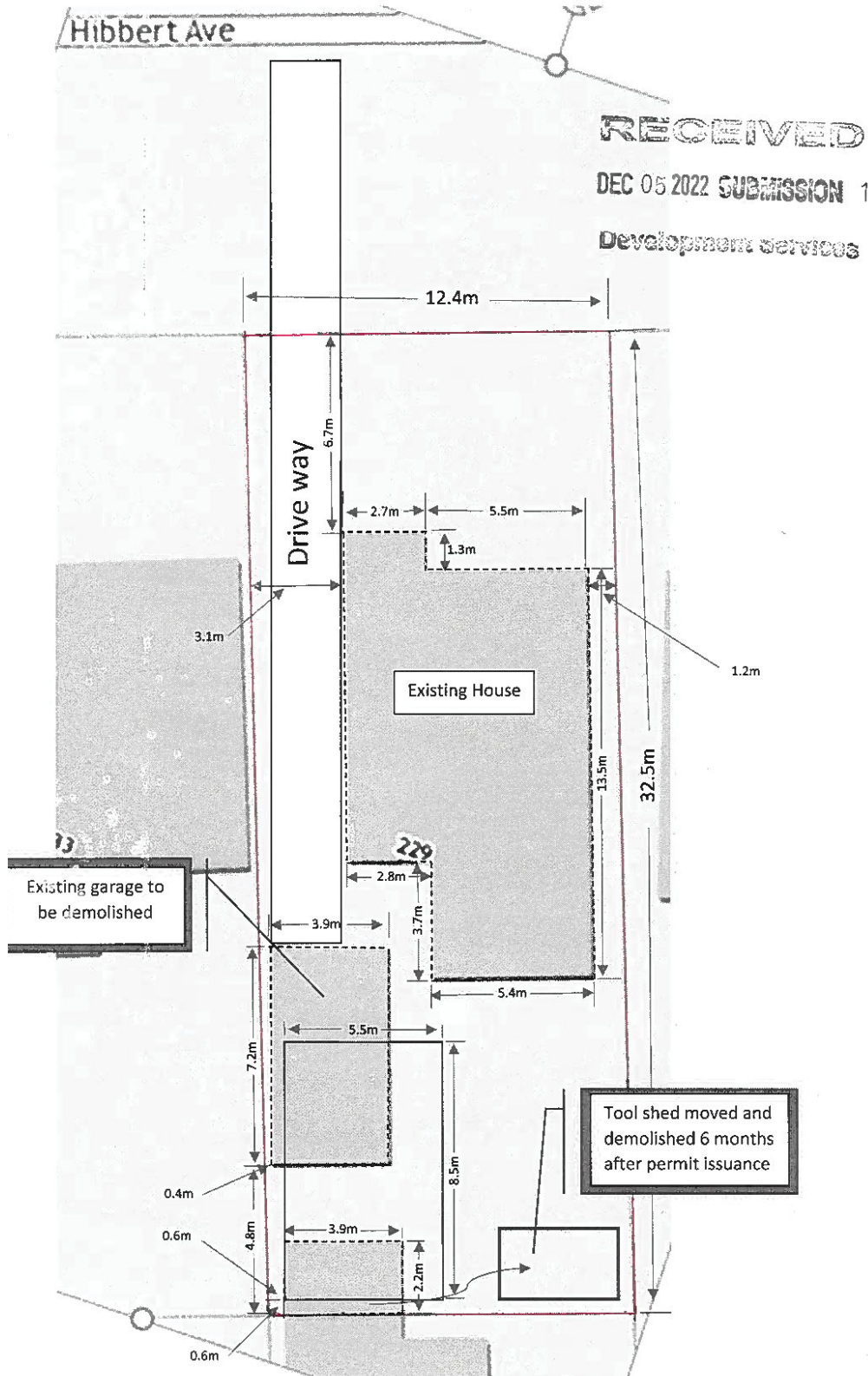
This Notice issued January 13, 2023.

Address: 229 Hibbert Avenue



City of Oshawa
Economic and Development Services

229 Hibbert avenue site plan



RECEIVED
DEC 05 2022 SUBMISSION 1
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 January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-104**) submitted by **Angie Foesellino on behalf of Conlin Quinlan** for **100 Cromwell Avenue** (PL 178, LT 224, PT LT 223), 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 enlargement of an existing apartment building (four 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 R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	4.9m	6.0m
Minimum Parking Space Length	4.9m	5.75m
Maximum Lot Coverage	35%	33%

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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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.

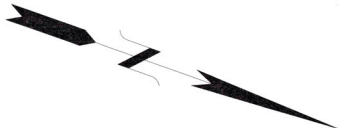
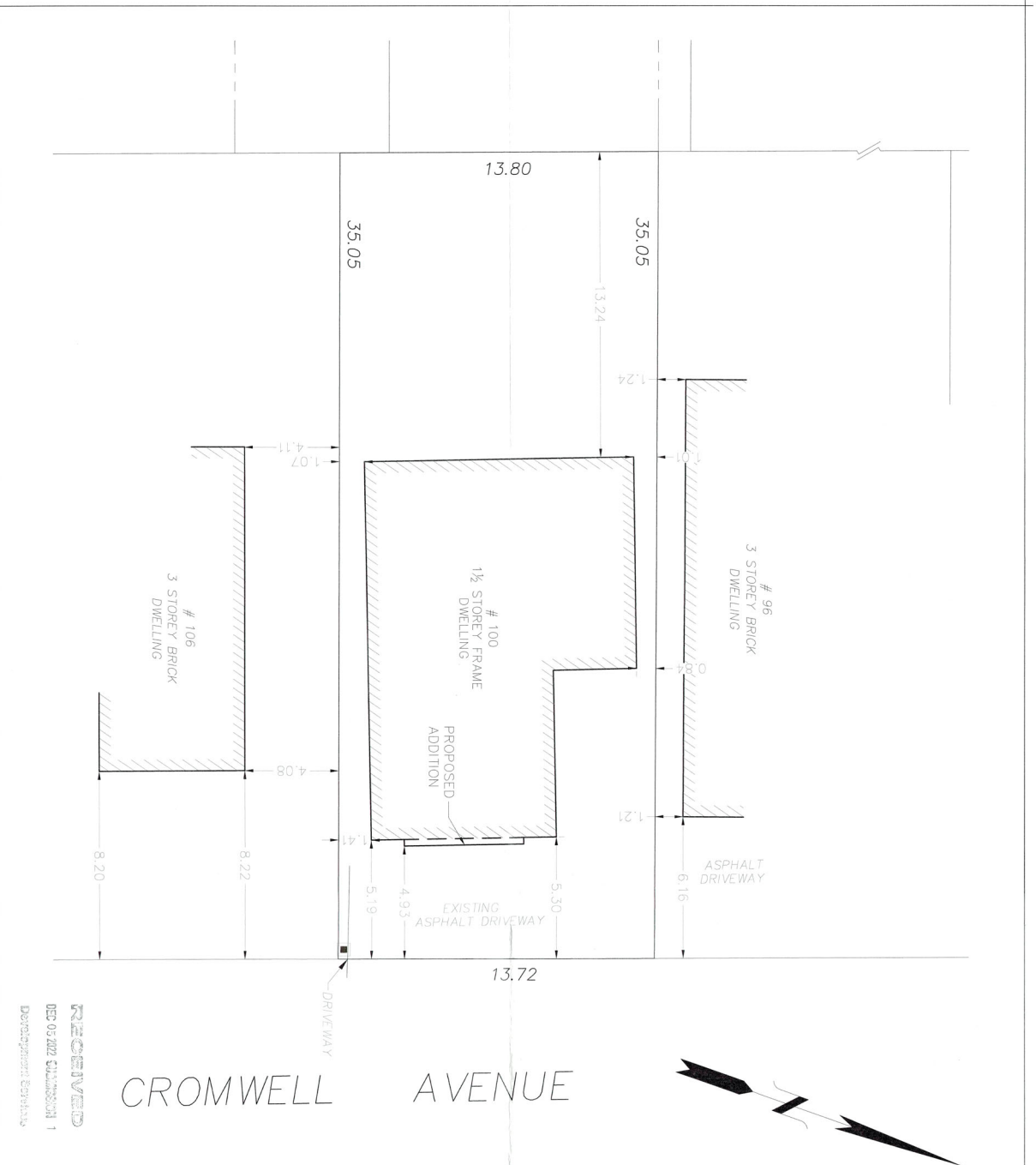
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on January 20, 2023 or any day thereafter.

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 January 23, 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 January 13, 2023.

Address: 100 Cromwell Avenue



- NOTES:**
- All work and materials are to meet the provisions of the current Ontario Building Code, unless otherwise specified on these drawings or not.
 - Contractor to check and verify all dimensions and conditions prior to construction and verify Durham County zoning and other municipal, errors, or omissions that may interfere with the proposed work.
 - Contractor to verify all existing conditions from these drawings, not for construction.
 - Contractor to verify all existing conditions and structure prior to construction.
 - All manufactured items to be installed in accordance with manufacturer's specifications supplied by manufacturer.
 - Specifications provided by an engineer shall be used for the design of these drawings.
 - These drawings are for the use of the contractor only. The contractor is responsible for all dimensions, including steel beams, etc. Do not scale drawings.
 - All drawings © Durham Drafting & Design.

#	Description	Date
REVISIONS		

NOTE: THIS IS A SITE PLAN FOR A PROPOSED 1 1/2 STOREY FRAME ADDITION TO AN EXISTING 3 STOREY BRICK DWELLING. DATE: JAN. 6, 2022.

ZONING SUMMARY

REQUIRED: R3A1/R5A

LOT AREA: N/A

FRONT YARD: Min. 6m

REAR YARD: Min. 3.0m

LANDSCAPED OPEN AREA: Min. 30% of total lot area

GRADE: Max. 30%

BUILDING HEIGHT: Max. 13.5m

QUALIFICATION INFORMATION:

NAME: COLIN QUILLIAN

PROFESSIONAL DESIGNER: COLIN QUILLIAN

REGISTRATION NUMBER: 27798

ADDRESS: 2184 BOYD STREET, OSHAWA, ON L2H 1K7

PHONE: (905) 452-1111

EMAIL: mike@durhamdrafting.ca

Durham Drafting & Design

2184 Boyd Street
Oshawa, ON
L2H 1K7

PROPOSED RENOVATION

SITE PLAN

September 6, 2022

Scale: 1:150

SP1

RECEIVED
DEC 05 2022 10:00 AM
Development Services

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 January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-105**) submitted by **Percy D'Souza** for **2593 Bromus Path** (DSCP 293, LVL 1, UNIT 154), 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 block townhouse dwelling with parking space length of 4.9m (garage only), whereas Zoning By-law 60-94 requires a minimum parking space length of 5.4m for a block townhouse in a R6-B(7) (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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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 January 20, 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 January 23, 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 January 13, 2023.

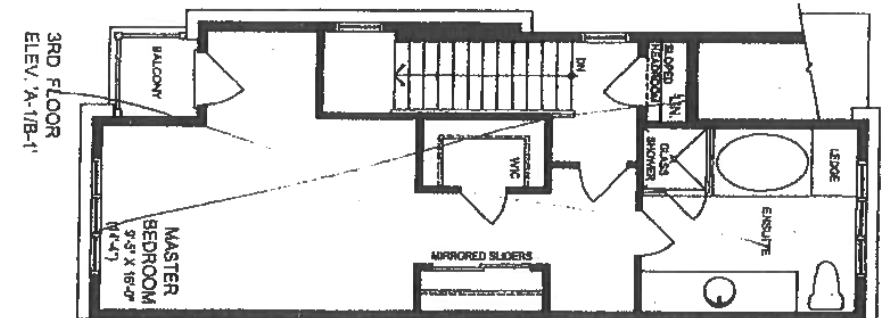
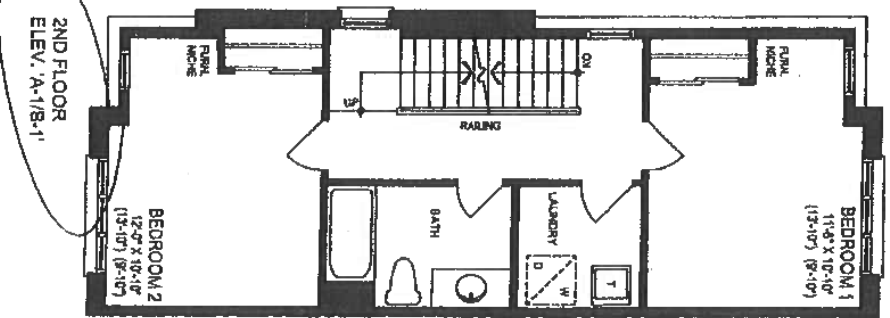
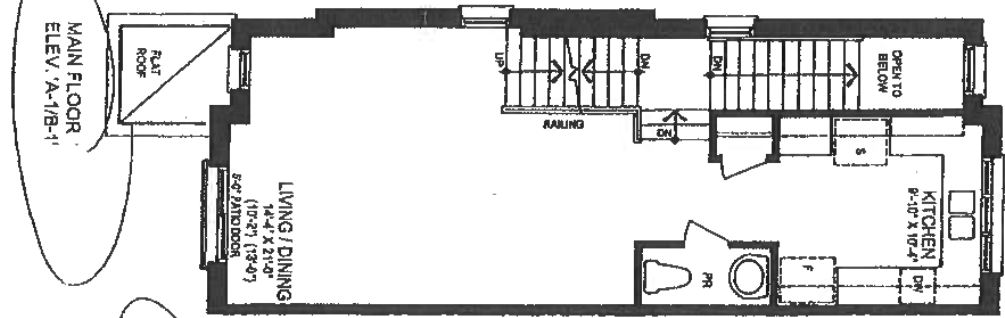
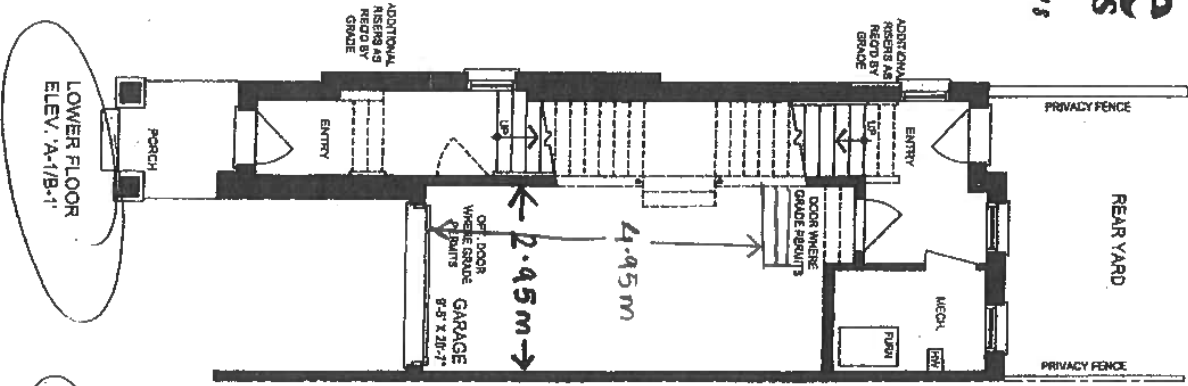
Address: 2593 Bromus Path

City of Oshawa
Economic and Development Services
OSHWAWA



Tribute
communities
A Tradition of Excellence
FOR OVER 30 YEARS

CLINTON CORNER UPGRADE
ELEV. 'A-1/B-1' - 1892 SF
(DOES NOT INCLUDE MECHANICAL ROOM)



UNIT 19 'A-1/B-1' COR. EPG.
DATE: JUNE 2015

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 January 25, 2023 at 6:00 p.m. to consider the Committee of Adjustment Applications (File **A-2022-106** and **A-2022-107**) submitted by **D. G. Biddle and Associates on behalf of 13296415 Canada Corp.** for 214-216 Centre Street South (PL H-50015 LT 24), 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 two three-unit apartment 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/R3-A/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	20.3m	25m
Minimum Interior Side Yard Depth	0.6m	4.5m
Maximum Lot Coverage	29%	22%
Minimum Landscaped Open Space	21%	35%

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

The lands subject to this application are also subject to an application for Site Plan Approval (File: SPA-2022-30).

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 January 23, 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 January 25, 2023 in order for your correspondence to be provided to Committee members for the January 25, 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 January 25, 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.

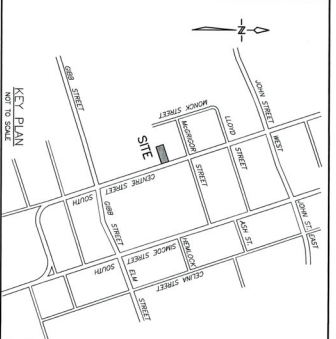
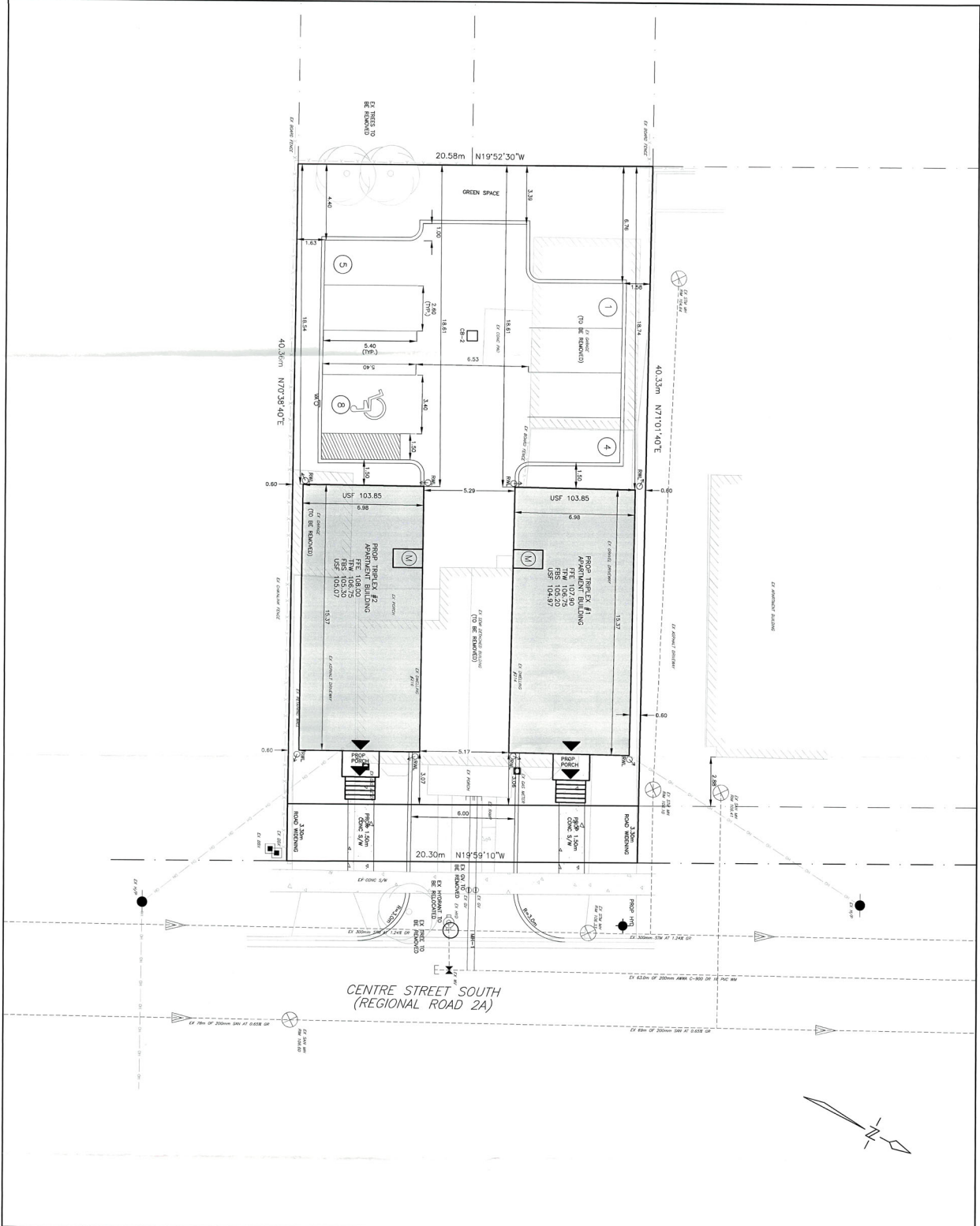
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 January 20, 2023 or any day thereafter.

Address: 214 and 216 Centre Street South

Economic and Development Services
OSHAWA

City of Oshawa



SITE STATISTICS

ZONING	R2/R3-A/R6-B/R7-A
ROAD WIDTH	67.00m
NET SITE AREA	7077.24m ²
NET AREA	14.17%
BUILDING #1 AREA	107.34m ²
BUILDING #2 AREA	107.34m ²
LANDSCAPE AREA	246.00m ²
ROOF AREA	246.00m ²
PERMITS	29/12/2019
PARKING PROVIDED	8

- NOTES**
- GENERAL NOTES
 1. AVOIDANCE OF THE RED ZONE FOR THE WORK SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 2. THE PERFORMANCE GUARANTEE SHALL NOT BE EXTENDED BY THE CITY OF OSHTAWA UNLESS THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE CITY OF OSHTAWA.
 3. THE PERFORMANCE GUARANTEE SHALL NOT BE EXTENDED BY THE CITY OF OSHTAWA UNLESS THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE CITY OF OSHTAWA.
 4. THE PERFORMANCE GUARANTEE SHALL NOT BE EXTENDED BY THE CITY OF OSHTAWA UNLESS THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE CITY OF OSHTAWA.

LEGEND

- ACCESSIBLE PARKING STALL
- WATER ACCESSIBLE SIGN
- WATER METER
- ROOF WATER LEADER

RECEIVED
DEC 14 2022
DEVELOPMENT SERVICES

NO.	REVISION	BY
DATE		
214 & 216 CENTRE STREET SOUTH, OSHTAWA		
SITE PLAN		
<p>D.G. Biddle & Associates Limited CONSULTING ENGINEERS AND ARCHITECTS 1000 SHEPPARD AVENUE EAST, SUITE 400 SCARBOROUGH, ONTARIO M1S 1T7 PHONE: (416) 291-8888 FAX: (416) 291-8889 WWW.DGBIDDE.COM</p>		
SCALE	1:100	PROJECT NO.
DRAWN BY:	B.C.	DRAWING NO.
DESIGN BY:	B.C.	
CHECKED BY:	P.O.C.	
DATE:	JUNE 2022	
		SP-1

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 January 23, 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 January 13, 2023.