



Committee of Adjustment Meeting Agenda

**March 8, 2023, 6:00 p.m.
Committee Meeting Room**

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 March 8, 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 February 15, 2023 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-2022-103 229 Hibbert Avenue

Kyle Nooyen

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

A-2023-02 289 Cordova Road

JHW Properties

To permit an additional dwelling unit in an existing apartment building with parking in the front yard and partially within a driveway sight triangle, reduced number of visitor parking spaces, and reduced distance of parking area to the street line

A-2023-03 1460 O'Hara Court

Danny Naresh

To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space in front yard and parking space width

A-2023-08 24 & 26 Fairbanks Street

D. G. Biddle and Associates Ltd. on behalf of Victorious Properties Inc.

To permit an apartment building with reduced lot frontage, front yard depth, side yard depth, landscaped open space and aisle width, and increased density and lot coverage

A-2023-10 214 Jackson Avenue

M. Szhenal Salgado

To permit an apartment building with reduced lot frontage, front yard depth, interior side yard depth and landscaped open space, reduced exterior side yard setback of an accessory structure, and to permit an accessory building within a driveway sight triangle

A-2023-11 991 Central Park Boulevard

Lonny Gibson on behalf of Leighton Hartley

To permit an addition (attached garage) to a single detached dwelling with reduced side yard depth

A-2023-12 112 Annis Street

I. G. Lysyk

To permit a single detached dwelling and an accessory apartment with a reduced lot frontage, length of front lot line, and interior side yard depth, and to permit the accessory building in the front yard, and to permit driveway access over a Residential zoned lot

A-2023-13 112A Annis Street

I. G. Lysyk

To permit a single detached dwelling and an accessory apartment with increased lot coverage for accessory buildings, reduced front yard depth, to establish the western lot line as the front lot line, and to permit driveway access over a Residentially zoned lot

A-2023-14 475 Wilson Road North

Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham

To permit a single detached dwelling with an accessory apartment with reduced lot frontage, lot area, interior side yard depth, and landscaped open space in the front yard, and increased maximum height

A-2023-15 471 Wilson Road North

Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham

To permit a single detached dwelling with an accessory apartment with reduced lot frontage, interior side yard depth, driveway width and parking space width, and increased maximum height

A-2023-16 468 Nottingham Crescent

Gajera Maulikkumar

To permit a single detached dwelling with an accessory apartment with reduced landscaped open space in front yard and parking space width, increased encroachment of unenclosed steps into required rear yard, and to permit all required parking in the front yard

A-2023-17 1077 Timberland Crescent

Shah Viral Bhaveshkumar

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

A-2023-18 614 Roselawn Avenue

Bill and Emilia Kastanas

To permit a single detached dwelling with reduced interior side yard depth and increased lot coverage

A-2023-19 394 Simcoe Street South

Barry Bryan Associates on behalf of 394 Simcoe Limited

To permit an apartment building with increased density and lot coverage, and reduced interior side yard depth, exterior side yard depth, landscaped open space, parking spaces, distance of parking area to any street line, and to permit location of parking in the front yard

A-2023-20 1050 Simcoe Street South

SHS Consulting on behalf of Durham Region Non-Profit Housing Corporation

To permit a new apartment building with increased density and height

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 February 15, 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 March 6, 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 March 8, 2023 in order for your correspondence to be provided to Committee members for the March 8, 2023 public 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 March 8, 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 March 3, 2023 or any day thereafter.

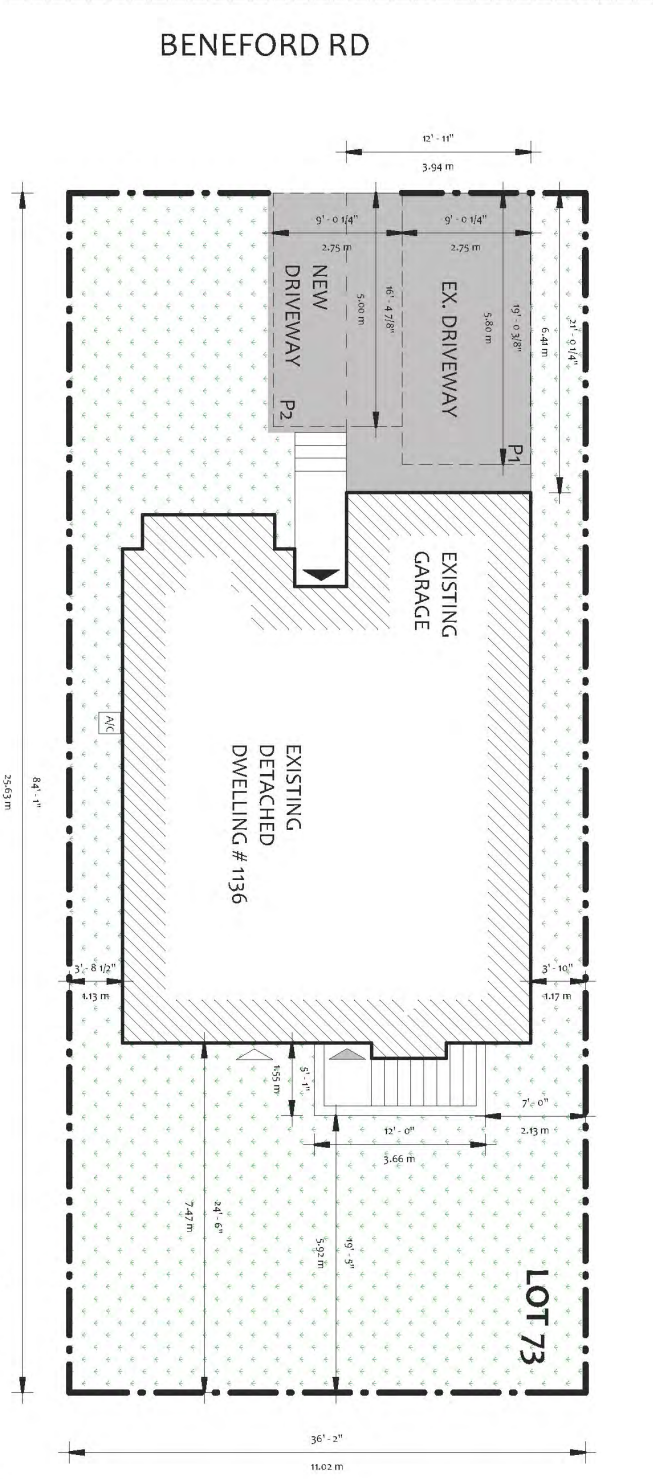
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2023. 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 February 24, 2023.

Address: 1136 Beneford Road

City of Oshawa
Economic and Development Services



- MAIN ENTRANCE
- SECONDARY ENTRANCE
- BASEMENT ENTRANCE

FLOOR / UNIT 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@YESSTUDIO.COM
WWW.YESSTUDIO.COM

BASEMENT SECOND UNIT & B.G.E

1136 BENEFORD RD
OSHAWA, ON L1K 0A2

SITE PLAN

Project number: 22 R 500 - 150
Date: 2022.05.30

A-01

Drawn by: D.A
Scale: As indicated

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 March 8, 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 application is 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.

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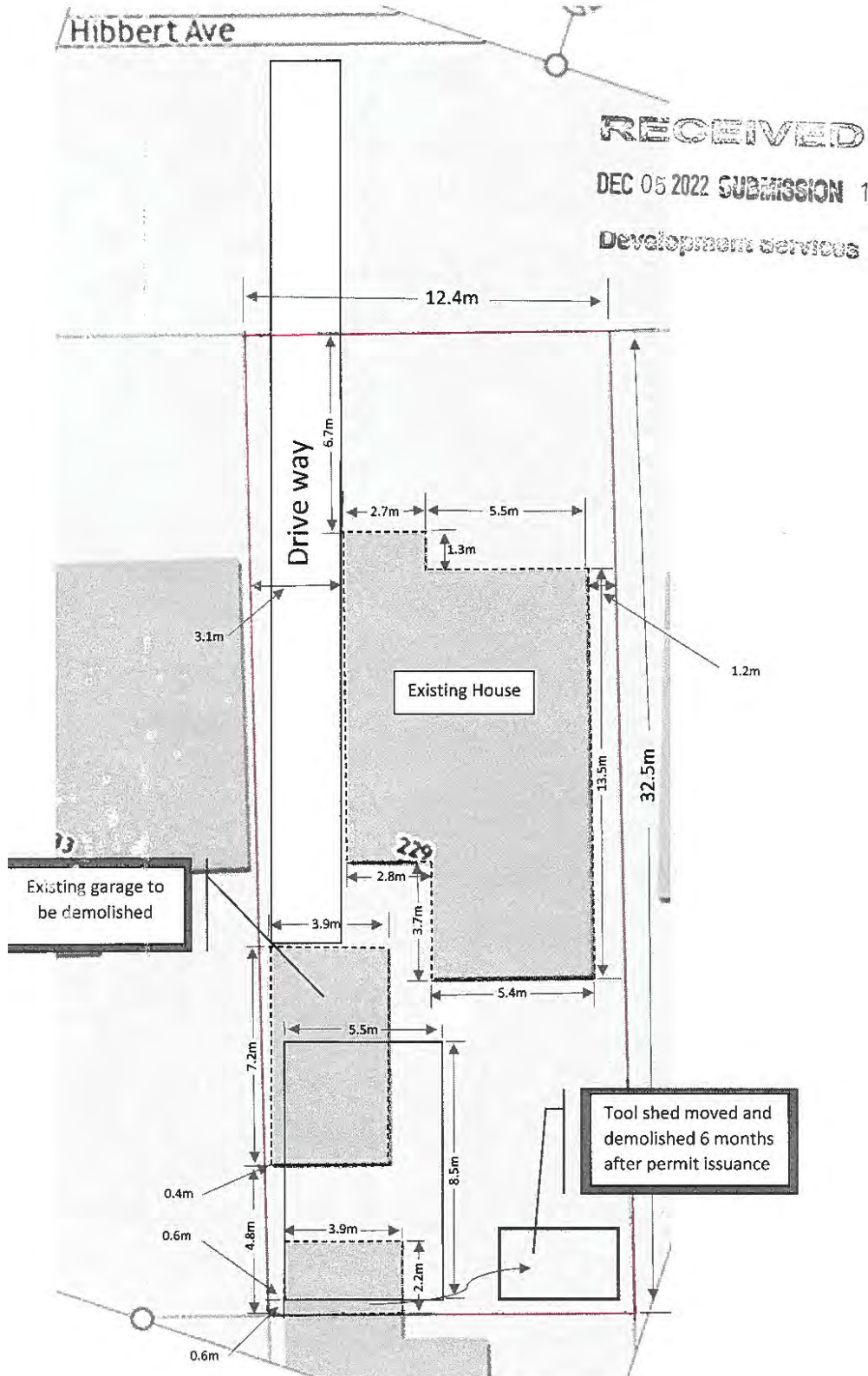
This Notice issued February 24, 2023.

Address: 229 Hibbert Avenue



City of Oshawa
Economic and Development Services 

229 Hibbert avenue site plan



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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-02**) submitted by **JHW Properties** for **289 Cordova Road** (PL 204 LT 67), 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 additional unit in an existing 11-unit apartment 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 an apartment building in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Permitted Location of Parking Areas	Front Yard, Interior Side Yard and Rear Yard	Any Interior Side Yard or Rear Yard
Minimum Distance of Parking Area to Street Line	2.6m	3.0m
Minimum Required Visitor Parking Spaces (for 12 units)	3	4
Location of a Building, Structure or Man-Made Feature in a Driveway Sight Triangle	To permit a portion of a Parking Space in a Driveway Sight Triangle	Not Permitted

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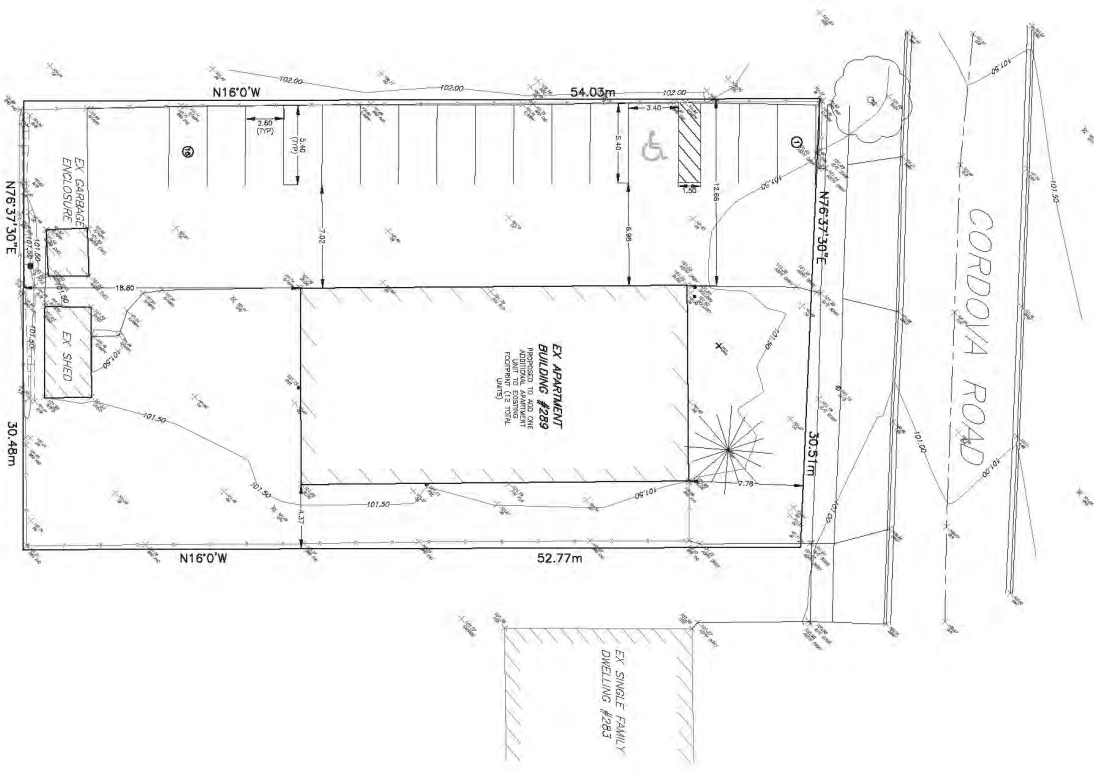
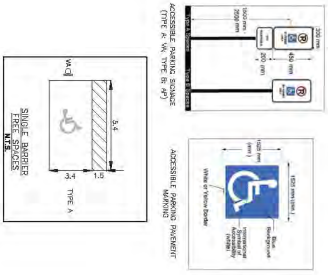
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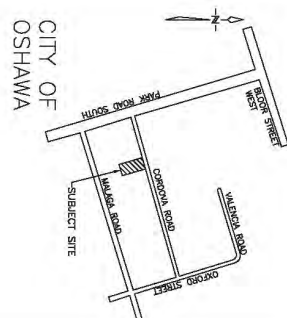
This Notice issued February 24, 2023.

Address: 289 Cordova Street

City of Oshawa
Economic and Development Services



Boundary calculations were done by a registered professional engineer and are based on the 2022 Ontario Survey Act. The bearings and distances are given in decimal degrees and meters. The bearings are given in the form of N/S/E/W followed by the angle in degrees, minutes and seconds. The distances are given in meters to two decimal places.



KEY PLAN
NOT TO SCALE

BENCH MARK
BENCH MARK USED AT ELEVATION OF 101.70M, BENCHMARK COMPLETED BY D.A. BOYLE ON 07/01/2002.

DATE: 2022

DATE: 2022

DATE: 2022

DATE: 2022

DATE: 2022

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DATE: 2022

- NOTES**
1. THE APARTMENT BUILDING #289 WILL BE RECONSTRUCTED FOR AN APARTMENT, ONE IN THE MAIN PART, GOOD QUALITY, WITH A BATHROOM AND KITCHEN, IN THE REAR ALONG WITH A GARAGE AND A SHED.
 2. THE APARTMENT BUILDING #289 WILL BE RECONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF OSHTAWA ZONING BY-LAW.
 3. THE APARTMENT BUILDING #289 WILL BE RECONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF OSHTAWA ZONING BY-LAW.
 4. THE APARTMENT BUILDING #289 WILL BE RECONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF OSHTAWA ZONING BY-LAW.
 5. THE APARTMENT BUILDING #289 WILL BE RECONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF OSHTAWA ZONING BY-LAW.
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 10. THE APARTMENT BUILDING #289 WILL BE RECONSTRUCTED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE CITY OF OSHTAWA ZONING BY-LAW.

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

289 CORDOVA ROAD, OSHTAWA ON

D. S. Biddle & Associates, Limited
consulting engineers and planners
94 KING STREET EAST, OSHTAWA, ON L1H 1S8
Tel: 905.335.1111 Fax: 905.335.1112
www.dsbiddle.com

SCALE: 1:150
DRAWN BY: M.A.
CHECKED BY: A.C.K.
DATE: APRIL 2022

PROJECT NO.: 122522
DRAWING NO.: SP-1

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-03**) submitted by **Danny Naresh** for **1460 O'Hara Court** (PL 40M1471 PT LT 55 NOW RP 40R10653 PT 3), 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 semi-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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	40%	50%
Minimum Parking Space Width	2.5m	2.75m

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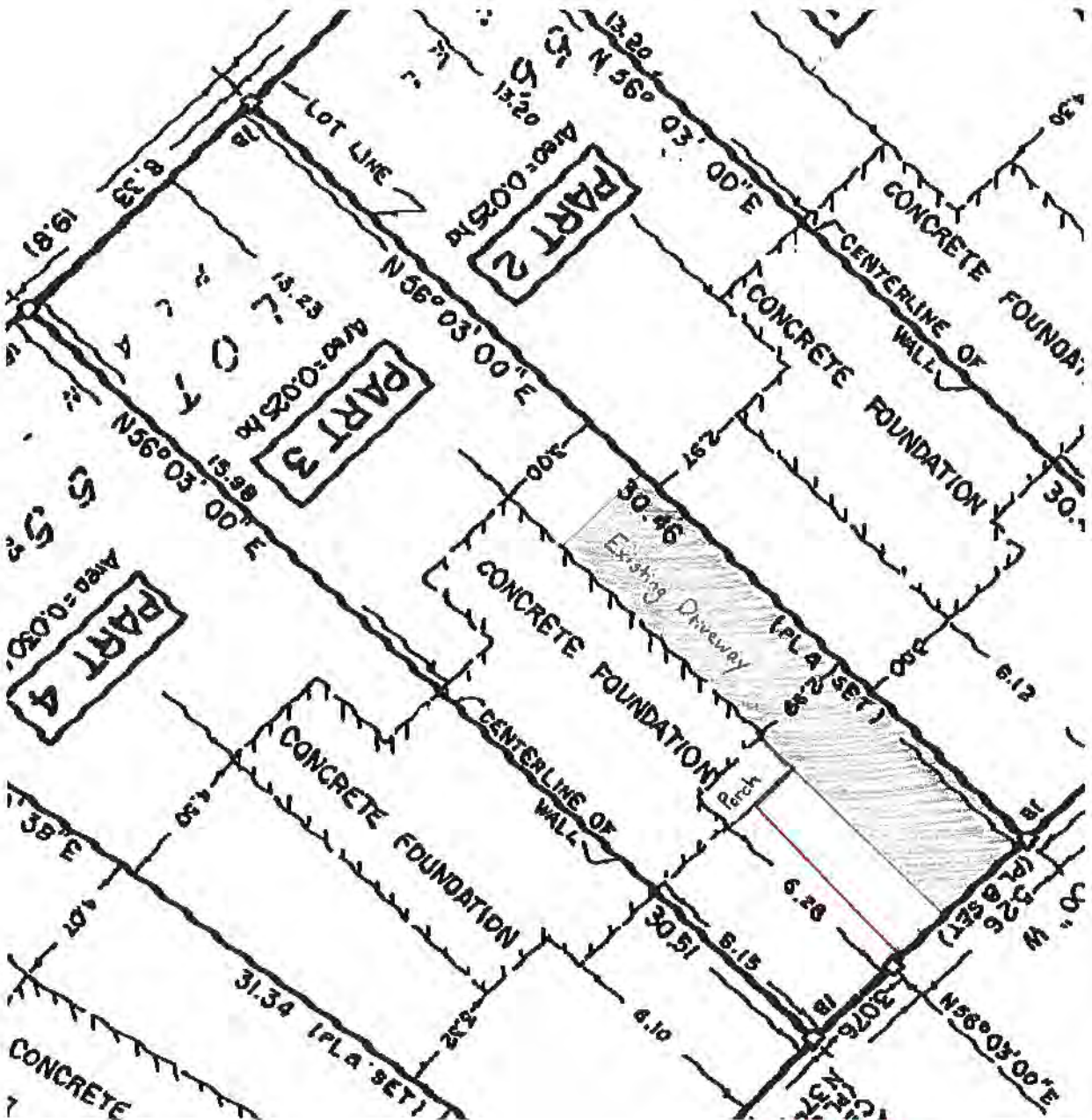
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This Notice issued February 24, 2023.

Address: 1460 O'Hara Court



Expand width of driveway by 2m to meet 5 m.



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 apartment 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 an apartment building in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	23.8m	25m
Minimum Front Yard Depth	3.5m	6.5m
Minimum Interior Side Yard Depth	0.60m	1.50m per storey
Maximum Density	131 units per hectare (9 units)	85 units per hectare (5 units)
Maximum Lot Coverage	23.1%	22%
Minimum Landscaped Open Space	17%	35%
Minimum Drive Aisle Width	6.0m	6.5m

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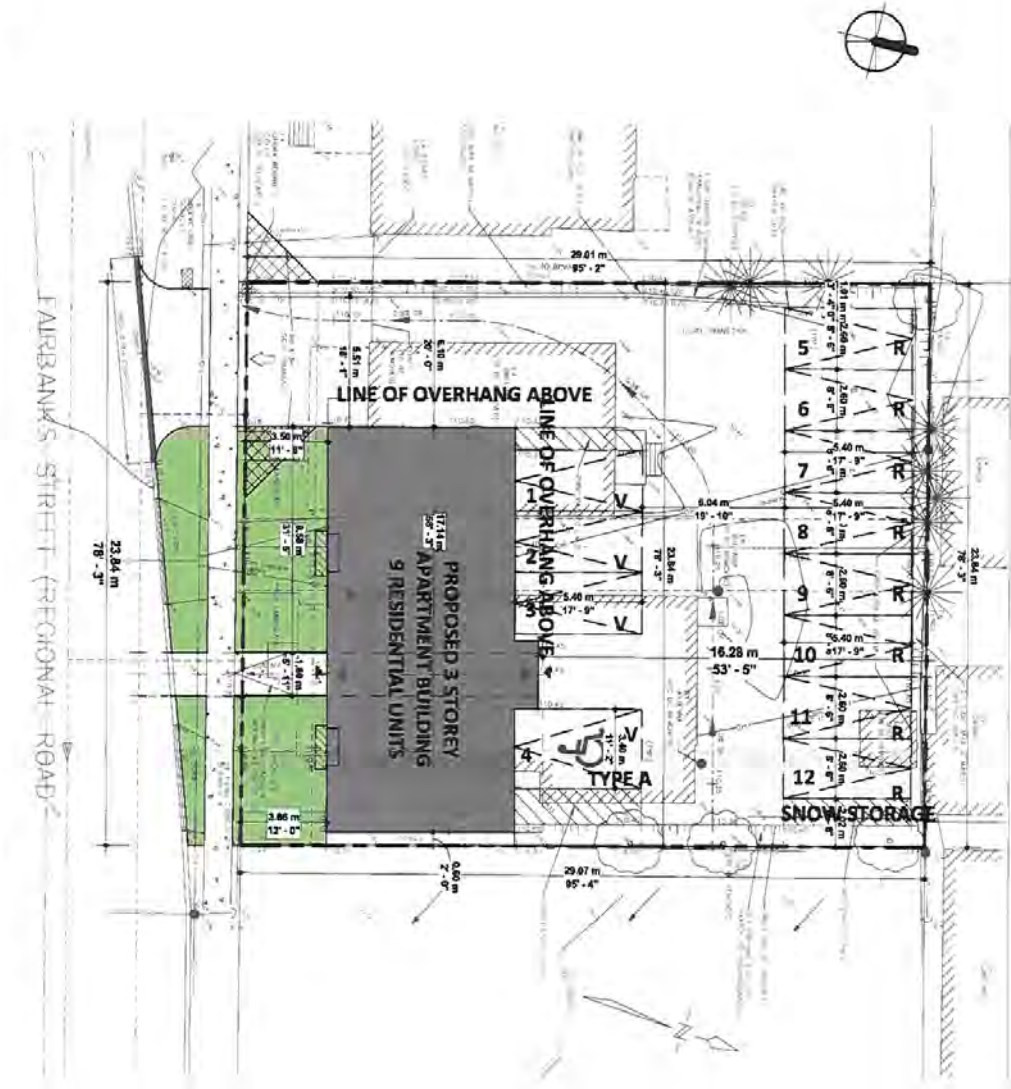
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Address: 24 and 26 Fairbanks Street



SITE STATISTIC	
ZONING BY-LAW	RS-B
MIN. REQUIRED LOT AREA	N/A
EXISTING LOT AREA	692.18 M ²
MIN. REQUIRED LOT FRONTAGE	25 M
EXISTING LOT FRONTAGE	23.84 M
ELEV. @ CN STREET	110.14
ESTABLISHED GRADE @ FRONT	110.33
BUILDING STATISTIC	
SETBACKS	PERMITTED / PROPOSED
FRONT	6.50 M / 3.50 M
SIDE	1.50 M PER STOREY / 0.60 M - EAST
SIDE	1.50 M PER STOREY / 6.10 M - WEST
REAR	16.0 M / 16.28 M
HEIGHT	
TOP OF ROOF	13.0 M / 11.75 M
FLOOR AREA CALC.	
1ST FLOOR AREA:	133.53 M ²
2ND FLOOR PLAN:	159.28 M ²
3RD FLOOR AREA:	159.28 M ²
BASEMENT AREA:	133.53 M ²
TOTAL GFA:	485.62 M ²
DENSITY [F.S.1]	
PERMITTED:	5 UNITS - 85 UNITS PER HECTARE
PROPOSED:	9 UNITS
COVERAGE	
PERMITTED:	42%
PROPOSED:	159.28 M ² [42.30.02]
PARKING	
PROPOSED:	12 (11.33 PER UNIT)
DRIVEWAY WIDTH	
REQUIRED:	6.50 M
PROPOSED:	5.50M
DRIVE AISLE WIDTH	
REQUIRED:	6.50 M
PROPOSED:	6.04M

REZA ASHKEVARI

SITE PLAN

FAIRBANK RESIDENTIAL APARTMENT

Project number: 2023-01-19
Date: 2023-01-19
Drawn by: EZ
Checked by: FA

Project Number: A001
Scale: As indicated

A001

As indicated



FAR Architect Inc.
95 Mural St. Richmond Hill
Ontario, L4B 3G2
T: 416-900-3566
F: 416-900-3577
E: farhad@fararchitect.com

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-10**) submitted by **M. Szhenal Salgado** for **214 Jackson Avenue** (PL 148, LT 327 and 328), 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 three-unit apartment 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 an apartment building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	15.2m	25m
Minimum Front Yard Depth	4.6m	6m
Minimum Interior Side Yard Depth	1.5m	3m
Minimum Landscaped Open Space	14%	35%
Minimum Landscaped Open Space in the Exterior Side Yard	0%	50%
Minimum Setback of an Accessory Building to the Exterior Side Lot Line	1.3m	1.5m
Accessory Building within a Driveway Sight Triangle	Permit existing	Not permitted

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 March 6, 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 March 8, 2023 in order for your correspondence to be provided to Committee members for the March 8, 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 March 8, 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 March 3, 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 March 6, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

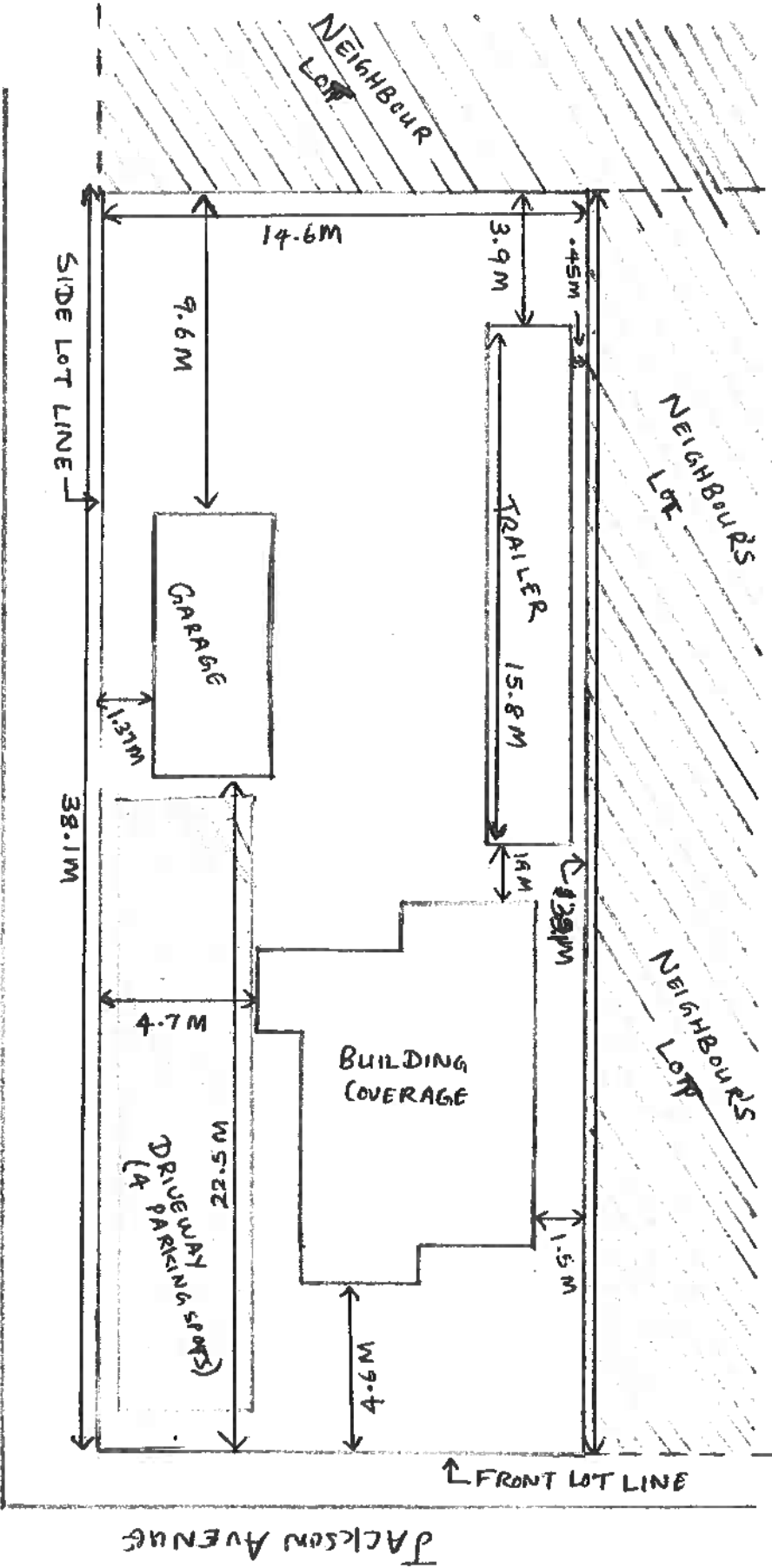
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 24, 2023.

Address: 214 Jackson Avenue



JACKSON AVENUE



Scale 1:4



Committee of Adjustment

File: **A-2023-11**

Ward: **3**

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-11**) submitted by **Leighton Hartley** for **991 Central Park Boulevard North** (PL M1031, LT 1), 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 (attached garage) to a single detached dwelling with an interior side yard depth of 0.6m, whereas Zoning By-law 60-94 requires a 1.2m minimum interior side yard depth 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 March 6, 2023.

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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 March 8, 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.

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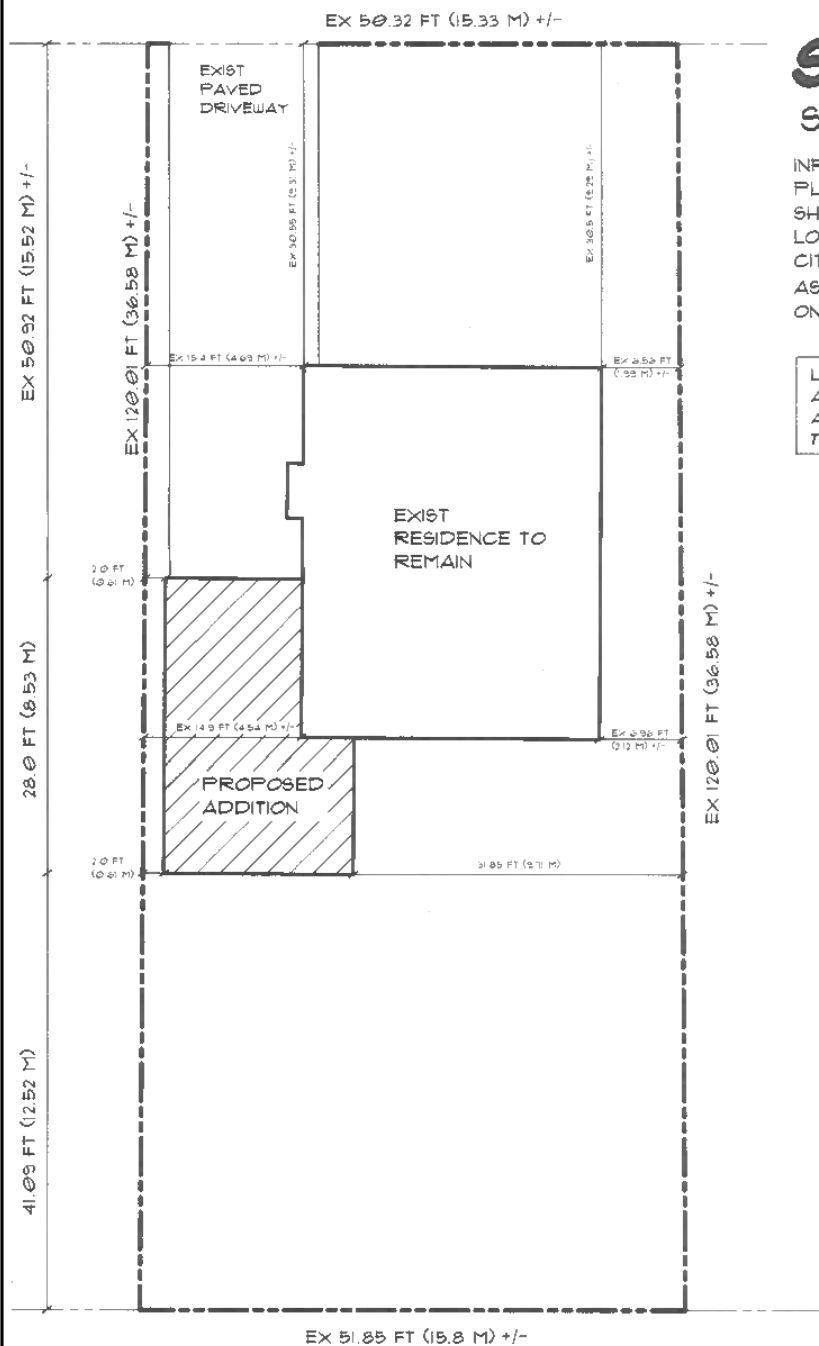
This Notice issued February 24, 2023.

Address: 991 Central Park Boulevard North



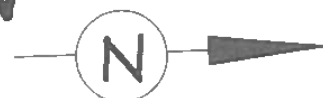
City of Oshawa
Economic and Development Services 

CENTRAL PARK BLVD.



SITE PLAN

SCALE: 1-200



INFORMATION FROM
PLAN OF SURVEY
SHOWING BUILDING LOCATION ON
LOT I PLAN M-1031
CITY OF OSHAWA
AS PREPARED BY HORTON & WALLACE LTD
ONTARIO LAND SURVEYORS

LOT AREA	6130.71 FT ² (569.54 M ²)
AREA OF EXIST RESIDENCE	1008.75 FT ² (93.71 M ²)
AREA OF PROPOSED ADDITION	429.06 FT ² (39.86 M ²)
TOTAL LOT COVERAGE	1437.81 FT² (133.56 M²)



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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-12**) submitted by **I. G. Lysyk** for **112 Annis Street** (PL 335 SHEET 29 LT C15), 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 and 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 and an accessory apartment in a R1-E(1) (Residential) Zone.

Zoning Item	Column 1	Column 2
Definition of Front Lot Line	That the westernmost lot line be considered the Front Lot Line	“FRONT LOT LINE” means the lot line that abuts an improved street
Minimum Lot Frontage	3.4m	9.0m
Minimum Length of Front Lot Line	3.4m	6.0m
Location of Accessory Buildings	Front Yard	Not Permitted in the Front Yard
Minimum Interior Side Yard Depth between Dwelling Unit and the Rear Lot Lines of the Properties Municipally Known as 116, 120 and 130 Annis Street	5.5m	7.5m
Driveway access across Residential zoned lot	To permit subject to a registered right-of-way	Not permitted

The subject site is also subject to an application for Part Lot Control (File PLC-2023-02).

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 March 6, 2023.

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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 March 8, 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.

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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 March 3, 2023 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 February 24, 2023.

Address: 112 Annis Street

City of Oshawa
Economic and Development Services



CONCEPT PLAN
112 ANNIS STREET
CITY OF OSHTAWA

SCALE 1:1 = 250 METRES

IVAN B. WALLACE O.L.S. LTD.

LEGEND

- RTF denotes Finished Floor Elevation
- UTIL denotes Utility/Light Standard Pole
- R.P. denotes Registered Plan

CAUTION

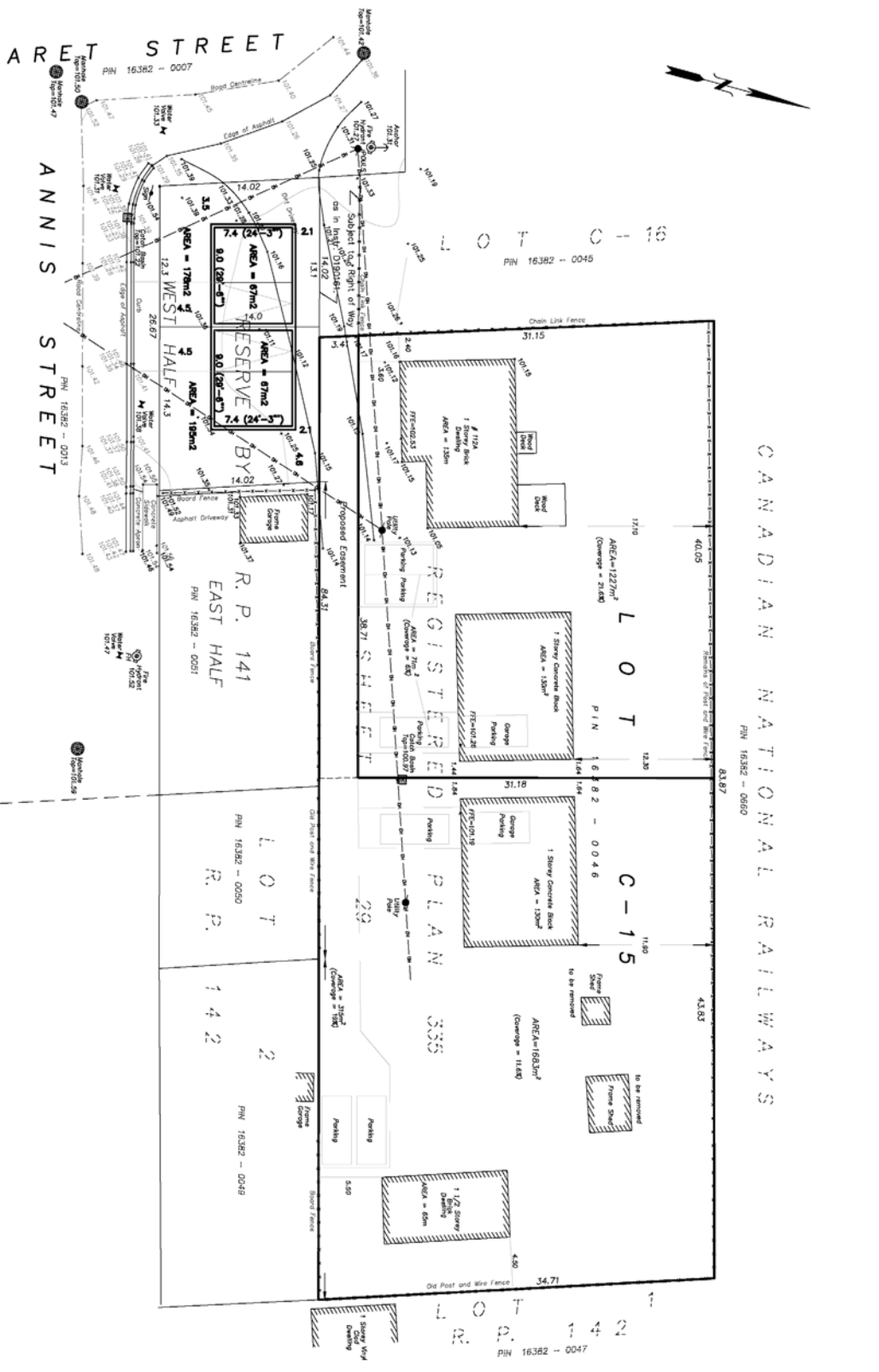
This is not a plan of survey and shall not be used except for the purpose indicated in the title block.

ELEVATIONS

Elevations are geoidic and referred to City of Oshawa datum. Elevation marks #100 and having a specific elevation of 100.022m.

DISTANCE NOTES - METRIC

Distances are in metres and can be converted to feet by dividing by 0.3048.



IVAN B. WALLACE
ONTARIO LAND SURVEYOR LTD.
www.ibwallace.com
71 Murray Court, Unit 1, Oshawa, Ontario, L1G 4M6
P: 905.439.3333
S: 905.439.3333
Surveyor #18878

DATE: 2023-03-14 10:00 AM SCALE: 1:1 = 250 METRES PROJECT: 112 ANNIS STREET

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-13**) submitted by **I. G. Lysyk** for **112A Annis Street** (PL 335 SHEET 29 LT C15), 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 R1-E(1) (Residential) Zone.

Zoning Item	Column 1	Column 2
Definition of Front Lot Line	That the westernmost lot line be considered the Front Lot Line	" FRONT LOT LINE " means the lot line that abuts an improved street
Minimum Front Yard Depth	2.4m	25m
Maximum Lot Coverage for Accessory Building	10.6%	8%
Driveway access across Residentially zoned lot	To permit subject to a registered right-of-way	Not permitted

The subject site is also subject to an application for Part Lot Control (File PLC-2023-02).

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 March 6, 2023.

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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 March 8, 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.

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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 February 24, 2023.

Address: 112A Annis Street

City of Oshawa
Economic and Development Services



COPYRIGHT © BR SURVEYORS LTD. 2023
CONCEPT PLAN
112 ANNIS STREET
CITY OF OSHAWA

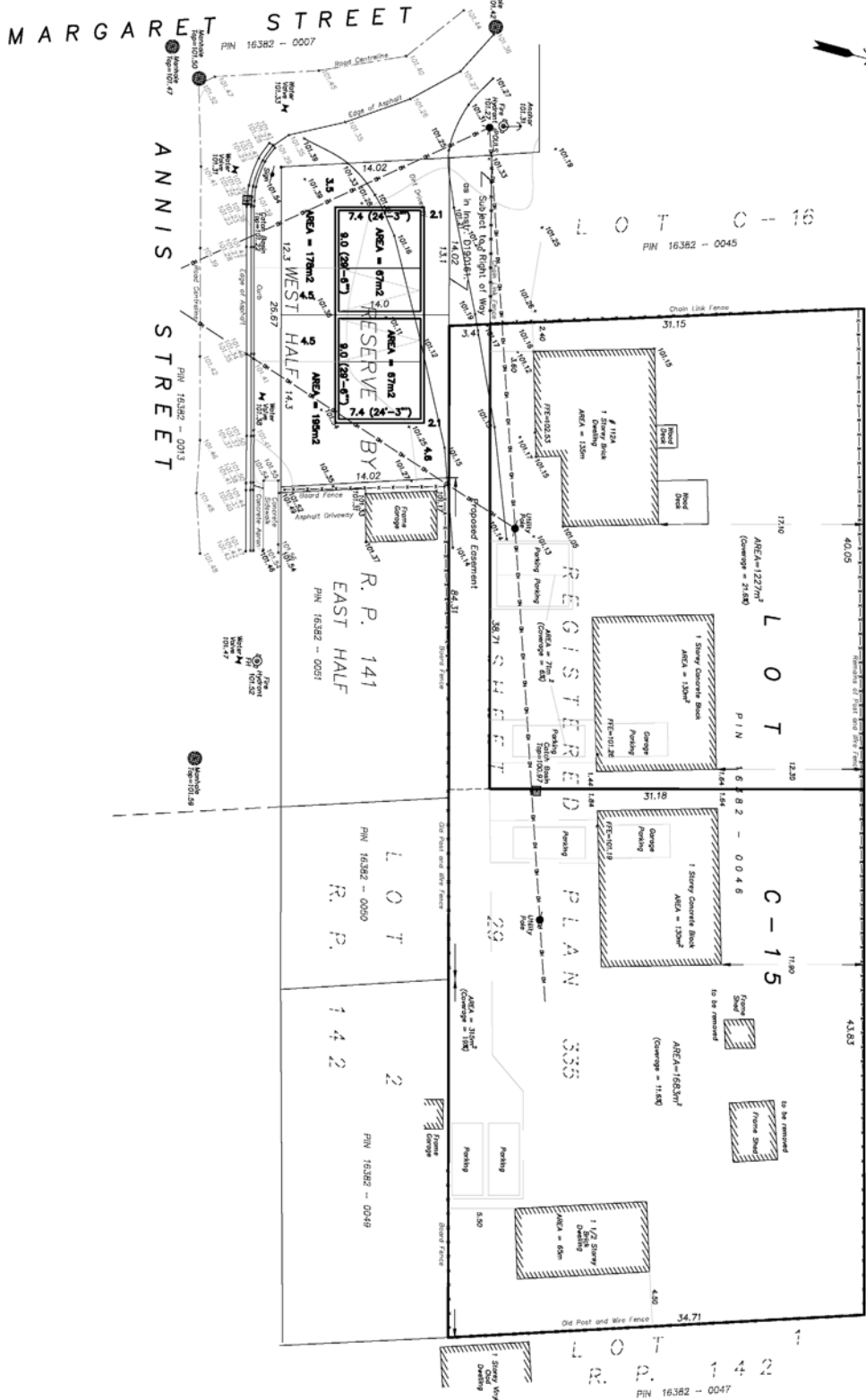
SCALE 1 : 250 METRES
IVAN B. WALLACE O.L.S. LTD.

- LEGEND**
- ◆ denotes Finished Floor Elevation
 - ◆ denotes Proposed Utility/Light Standard Pole
 - ◆ denotes Registered Plan

CAUTION
This is not a plan of survey and shall not be the used except for the purpose indicated in the title block.

ELEVATIONS
Elevations on graphic and referred to City of Oshawa Corporation Form #100 and having a specific elevation of 100.922m.

DISTANCE NOTES - METRIC
Distances in metres can be converted to feet by dividing by 0.3048



IVAN B. WALLACE
ONTARIO LAND SURVEYOR LTD.
71 Murray Court, Unit 2, Oshawa, Ontario, L1G 4M6
Phone: 905.532.1111
www.ibwallace.com

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-15**) submitted by **Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham** for **475 Wilson Road North** (PL 357 SHEET 6C PT LT 23 NOW RP 40R1319 PT 5), 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.9m	13.5m
Minimum Interior Side Yard Depth (1 side only)	0.6m	1.2m
Maximum Height	10.2m	9m
Minimum Parking Space Width	2.7m	2.75m
Minimum Driveway Width	2.7m	2.75m

The subject site is also subject to an application for Land Division (File LD-2022-031).

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 March 6, 2023.

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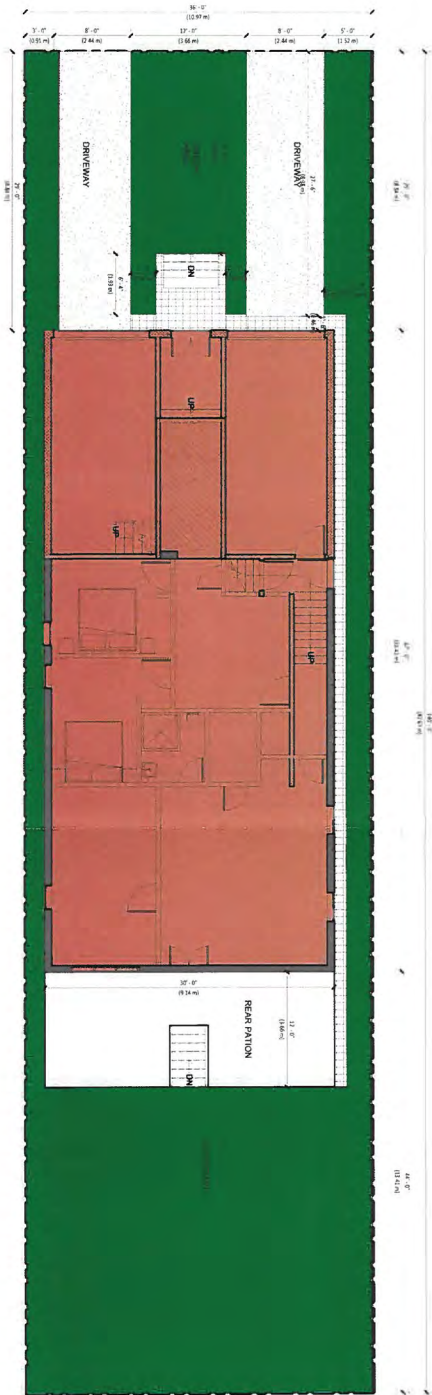
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This Notice issued February 24, 2023.

Address: 471 Wilson Road North



AREA LEGEND	
[Red Box]	BUILDING
[Green Box]	DRIVEWAY
[White Box]	WALKWAY
[Dark Green Box]	GREEN AREA

PROJECT DATA			
MUNICIPAL ADDRESS:	471 Wilson Road North, Oshawa, ON L1G 6E8, Canada		
LEGAL ADDRESS:	PART OF LOT 23, SHEET 6C, MUNICIPAL PLAN 357 CITY OF OSHTAWA		
LANDSCAPE AREA:	SQM	SQRT	RATIO
FRONT YARD TOTAL AREA	96.99	10.44	50%
FRONT YARD LANDSCAPING AREA REQUIRED	48.49	5.72	50%
FRONT YARD LANDSCAPING AREA PROVIDED	48.78	5.75	

North	DESIGN BY OWNER
Project Title PROPOSED RESIDENTIAL PROJECT	
Project Municipal Address 471 Wilson Road North, Oshawa, ON L1G 6E8, Canada	
Project Legal Address PART OF LOT 23, SHEET 6C, MUNICIPAL PLAN 357 CITY OF OSHTAWA	
Scale	As Indicated
Title	20 JAN 2023
Drawn by	
Checked by	
Sheet Title	LANDSCAPE PLAN
Sheet No.	A11

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-14**) submitted by **Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vecham** for **471 Wilson Road North** (PL 357 SHEET 6C PT LT 23 NOW RP 40R1319 PT 5), 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 R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.1m	13.5m
Minimum Lot Area	390 sq. m.	405 sq. m.
Minimum Interior Side Yard Depth	0.6m	1.2m
Maximum Height	10.2m	9m
Minimum Landscaped Open Space in the Front Yard	45%	50%

The subject site is also subject to an application for Land Division (File LD-2022-031).

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 March 6, 2023.

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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 March 8, 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.

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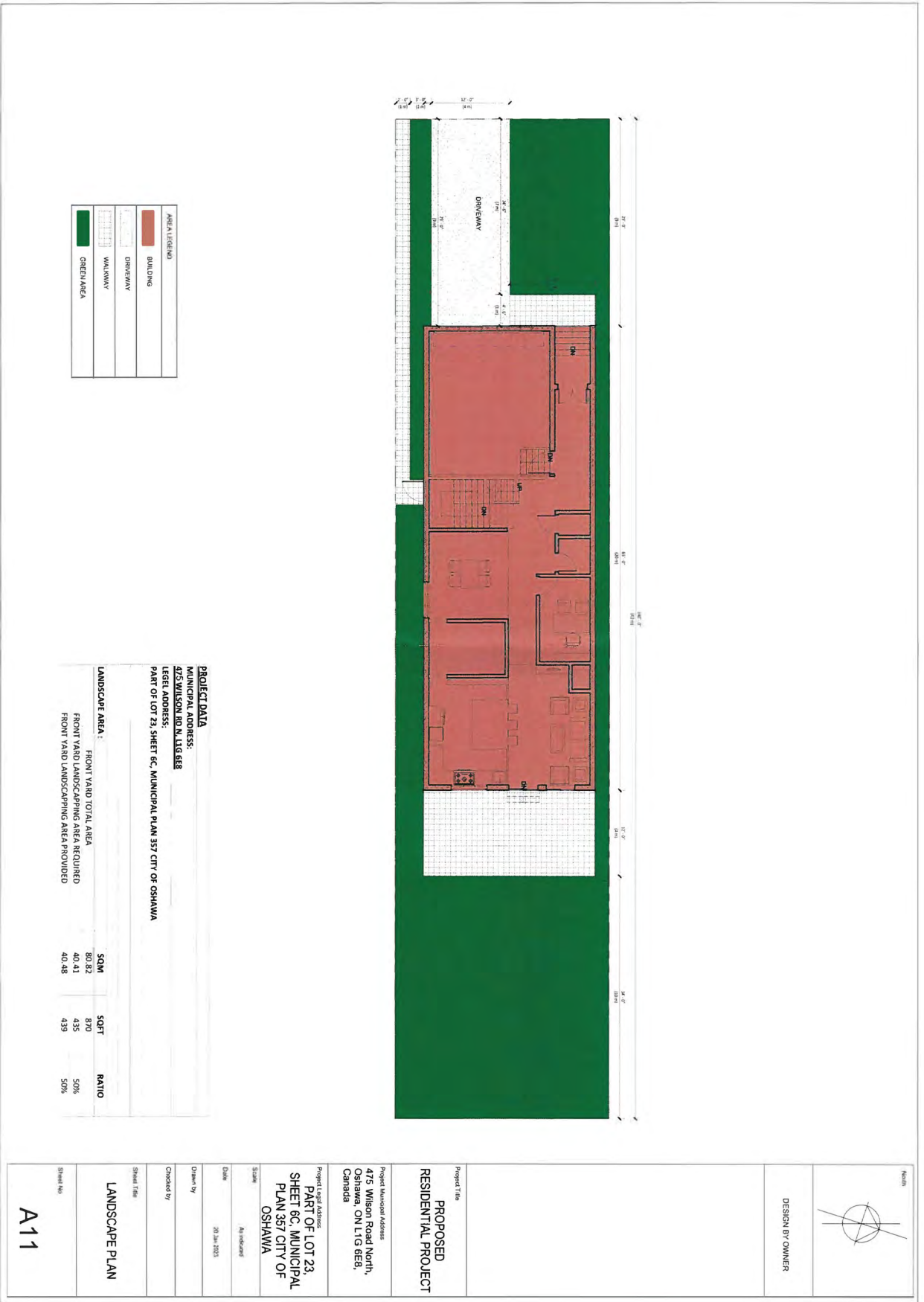
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This Notice issued February 24, 2023.

Address: 475 Wilson Road North



AREA LEGEND	
	BUILDING
	DRIVEWAY
	WALKWAY
	GREEN AREA

PROJECT DATA
 MUNICIPAL ADDRESS:
 475 WILSON RD N, L1G 6E8
 LEGAL ADDRESS:
 PART OF LOT 23, SHEET 6C, MUNICIPAL PLAN 357 CITY OF OSHTAWA

LANDSCAPE AREA:	SQM	SQFT	RATIO
FRONT YARD TOTAL AREA	80.52	870	50%
FRONT YARD LANDSCAPING AREA REQUIRED	40.41	435	
FRONT YARD LANDSCAPING AREA PROVIDED	40.48	439	50%

 DESIGN BY OWNER
Project Title PROPOSED RESIDENTIAL PROJECT
Project Municipal Address 475 Wilson Road North, Oshawa, ON L1G 6E8, Canada
Project Legal Address PART OF LOT 23, SHEET 6C, MUNICIPAL PLAN 357 CITY OF OSHTAWA
Scale As indicated
Date 28 Jan 2023
Drawn by
Checked by
Sheet Title LANDSCAPE PLAN
Sheet No. A11

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-16**) submitted by **Gajera Maulikkumar** for **468 Nottingham Crescent** (PL 40M2078 LT 128), 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 R1-E(6) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	44%	50%
Maximum Encroachment of Unenclosed Steps into the Required Rear Yard	3.4m	2.4m
Minimum Parking Space Width	2.5m	2.75m
Parking Location	All in the Front Yard	At least one space in a Side Yard, Rear Yard or in a Garage

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 March 6, 2023.

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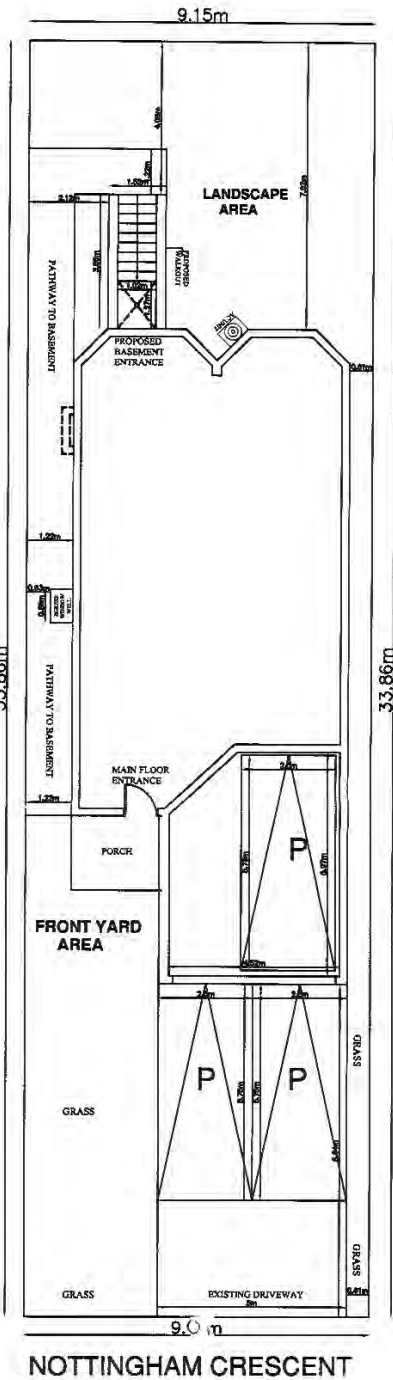
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued February 24, 2023.

Address: 486 Nottingham Crescent

City of Oshawa
Economic and Development Services



SITE PLAN
SCALE 3/32"=1'-0"



488 NOTTINGHAM CRESCENT

NOTTINGHAM CRESCENT

Prime Permit Designs
Building Design Services
primepermittedesigns@gmail.com
514-660-7576

4/02/23
CANAM ENGG.

SCOPE OF WORK
PROPOSAL TO TO CONSTRUCT SECONDARY UNIT WITH BELOW GRADE ENTRANCE

GENERAL NOTES

DO NOT SCALE DRAWINGS

PROPERTY RIGHTS REMAINED BY:
CANAM ENGINEERING INC.
ANY REPRODUCTION IN WHOLE OR IN PART
UNDER THE RULES AND BY-LAWS OF THE
PROFESSIONAL ENGINEERS OF ONTARIO,
ANY REPRODUCTIONS MUST BE
AUTHORIZED BY
ALL DRAWINGS ARE IN METRIC SCALE

NO.	REVISION / ISSUE	DATE

SITE PLAN
CITY : OSHAWA
488 NOTTINGHAM CRESCENT
EXISTING DWELLING

SHEET
A-1
PROJECT
JAN 2023
SCALE 3/32"=1'-0"

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-17**) submitted by **Shah Viral Bhaveshkumar** for **1077 Timberland Crescent** (PL 40M1846 PT LT 12 NOW RP 40R17066 PT 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 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 Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Width	2.5m	2.75m
Parking Location	All in the Front Yard	At least one space in the Side Yard, Rear Yard or in a Garage

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 March 6, 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 March 8, 2023 in order for your correspondence to be provided to Committee members for the March 8, 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 March 8, 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.

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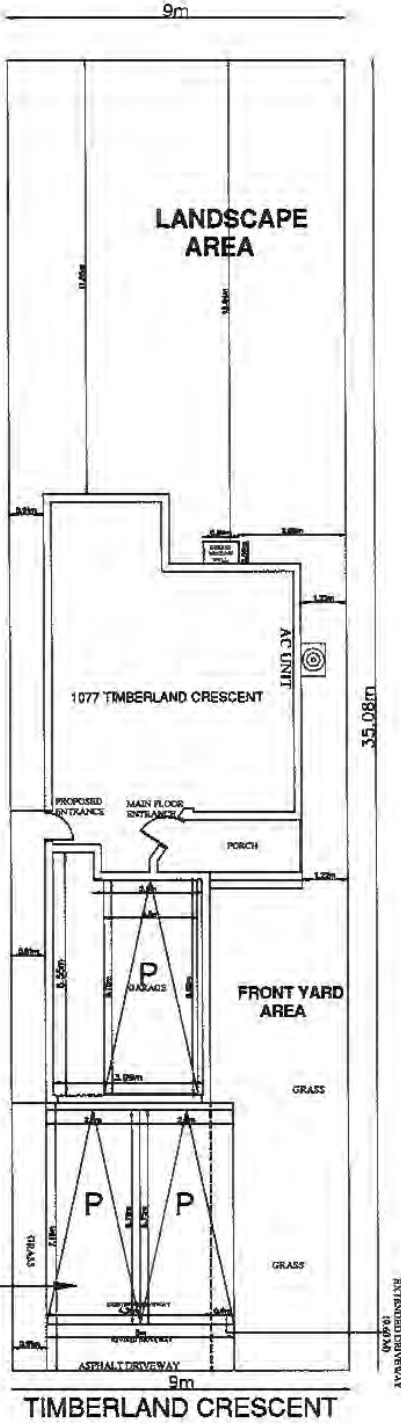
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This Notice issued February 24, 2023.

Address: 1077 Timberland Crescent



City of Oshawa
Economic and Development Services



SITE PLAN
SCALE 3/32" = 1'-0"



SCOPE OF APPLICATION TO CONSTITUTE OF ADJUSTMENTS TO DRIVEWAY WIDTH PERMIT TYPICAL DRIVEWAY WIDTH = 44'6"

 <p>Prime Permit Designs Residential Planning Services peint@primedesigns@gmail.com 514-660-7576</p>		 <p>4/02/23 CANAM ENGG.</p>	<p>SCOPE OF WORK PROPOSAL TO CONSTRUCT SECOND UNIT WITH SIDE DOOR ENTRANCE DRIVE WAY - MINOR VARIANCE</p>	<p>GENERAL NOTES</p> <p>DO NOT SCALE DRAWINGS. FOR CONSULTATION, DESIGN OR ANY REPRESENTATION IN WRITING OR BY PART OF THIS DRAWING, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL DIMENSIONS ARE IN METRIC SCALE.</p>
<p>SHEET A-1</p>	<p>PROJECT JAN 2023</p>	<p>NO. _____</p> <p>REVISION / ISSUE _____</p> <p>DATE _____</p>	<p>SITE PLAN</p> <p>CITY: OSHAWA</p> <p>1077 TIMBERLAND CRESCENT</p> <p>EXISTING DWELLING</p>	<p>DO NOT SCALE DRAWINGS. FOR CONSULTATION, DESIGN OR ANY REPRESENTATION IN WRITING OR BY PART OF THIS DRAWING, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL DIMENSIONS ARE IN METRIC SCALE.</p>

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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-18**) submitted by **Bill and Emilia Kastanas** for **614 Roselawn Avenue** (PL 553 LT 5), 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 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-F (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.8m	5m
Maximum Lot Coverage	23%	20%

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 March 6, 2023.

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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 March 8, 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.

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This Notice issued February 24, 2023.

Address: 614 Roselawn Avenue

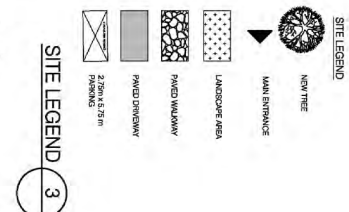
Economic and Development Services

City of Oshawa

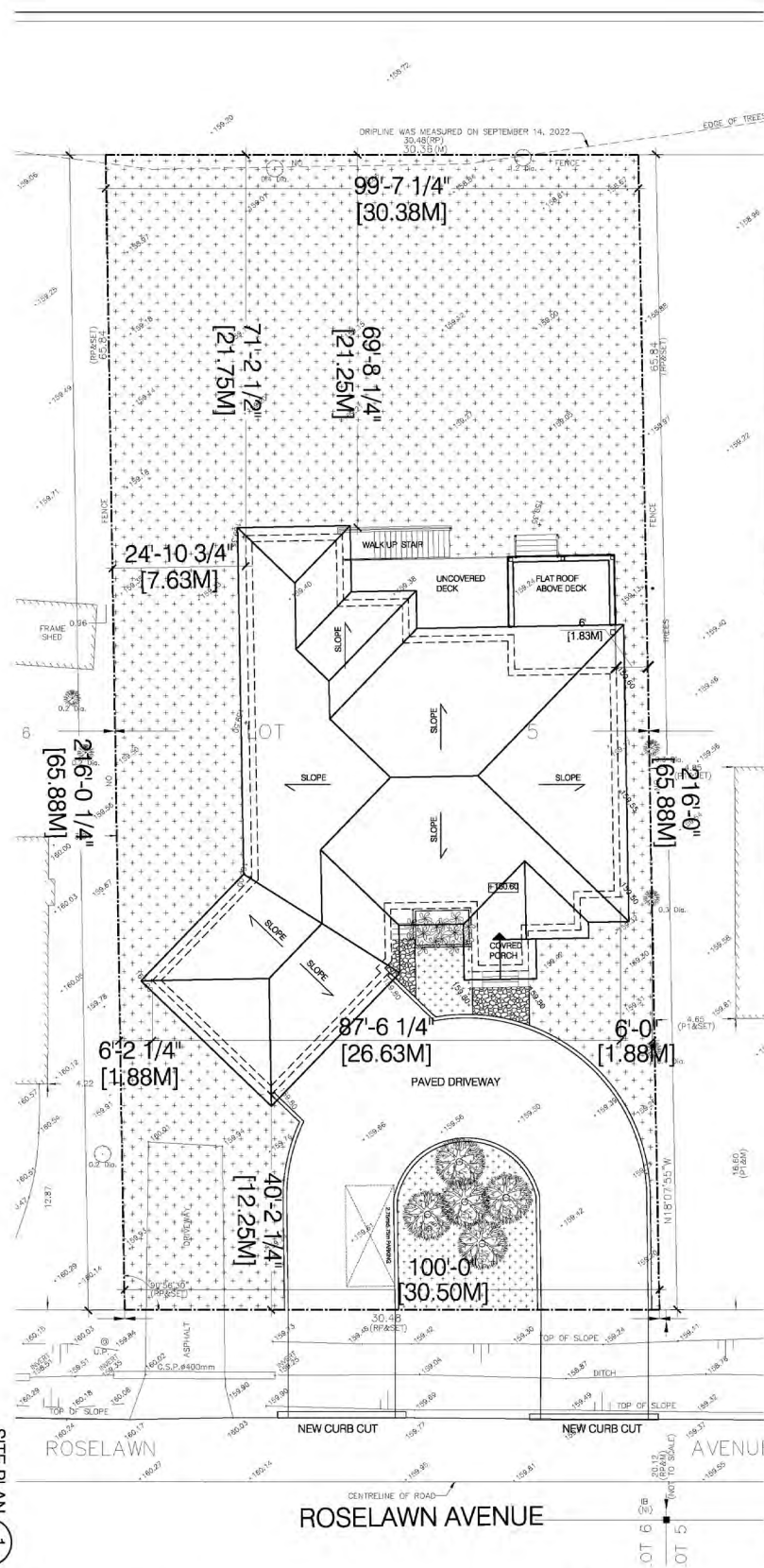


SITE STATISTICS (R1-F ZONE) BY/LAW 60-94	REQUIREMENT	PROVIDED
ZONING REGULATION		
MIN. FRONT YARD SETBACK	12m	12.5m
FRONT YARD AREA	NOT APPLICABLE	373.16 m ²
MIN. SIDE YARD SETBACK (EAST SIDE)	5m	1.83m
MIN. SIDE YARD SETBACK (WEST SIDE)	5m	1.89m
MIN. LOT FRONTAGE	30m	30.48m
MINIMUM REAR YARD SETBACK	10.5m	21.27m
MIN. LANDSCAPED SOFT AREA (373.16 m ² FRONT YARD) x 50%	185.59 m ² (50%)	191.33 m ² (51.27%)

ZONING REGULATION AREAS	REQUIREMENT	PROVIDED
MINIMUM LOT AREA	1800 m ²	1994.03 m ²
MAXIMUM LOT COVERAGE (EX. DECK) 20% x 1994.03m ² (LOT AREA)	398.806m ² (20%)	452.92 m ² (22.7%)
MAX. GFA - INFILL RESIDENTIAL	N/A	N/A
UNIT DEPTH AND PROJECTIONS	N/A	N/A
MAX. GARAGE PROJECTION BEYOND FRONT WALL OF MAXIMUM DWELLING UNIT DEPTH	N/A	N/A
GFA CALCULATION	PROPOSED	385.59 m ² (including including cellar / storage)
BASEMENT GFA		452.92 m ²
FIRST FLOOR GFA (INCLUDING GARAGE)		452.92 m ²
TOTAL GFA		848.31 m ²



NO.	REVISION	DATE

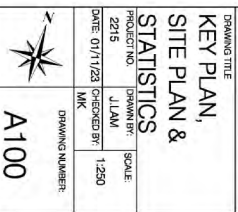


DT	ISSUED FOR C.A.	DATE

Sheet No.
614 ROSELAWN
Oshawa, Ontario

MEDINA
ARCHITECTS
INC.
www.medinaarchitects.ca
1 Corporate Centre, Unit 702
Toronto, ON M4C 3K6
Tel: (416) 855-7427
office@medinaarchitects.ca

KEY PLAN, SITE PLAN & STATISTICS
DRAWING NO. 2215
DATE: 07/11/23 (CHECKED BY) MK
DRAWING NUMBER: A100



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 March 8, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-19**) submitted by **Barry Bryan Associates on behalf of 394 Simcoe Limited for 394 Simcoe Street South** (PL 335 SHEET 22 PT LT C71), 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 apartment building (35 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
Maximum Density	140 units per hectare	85 units per hectare
Minimum Interior Side Yard Depth	2.6m	4.5m
Minimum Exterior Side Yard Depth	0.9m	4.5m
Maximum Lot Coverage	31%	22%
Minimum Landscaped Open Space	5%	35%
Minimum Landscaped Open Space in the Front Yard	0%	50%
Minimum Number of Parking Spaces - Visitors	0.14 spaces per unit (5 spaces)	0.33 spaces per unit (12 spaces)
Distance of parking to any street line	0m	3m
Permitted Location of Parking Areas	Front Yard and Rear Yard	Interior Side Yard or Rear Yard only

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

Meeting

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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 a new apartment 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 an apartment building in a R4-A/R6-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	76.5 units per hectare	60 units per hectare
Maximum Height	12.2m	10.5m

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-37).

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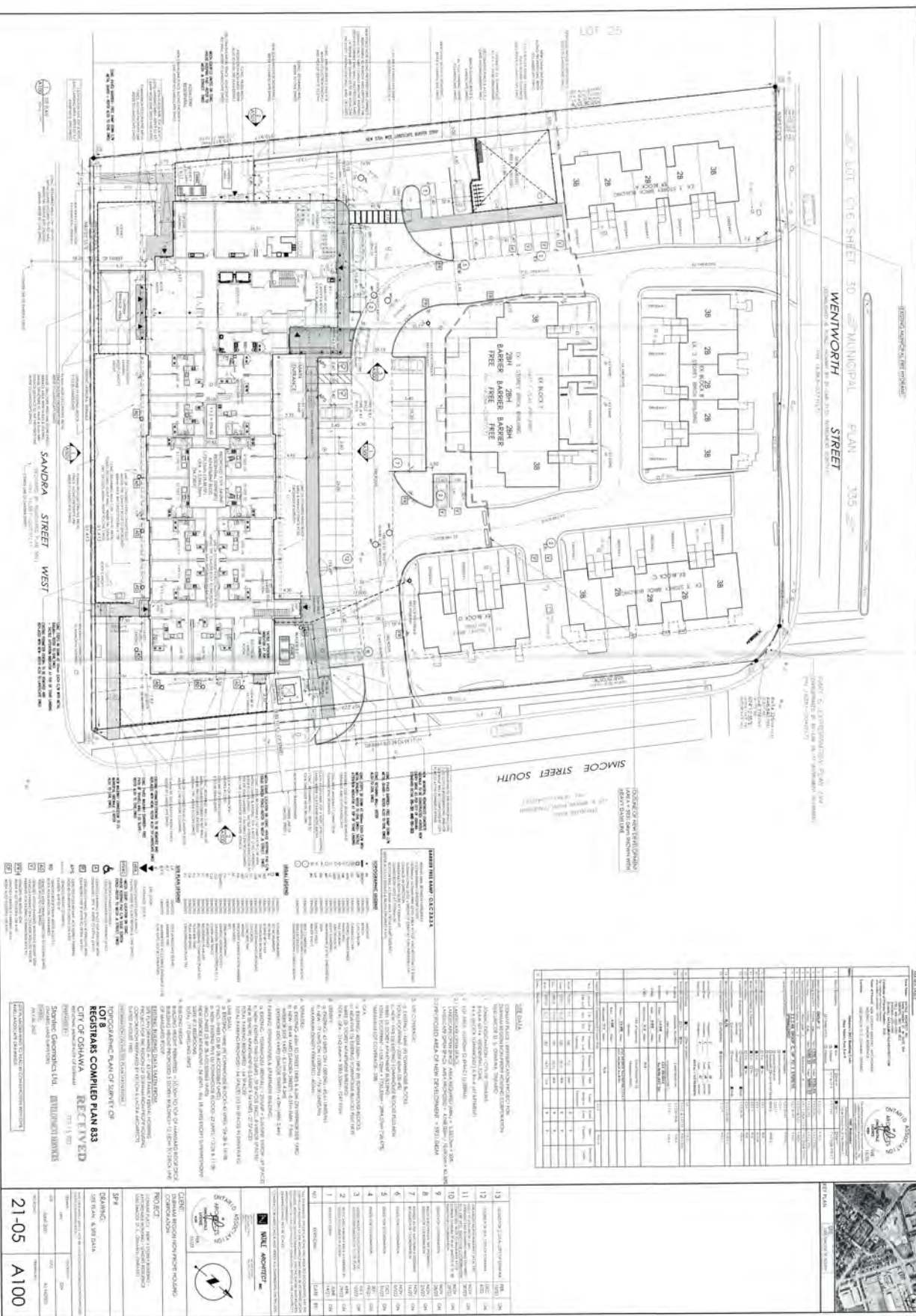
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This Notice issued February 24, 2023.

Address: 1050 Simcoe Street South

City of Oshawa
Economic and Development Services
OSHAWA



21-05 A100