



Committee of Adjustment Meeting Agenda

**April 19, 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 meeting date 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 March 29, 2023 be adopted.

Staff Reports

A-2023-27 282 Park Road North, Part 1

Vladimir Bulakh on behalf of Paulo Barros

To permit a single detached dwelling with reduced lot area and front yard depth

A-2023-28 282 Park Road North, Part 2

Vladimir Bulakh on behalf of Paulo Barros

To permit a single detached dwelling with reduced lot area and rear yard depth, and to permit all parking in the front yard

A-2023-43 282 Park Road North, Part 3

Vladimir Bulakh on behalf of Paulo Barros

To permit a single detached dwelling with reduced front yard depth

A-2023-29 144 Nassau Street

Andrew St. Jean

To permit a block townhouse dwelling lot

A-2023-30 146 Nassau Street

Andrew St. Jean

To permit a block townhouse dwelling lot, driveway access across a residentially zoned lot, and reduced parking

A-2023-31 148 Nassau Street

Andrew St. Jean

To permit a block townhouse dwelling lot and driveway access across a residential zoned lot

A-2023-32 622 Bloor Street East

Ray Abbott on behalf of 1579394 Ontario Inc.

To permit an apartment building (9 units) with reduced interior side yard depth

A-2023-33 562 Athol Street East

John and Pam Stoneham

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

A-2023-34 477 Dean Avenue

Van Groh & Associates Inc. on behalf of 2318393 Ontario Inc.

To permit 16 additional block townhouse dwellings with reduced distance of parking spaces to a street line, increased maximum density, and permitted encroachment of porches and steps into a required exterior side yard

A-2023-35 850 King Street West

Jeong-Yeon Byeon on behalf of Rohcan Investments Limited

To permit a place of amusement (golf simulator) within an existing unit in a commercial plaza

A-2023-36 87 Westmoreland Avenue

Matthew Roy

To permit a single detached dwelling with a portion of the building located partially in a driveway sight triangle and reduced front yard depth

A-2023-37 255 Tresane Street

Peter Jaruczik on behalf of Tall Treed Investment Corp

To permit an apartment building with increased lot coverage

A-2023-38 271 Tresane Street

Peter Jaruczik on behalf of Tall Treed Investment Corp

To permit an apartment building with increased density and lot coverage, reduced lot frontage, length of front lot line, front yard depth, exterior side yard depth, and distance of a parking area to any street line, and to permit a portion of a parking space within a driveway sight triangle

A-2023-39 206 Prince Street

Joel Gerber on behalf of Richard Summers

To permit an apartment building with increased density, and reduced lot frontage, front yard depth, interior side yard depth, landscaped open space, and parking space width adjacent to a solid wall

A-2023-40 210 Prince Street

Joel Gerber on behalf of Richard Summers

To permit an apartment building with increased density, and reduced lot frontage, interior side yard depth, landscaped open space, aisle width and parking space width adjacent to a solid wall

A-2023-41 307 Simcoe Street South

Eva Mueller

To permit an apartment building with parking partially in a driveway sight triangle, increased density and lot coverage, and reduced front, interior and exterior yard depths, lot frontage, number of visitor parking spaces and landscaped open space

A-2023-42 691 Frobisher Court

Kelvin Lo and Salik Imtiaz on behalf of Farida-Melanie Bacchus

To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space in the front yard, parking space length, and to permit all parking in the front yard

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-27**) submitted by **Vladimir Bulakh on behalf of Paulo Barros** for **282 Park Road North, Part 1** (PL 646 PT LT 35), 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	362 m ²	405 m ²
Minimum Front Yard Depth	6m	9m

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-06).

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 April 17, 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 April 19, 2023 in order for your correspondence to be provided to Committee members for the April 19, 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 April 19, 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.

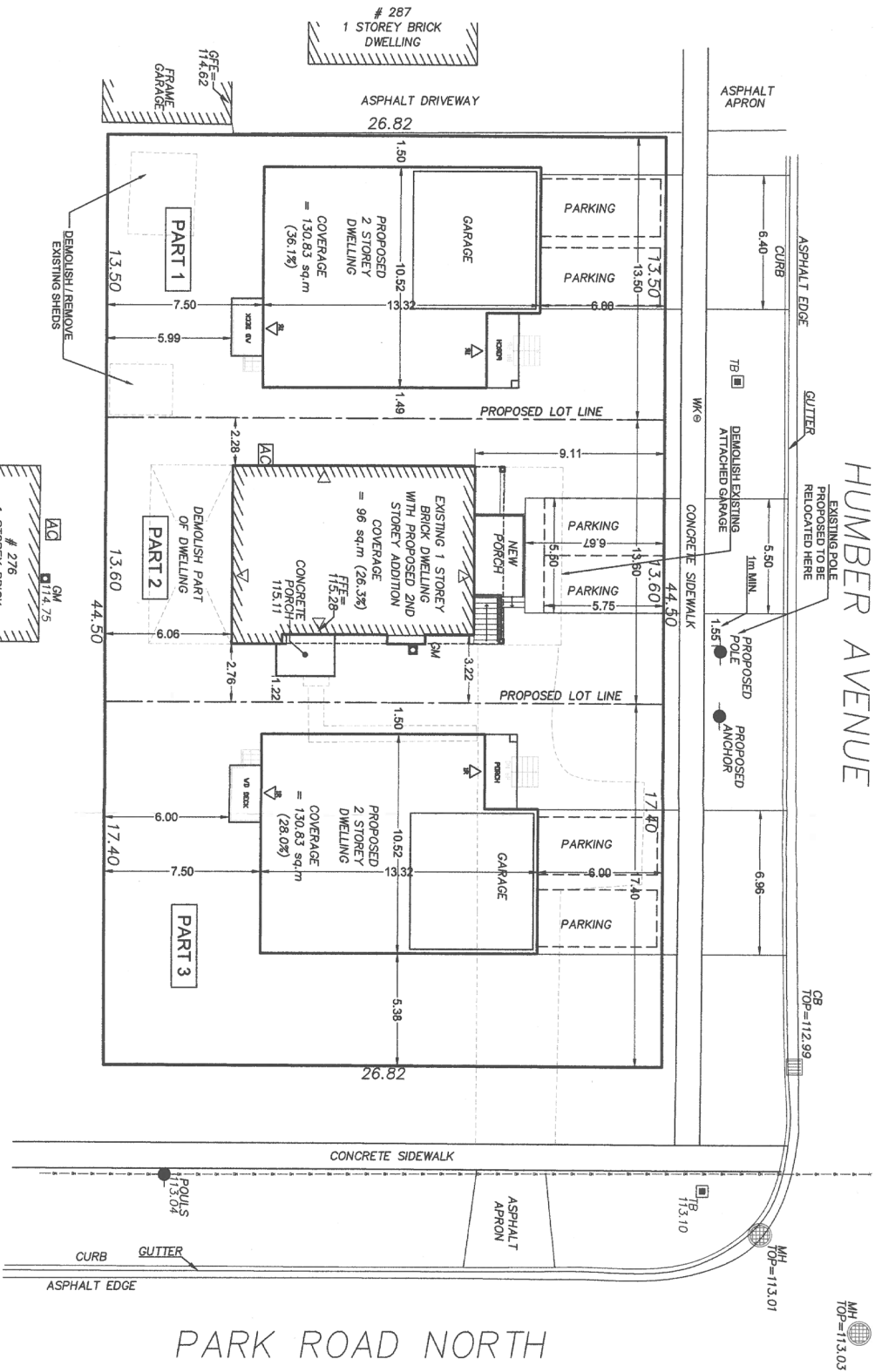
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on April 14, 2023 or any day thereafter.

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 April 17, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

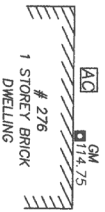
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued April 6, 2023.

Address: 282 Park Road North Pt1



PROPOSED LOTS			
LOT	FRONTAGE (m)	DEPTH (m)	AREA (sq.m)
PART 1	13.50	26.82	362
PART 2	13.60	26.82	365
PART 3	17.40	26.82	466



Danjan Design

Wd@danjan.ca
416-299-9293
Firm BCN: 100196
Qualified Designer BCN: 100177
Date:

No.	Description	Date
1.	FOR MINOR VARIANCE AND REMOVAL OF P.L.C.	MAR 8, 2023
2.		
3.		
4.		
5.		
6.		
7.		

Project	PART OF LOT 35, PLAN 646	Project No.	22-30
Sheet Title	PROPOSED SITE PLAN	Drawing No.	SP
Scale	1/4" = 1'-0"		

FOR REVIEW

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-28**) submitted by **Vladimir Bulakh on behalf of Paulo Barros** for **282 Park Road North, Part 2** (PL 646 PT LT 35), 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	364 m ²	405 m ²
Minimum Rear Yard Depth	6.0m	7.5m
Location of Parking Spaces	All in the front yard	In the front yard and a minimum of one space in a side yard, rear yard or garage

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-06).

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 19, 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.

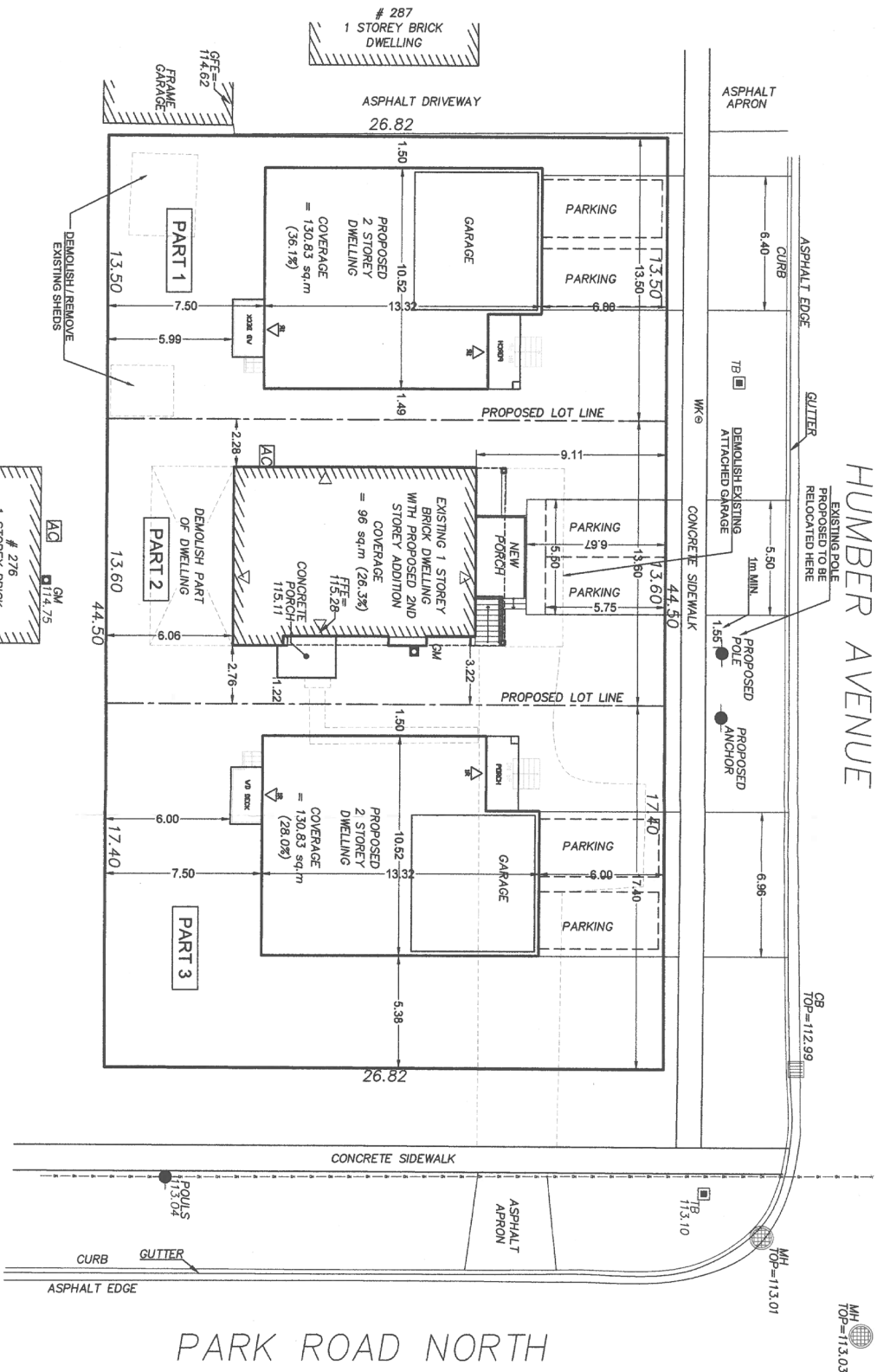
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This Notice issued April 6, 2023.

Address: 282 Park Road North Pt2



PROPOSED LOTS			
LOT	FRONTAGE (m)	DEPTH (m)	AREA (sq.m)
PART 1	13.50	26.82	362
PART 2	13.60	26.82	365
PART 3	17.40	26.82	466

Design

Web: 416-291-1111
Tel: 416-291-1111
Fax: 416-291-1111
Email: info@design.com
Address: 1000 Sheppard Ave. E. Suite 1000, Toronto, ON M2M 1P7
Firm BCIN: 103186
Qualified Designer BCIN: 103972
Date: _____

No.	Description	Date
1.	FOR MINOR VARIANCE AND REMOVAL OF P.L.C.	JUNE 5, 2023
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Project	Project No.
PART OF LOT 35, PLAN 646	22-30
Sheet Title	Drawing No.
PROPOSED SITE PLAN	SP
Scale	1/4" = 1'-0"

FOR REVIEW

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-27**) submitted by **Vladimir Bulakh on behalf of Paulo Barros** for **282 Park Road North, Part 3** (PL 646 PT LT 35), 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 minimum front yard depth of 6.0m whereas Zoning By-law 60-94 requires a minimum front yard depth of 9.0m for a single detached dwelling in a R1-C (Residential) Zone.

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-06).

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 April 17, 2023.

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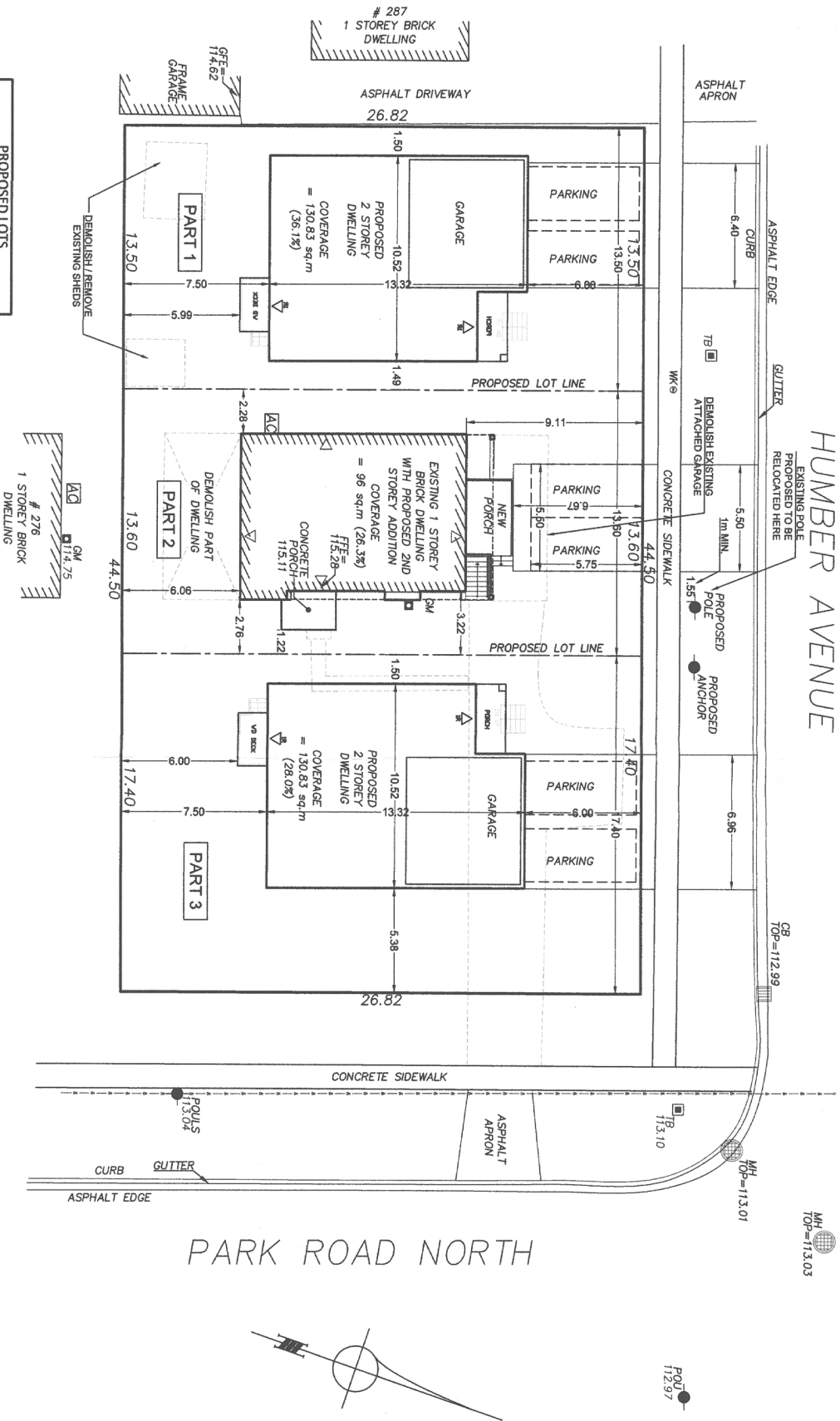
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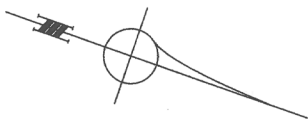
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This Notice issued April 6, 2023.

Address: 282 Park Road North Pt3



PARK ROAD NORTH



PROPOSED LOTS			
LOT	FRONTAGE (m)	DEPTH (m)	AREA (sq.m)
PART 1	13.50	26.82	362
PART 2	13.60	26.82	365
PART 3	17.40	26.82	466

www.oshawa.ca

tel: 366-2839

Signature:

No.

Description

Date

1. FOR ARCHITECTURAL AND REMOVAL OF P.C.

MAY 8, 2023

2.

3.

4.

5.

6.

7.

8.

Project

PART OF LOT 35, PLAN 646

Sheet Title

PROPOSED SITE PLAN

Project No.

22-30

Drawing No.

Scale

1/4" = 1'-0"

SP

FOR REVIEW

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-29**) submitted by **Andrew St. Jean** for **144 Nassau Street** (PL 40B PT LT 25), 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 the creation of a block townhouse dwelling lot using a portion of the subject site and existing building with the variance in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a block townhouse dwelling lot in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Block Townhouse Dwelling	To permit	Not permitted
Minimum Visitor Parking	0 spaces per unit	0.35 spaces per unit

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2022-12).

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 April 17, 2023.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 19, 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 April 6, 2023.



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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-30**) submitted by **Andrew St. Jean** for **146 Nassau Street** (PL 40B PT LT 25), 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 block townhouse dwelling lot using a portion of the subject site and existing 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 a block townhouse dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Block Townhouse Dwelling	To permit	Not permitted
Driveway access across a residentially zoned lot	To permit	Not permitted
Minimum Number of Parking Spaces	1.0 per unit	1.65 per unit plus 0.35 spaces per unit for visitors

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2022-12).

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-31**) submitted by **Andrew St. Jean** for **148 Nassau Street** (PL 40B PT LT 25), 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 block townhouse dwelling lot using a portion of the subject site and existing 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 a block townhouse dwelling lot in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Block Townhouse Dwelling	To permit	Not permitted
Driveway access across a residential zoned lot	To permit	Not permitted
Minimum Visitor Parking	0 spaces per unit	0.35 spaces per unit

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2022-12).

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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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-32**) submitted by **Ray Abbott on behalf of 1579394 Ontario Inc.** for **622 Bloor Street East** (CON 1 PT LT 6), 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 9-unit apartment building with a minimum interior side yard depth of 3.0m whereas Zoning By-law 60-94 requires a minimum interior side yard depth of 4.5m for an apartment building in a R6-C (Residential) Zone.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 19, 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 April 14, 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 April 17, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

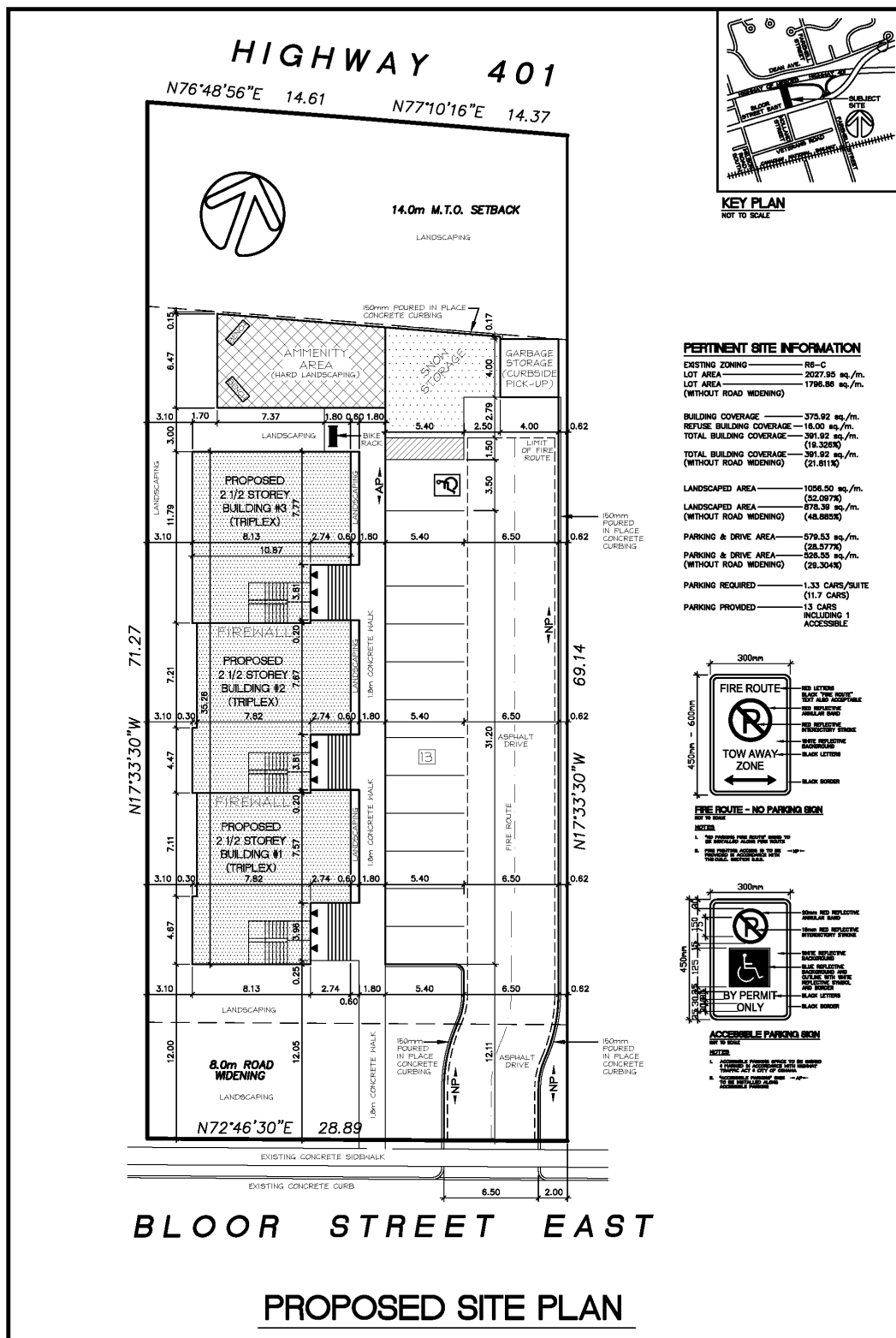
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued April 6, 2023.

Address: 622 Bloor Street East



City of Oshawa
Economic and Development Services



NO.	DATE	DESCRIPTION

abbott
drafting & design
DIVISION OF BAY AREA LTD.

SITE PLAN		
DRAWN D.B.R.	SCALE 1:250	CHECKED NO.
PLOTTED 31/03/23	PROJECT NO. 23-00X	SP-1

PROPOSED TRIPLEXES FOR:
1579394
ONTARIO INC
622 BLOOR STREET EAST
OSHAWA, ONTARIO

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-33**) submitted by **John and Pam Stoneham** for **562 Athol Street East** (PL 370 SHEET 6B4 PT LT 1), 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 detached garage 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 detached garage ancillary to a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of Accessory Building as a Percent of the Main Building on the Lot	194%	50%
Maximum Ground Floor Area of Accessory Building	111.2m ²	60m ²
Maximum Lot Coverage of an Accessory Building	13.6%	8%
Maximum Height of an Accessory Building	5.5m	4.5m

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 April 17, 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 April 19, 2023 in order for your correspondence to be provided to Committee members for the April 19, 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.

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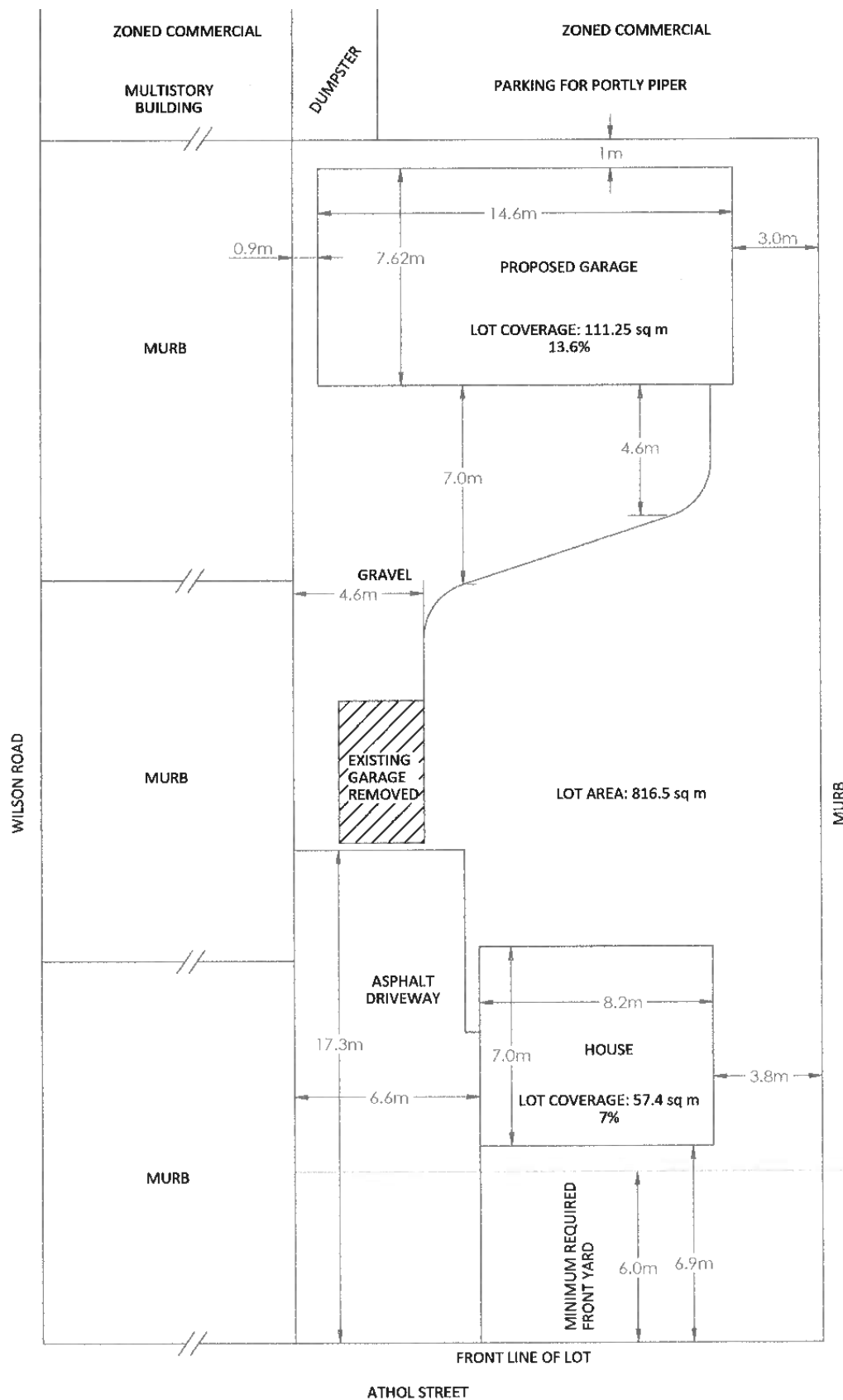
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 April 14, 2023 or any day thereafter.

Address: 562 Athol Street East



City of Oshawa
Economic and 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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-34**) submitted by **Van Groh & Associates Inc. on behalf of 2318393 Ontario Inc.** for **477 Dean Avenue** (PL 167 PT BLK C LTS 64 65 119 120 TO 125 158 TO 165 PT LTS 31 TO 35 59 TO 63 66 TO 71 118 157 216 TO 219 PT DUNKIRK AVE PT DEAN AVE RP), 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 the addition of 16 block townhouse dwellings to an existing 51-unit block townhouse development with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for block townhouse dwellings in a R4-A/R6-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	71.5 units per hectare	60 units per hectare
Minimum Distance of a Parking Space to a Street Line (Lomond Street)	0m	3.0m
Maximum Encroachment of Porches and Steps into an Exterior Side Yard (Dean Avenue)	4.85m	1.5m

The subject site is also subject to an application for Site Plan Approval (File SPA-2021-06).

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 April 17, 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 April 19, 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.

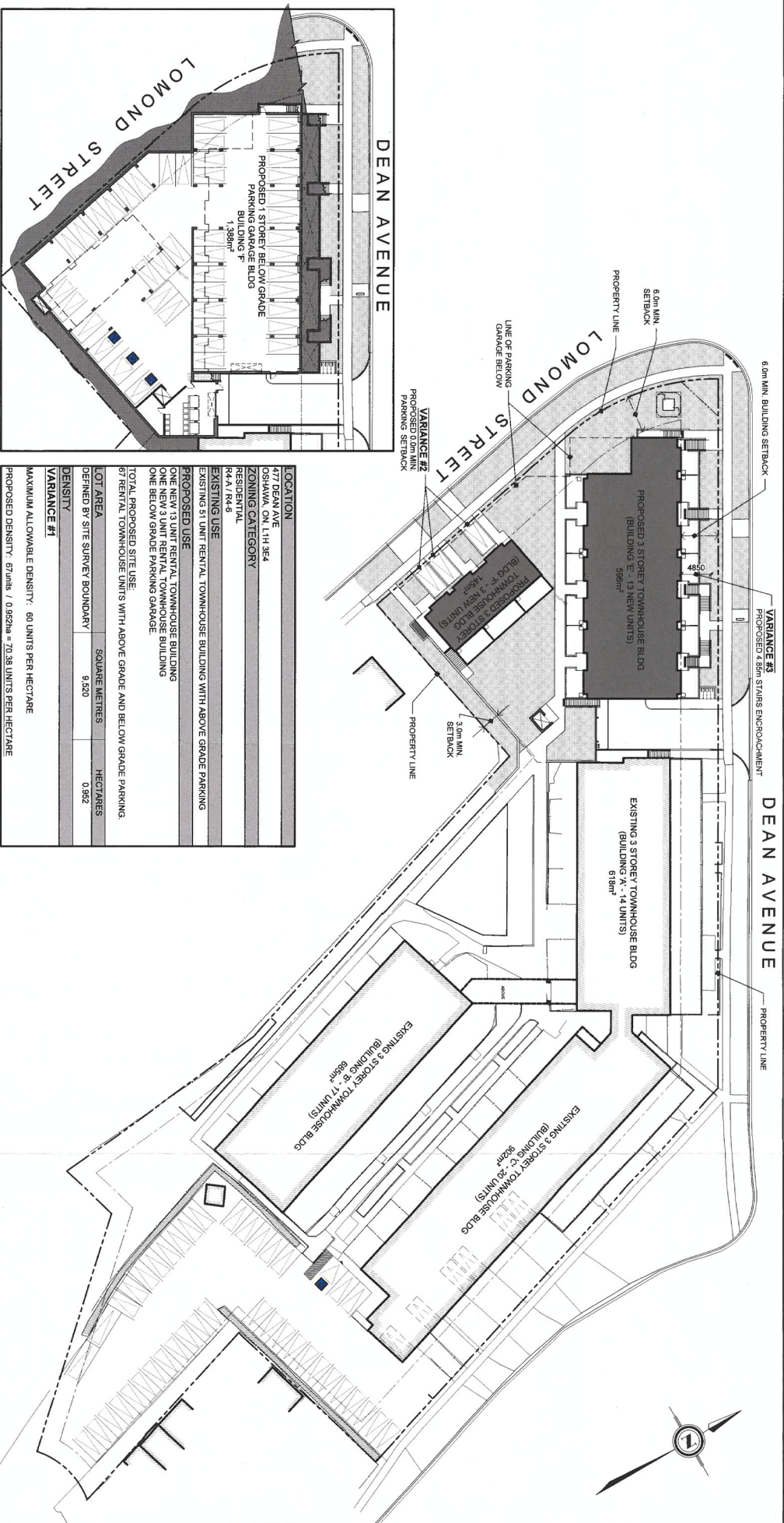
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued April 6, 2023.



ONTARIO ASSOCIATION
OF
ARCHITECTS

VGA

VGA
van Groll & Associates Inc.
295 Robinson Street, Suite 300
Oakville, ON, L6J 1G7
905 339 2811
vargrollassociates.com



477 DEAN TOWNHOUSE DEVELOPMENT

MINOR VARIANCE DIAGRAM

address: 477 DEAN AVENUE, OSHAWA, ON, L1H 3E4

city: OSHAWA

△

drawn:

Ω

scale:

1 : 600

revision date:

23.03.23

issued for:

COMMITTEE

job number:

171-C

revision to p

ADJUSTME

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-35**) submitted by **Jeong-Yeon Byeon on behalf of Rohcan Investments Limited** for **850 King Street West** (PL 370 SHEET 17C PT LT 4, 6, 6A, 10 AND RP 40R9535 PT 1 TO 15, 20 TO 28 AND PL 40M1460 BLK 66), 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 place of amusement (golf simulator) whereas Zoning By-law 60-95 does not permit a place of amusement in a PSC-A (Planned Strip Commercial) 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 April 17, 2023.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 19, 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 April 6, 2023.



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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-36**) submitted by **Matthew Roy** for **87 Westmoreland Avenue** (PL 138 PT LT 179,180), 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.7m	6m
Building in a Driveway Sight Triangle	To Permit	Not Permitted

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

Meeting

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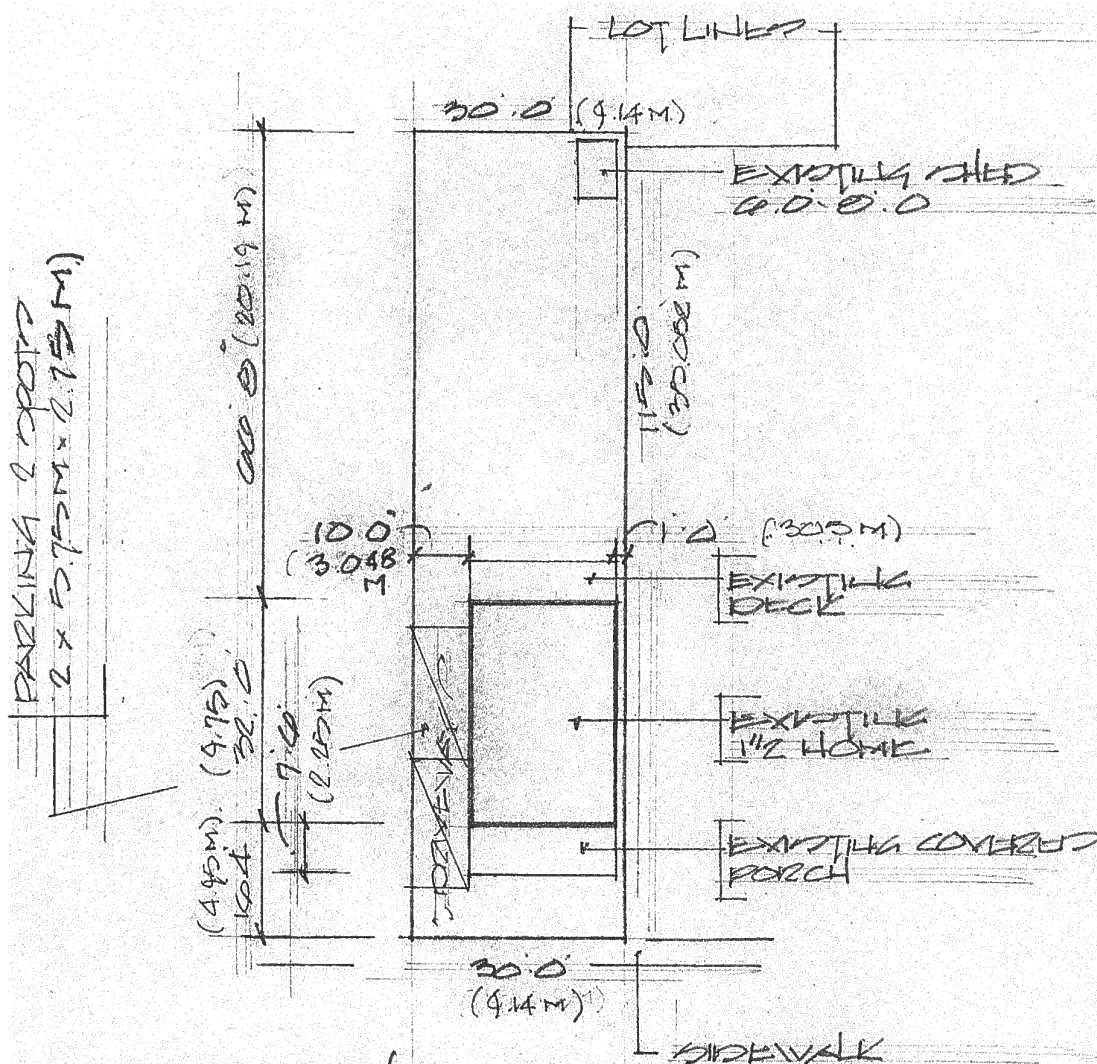
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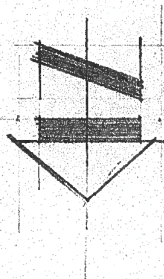
This Notice issued April 6, 2023.

Address: 87 Westmoreland Avenue

City of Oshawa
Economic and Development Services

SITE PLAN

SCALE 1" = 20.0'



LOT COVERAGE

LOT 30.0' x 115.0' = 3450 SQ. FT.

ALLOWED COVERAGE 40% 1380 SQ. FT.

ACTUAL COVERAGE

HOUSE 14.0' x 32.0' = 448 SQ. FT.

COVERED PORCH 7.6' x 19.0' = 144.25 SQ. FT.

SHED 4.0' x 0.0' = 0.00 SQ. FT.

TOTAL COVERAGE 792.25 SQ. FT.

COVERAGE 792.25 ÷ 3450 = 22.93%

23.2%

$$803.25 \div 3450 = 23.3\%$$

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-37**) submitted by **Peter Jaruczik on behalf of Tall Treed Investment Corp.** for **255 Tresane Street** (PL 248 PT LT 26, 27), 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 existing apartment building with a maximum lot coverage of 27.2% whereas Zoning By-law 60-96 permits a maximum lot coverage of 22% for an apartment building in a R6-B (Residential) Zone.

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2017-12).

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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 April 17, 2023.

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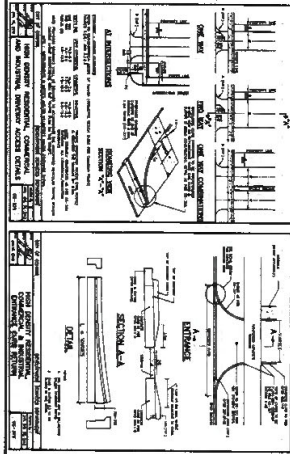
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This Notice issued April 6, 2023.

[illegible]

PROJECT #16-047-02		REVISIONS	
DRAWN BY	CHECKED BY	ITEM	DATE
AL	PJ/JWK	ISSUED FOR SITE PLAN APPROVAL	MARCH
DECEMBER 2020		ISSUED FOR PART LOT CONTROL	NOVEMBER
SITE PLAN		REVISED TO 4 PLEX	JULY
		ISSUED FOR TENDER	NOVEMBER
		ISSUED FOR PERMIT	NOVEMBER

PROJECT
TRESANE
PROPOSED 4 - PLEX
CLIENT
RICK SUMMERS
255 TRESANE STREET
OSHAWA, ONTARIO



SP

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-38**) submitted by **Peter Jaruczik on behalf of Tall Treed Investment Corp.** for **271 Tresane Street** (PL 248 PT LT 26,27), 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 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 R6-B Zone.

Zoning Item	Column 1	Column 2
Maximum Density	101 units per hectare	93 units per hectare
Minimum Lot Frontage	14.1m	15m
Minimum Length of Front Lot Line	8.4m	10.3m
Minimum Front Yard Depth	0.5m	1.8m
Minimum Exterior Side Yard Depth	0.5m	1.8m
Maximum Lot Coverage	42%	39%
Minimum Distance of a Parking Area to a Street Line	1.2m	1.5m
Parking Space within a Driveway Sight Triangle	To permit	Not permitted

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2017-12).

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Meeting

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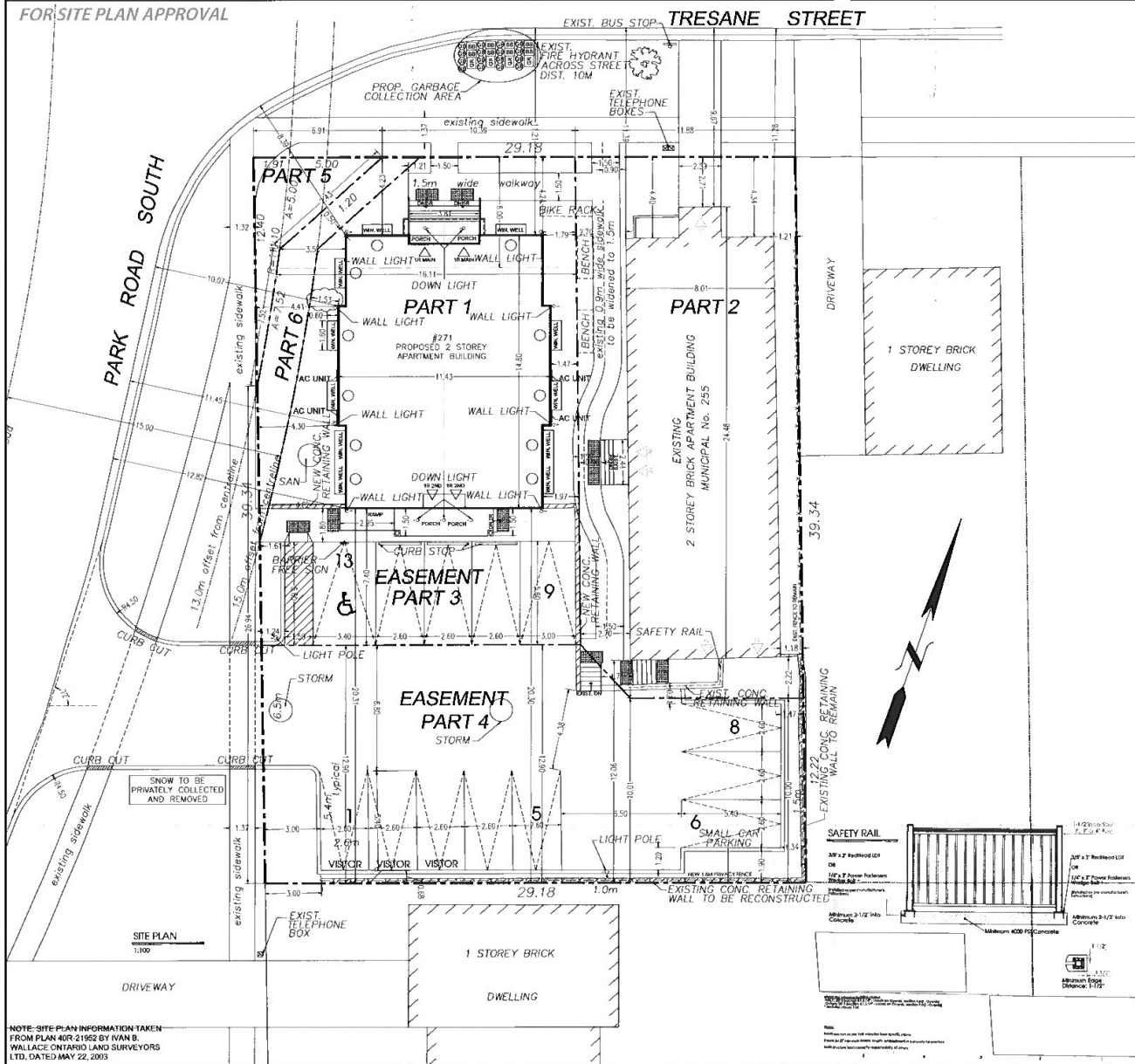
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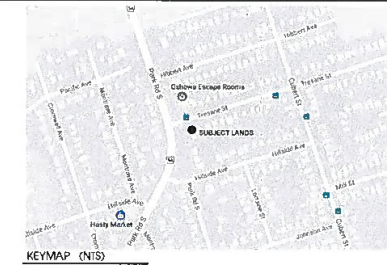
Address: 271 Tresane Street



FOR SITE PLAN APPROVAL



NOTE: SITE PLAN INFORMATION TAKEN FROM PLAN 40R-21662 BY VAN B. WALLACE (ONTARIO LAND SURVEYORS LTD. DATED MAY 22, 2003)



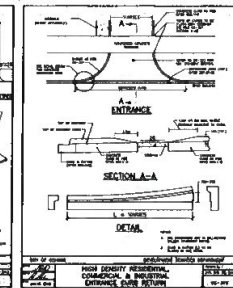
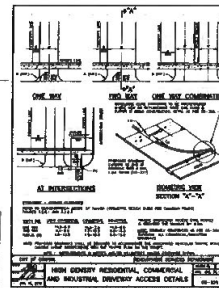
Zoning / Statistics Chart
255 Tresane St. (existing 0 unit apt bldg) to be described on Parts 2 and 4 on a Draft 40R Plan

Existing Item	Column 1 (proposed)	Column 2 (LDR requirement)	approved under A-2020-44
Lot Area (sq. m.)	491.5		
Number of Units	4	85 ugh	87 ugh
Density (gh)	8.17/1000	25 m	27.5 m
Min. Lot Frontage	13.8 m	12.5 m	13.8 m
Min. Length of Front Lot Line	13.8 m	12.5 m	13.8 m
Min. Front Yard Depth	6.1 m	6 m	6.1 m
Min. Interior Side Yard Depth (west)	2.7 m	1.5 m per storey	2.7 m
Min. Exterior Side Yard Depth (west)	1.8 m	1.5 m per storey	1.8 m
Min. Rear Yard Depth	12.0 m exist.	15 m	12.0 m
Max. Lot Coverage (%)	27.1%	25%	25%
Max. Height	18 m	18 m	18 m
Min. Landscaped Open Space (%)	25%	30%	25%
Min. Landscaped Front Yard (%)	64.40%	50%	64.40%
Min. Landscaped Exterior Side Yard (%)	57.50%	50%	57.50%
Parking for rental apartment (on-site)	6	6	6
Parking for rental apartment (off-site)	2	1.58	1.58
Min. Distance of parking to any street	1.5 m	3 m	1.5 m
Accessible Parking	1/A	3 m	1.5 m
Max. Encroachment of steps to New CV	1.5 m	3.2 m	1.5 m

Zoning / Statistics Chart
271 Tresane St. (new 4 unit apt bldg) to be described on Parts 1 and 3 on a Draft 40R Plan

Existing Item	Column 1 (proposed)	Column 2 (LDR requirement)	approved under A-2020-44
Lot Area (sq. m.)	296.18		
Number of Units	4	85 ugh	87 ugh
Density (gh)	13.48/1000	25 m	27.5 m
Min. Lot Frontage	14.1 m	12.5 m	14.1 m
Min. Length of Front Lot Line	8.4 m	12.5 m	14.1 m
Min. Front Yard Depth	6.5 m	6 m	6.5 m
Min. Interior Side Yard Depth (west)	1.7 m	1.5 m per storey	1.7 m
Min. Exterior Side Yard Depth (west)	0.5 m	1.5 m per storey	0.5 m
Min. Rear Yard Depth	7.4 m	15 m	7.4 m
Max. Lot Coverage (%)	41.89%	25%	41.89%
Max. Height	18 m	18 m	18 m
Min. Landscaped Open Space (%)	34.08%	30%	34.08%
Min. Landscaped Front Yard (%)	64.33%	50%	64.33%
Min. Landscaped Exterior Side Yard (%)	57.40%	50%	57.40%
Parking for rental apartment (on-site)	4	4	4
Parking for rental apartment (off-site)	1	1.58	1.58
Min. Distance of parking to any street	1.5 m	3 m	1.5 m
Accessible Parking	1/A	3 m	1.5 m
Min. Parking Access Width	3 m	6.5 m	3 m
Min. Driveway Width	3 m	6.5 m	3 m

Driveway Access Regulations as per S. 62(1) of the Planning Act, 1997, shall apply to all driveways.



Prepared by: [Signature]
Checked by: [Signature]
Reviewed by: [Signature]

adg
Architectural Design Group
255 Tresane St.
Oshawa, Ontario L1H 7K5

PROJECT: TRESANE
PROPOSED: 4-FLEX
CLIENT: ROCK SUMMERS
255 TRESANE ST.
OSHAWA, ONTARIO

REVISIONS

ITEM	DATE	DESCRIPTION
1	MARCH 11, 2017	ISSUED FOR SITE PLAN APPROVAL
2	NOVEMBER 14, 2017	ISSUED FOR PART 1 OF CONTROL
3	AUGUST 17, 2018	ISSUED FOR PART 2 OF CONTROL
4	NOVEMBER 15, 2021	ISSUED FOR PART 3 OF CONTROL

PROJECT #1642/20
SUBMITTAL #1
AL PUNK
DECEMBER 2020
SITE PLAN

SP

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-39**) submitted by **Joel Gerber on behalf of Richard Summers** for **206 Prince Street** (PL H-50010 PT LT 2,3), 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 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 R5-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	93 units per hectare	60 units per hectare
Minimum Lot Frontage	14m	19m
Minimum Front Yard Depth	5m	6m
Minimum Interior Side Yard Depth (South Side)	2.2m	4.5m
Minimum Interior Side Yard Depth (North Side)	3.6m	4.5m
Minimum Landscaped Open Space	34%	35%
Minimum Parking Space Width Adjacent to a Solid Wall	2.6m	3.0m

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 April 17, 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 April 19, 2023 in order for your correspondence to be provided to Committee members for the April 19, 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 April 19, 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 April 14, 2023 or any day thereafter.

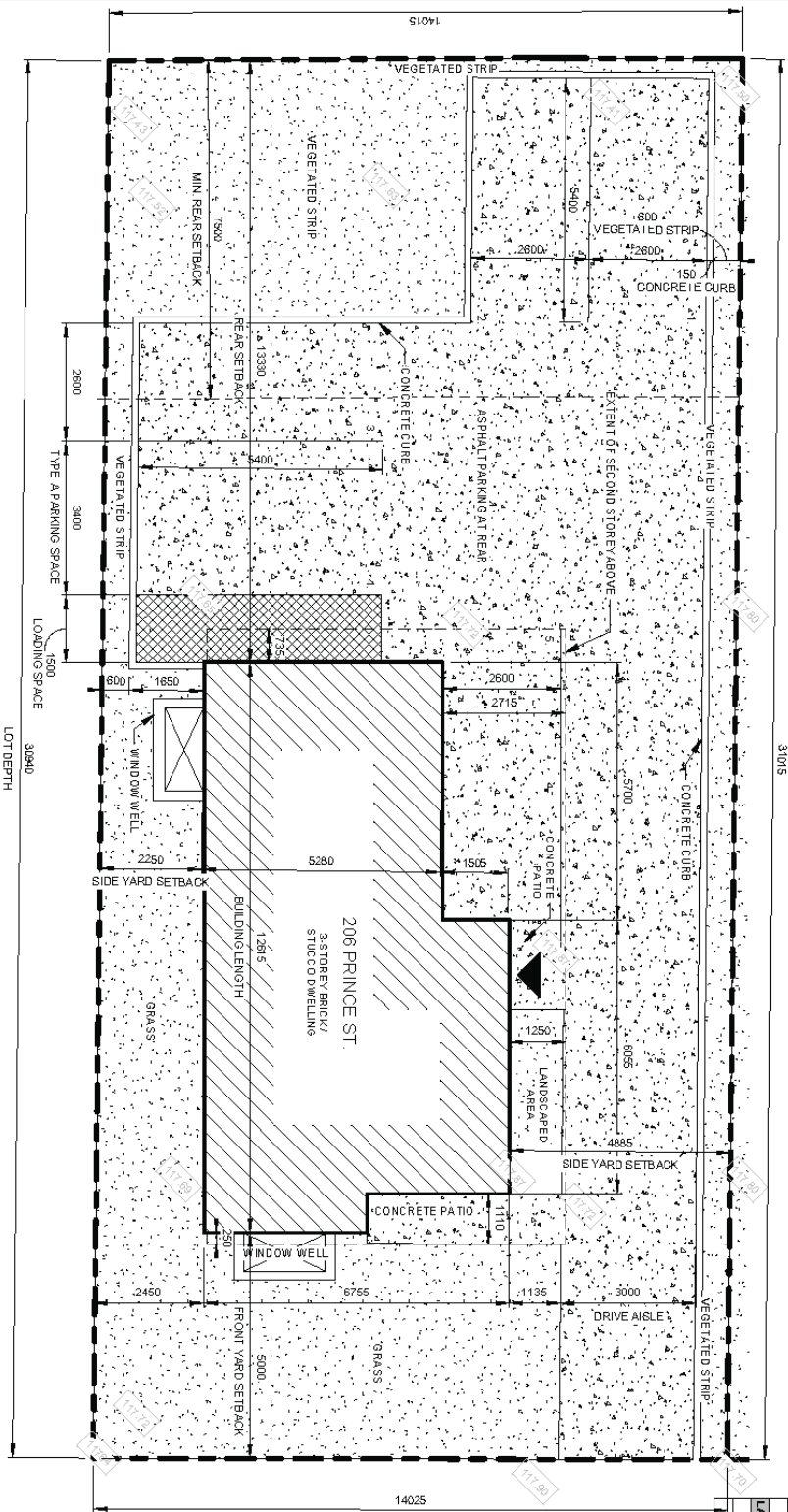
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued April 6, 2023.

ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 JOELD GERBER
 LICENCE
 7960
 2023 APR 03

SITE DATA 206	
MUNICIPAL ADDRESS:	206 PRINCE ST., OSHAWA ON L1G 4E7
ZONING:	R3A RES.A-1/R1-1
LOT AREA:	4,677 sq (434.5m ²)
LOT DEPTH:	101' 9" (131 m)
LOT FRONTAGE:	46' 0" (14 m)
BUILDING SETBACKS...	
FRONT	16' 5" (5.0m)
SIDE (N)	16' 0" (4.9m)
REAR	43' 9" (13.3m)
SIDE (S)	7' 5" (2.3m)
GROSS FLOOR AREA...	
GROUND FLOOR:	800 sq (74.3m ²)
SECOND FLOOR:	1,167 sq (108.4m ²)
THIRD FLOOR:	1,167 sq (108.4m ²)
TOTAL:	3,134 sq (291.1m ²)
LENGTH OF DWELLING	
	40' 5" (12.3m)
LOT COVER RAGE	
	800 sq (74.3m ²)
	17.1% OF LOT AREA
LANDSCAPED AREA	
	1,618 sq (150.3m ²)
	34.6% OF LOT AREA



AS102B
SITE PLAN -
PROPOSED
NEW MULTI-UNIT BUILDING
206 PRINCE ST.
PROJECT No.: 07018

SCALE: 1"=100'
MARCH 2023

N

GENERAL NOTES

[illegible]

JOEL GERBER ARCHITECT
23 DUNCASTER AVENUE
TORONTO, ON M4C 1Y4 CANADA
1.847.262.0995
JOEL@JOELGERBERARCHITECT.COM

[illegible]

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-40**) submitted by **Joel Gerber on behalf of Richard Summers** for **210 Prince Street** (PL H-50010 PT LT 2,3), 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 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 R5-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	100.2 units per hectare	60 units per hectare
Minimum Lot Frontage	12.8m	19m
Minimum Interior Side Yard Depth (South Side)	1.2m	4.5m
Minimum Interior Side Yard Depth (North Side)	3.6m	4.5m
Minimum Landscaped Open Space	31%	35%
Minimum Parking Space Width Adjacent to a Solid Wall	2.6m	3.0m
Minimum Aisle Width	5.9m	6.5m

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

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 April 19, 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 April 14, 2023 or any day thereafter.

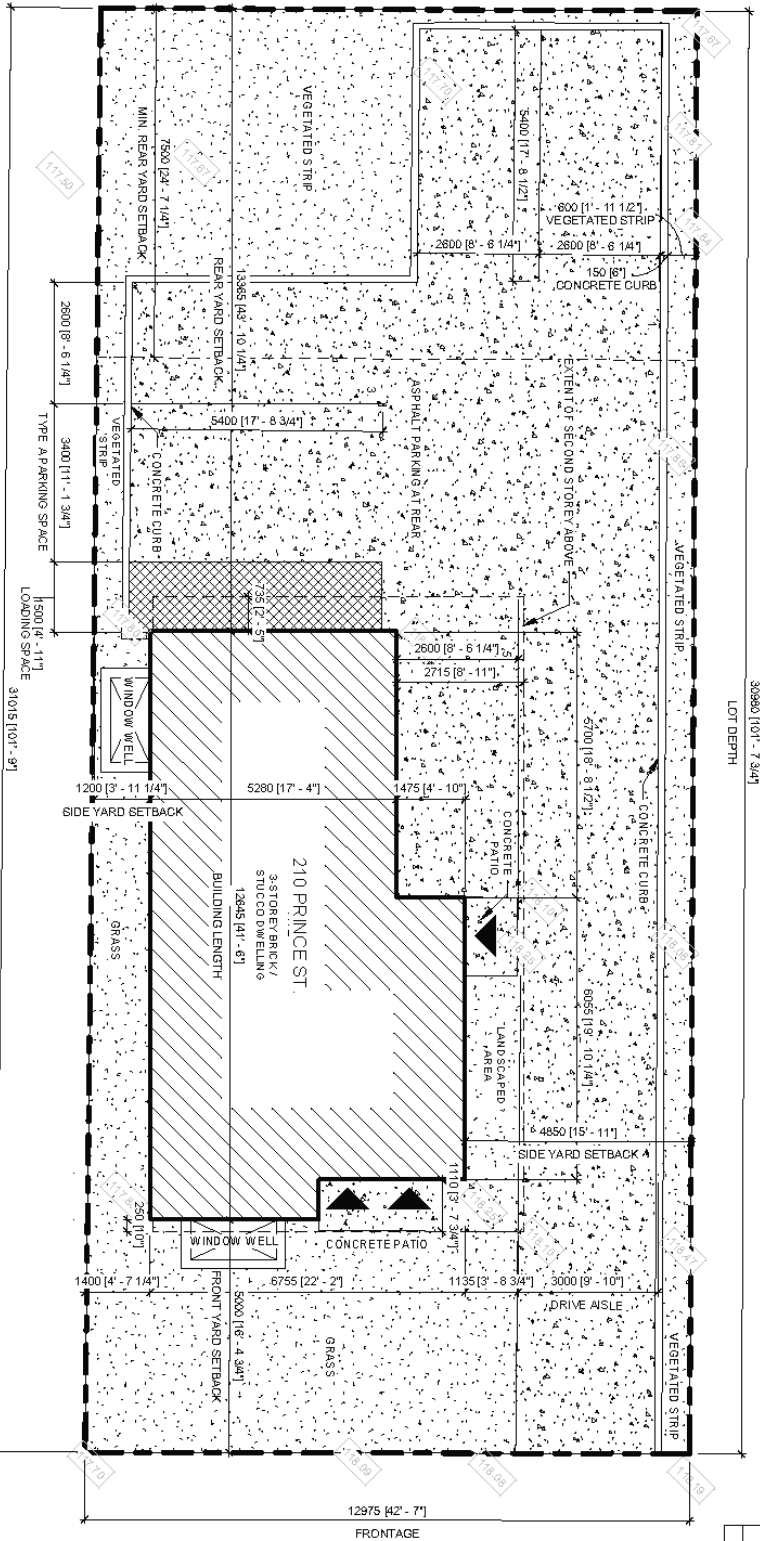
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This Notice issued April 6, 2023.

ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 JPD
 JOELD GERBER
 LICENCE
 7960
 2023 APR 03

SITE DATA 210	
MUNICIPAL ADDRESS:	210 PRINCE ST. OSHAWA, ON L1G 4E6
ZONING:	R3A, R3S(A), RT, J, L
LOT AREA:	4,300 sq (359.4m ²)
LOT DEPTH:	101' 6" (31.0m)
LOT FRONTAGE:	42' 7" (13.0m)
BUILDING SETBACKS...	
FRONT	16' 5" (5.0m)
SIDE	15' 11" (4.9m)
REAR	43' 10" (13.4m)
SIDE (S)	3' 11" (1.2m)
GROSS FLOOR AREA...	
GROUND FLOOR:	800 sq ft (74.3m ²)
SECOND FLOOR:	1,167 sq ft (108.4m ²)
THIRD FLOOR:	1,167 sq ft (108.4m ²)
TOTAL	3,134 sq ft (291.1m ²)
LENGTH OF DWELLING	
LOT COVERAGE	40.5% (72.3m)
	800 sq ft (74.3m ²)
	18.6% OF LOT AREA
LANDSCAPED AREA	1,343 sq ft (124.8m ²)
	31.2% OF LOT AREA



1	ISSUED FOR CofA	2023-03-28
No.	DESCRIPTION	DATE YYYY/MM/DD

**AS102A
SITE PLAN -
PROPOSED
NEW MULTI-UNIT BUILDING
210 PRINCE ST.
PROJECT No.: 07018**

SCALE: 1 : 100
MARCH 2023



GENERAL NOTES

[illegible]

JOEL GERBER ARCHITECT

23 DONCASTER AVENUE
TORONTO, ON M6C 1Y4 CANADA

1.647.462.0666
JOEL@JOELGERBERARCHITECT.COM

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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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-41**) submitted by **Eva Mueller** for **307 Simcoe Street South** (PL H-50005 PT LT 34 NOW RP 40R11743 PT 1), 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 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	20.5m	25m
Minimum Front Yard Depth	2m	6m
Minimum Interior Side Yard Depth	2m	4.5m
Minimum Exterior Side Yard Depth	2m	4.5m
Maximum Density	118 units per hectare	85 units per hectare
Minimum Number of Visitor Parking Spaces	2 (0.2 spaces per unit)	3 (0.33 spaces per unit)
Minimum Landscaped Open Space	26%	35%
Maximum Lot Coverage	37%	22%
Minimum Distance between Parking Area and a Street Line (Maple Street)	1.7m	3.0m
Parking in a Driveway Sight Triangle	To Permit	Not Permitted

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

Meeting

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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 April 19, 2023 in order for your correspondence to be provided to Committee members for the April 19, 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.

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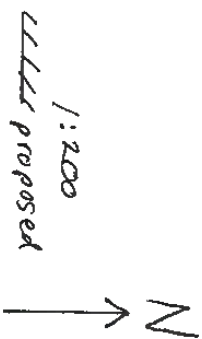
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This Notice issued April 6, 2023.



303 Simcoe St S. Oshawa
New 10 unit apartment building
16.57m x 18.51m Footprint
with a 2m x 2m 90° indented corner
at SW corner of building

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 April 19, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-42**) submitted by **Kelvin Lo and Salik Imtiaz on behalf of Farida-Melanie Bacchus** for **691 Frobisher Court** (PL 40M1687 PT LT 5 NOW RP 40R14265 PT 4), 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 Parking Space Length	4.3m	5.75m
Minimum Landscaped Open Space in the Front Yard	29%	50%
Location of Parking Spaces	All in the front yard	In the front yard and a minimum one space in a side yard, rear yard or garage

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2023-06).

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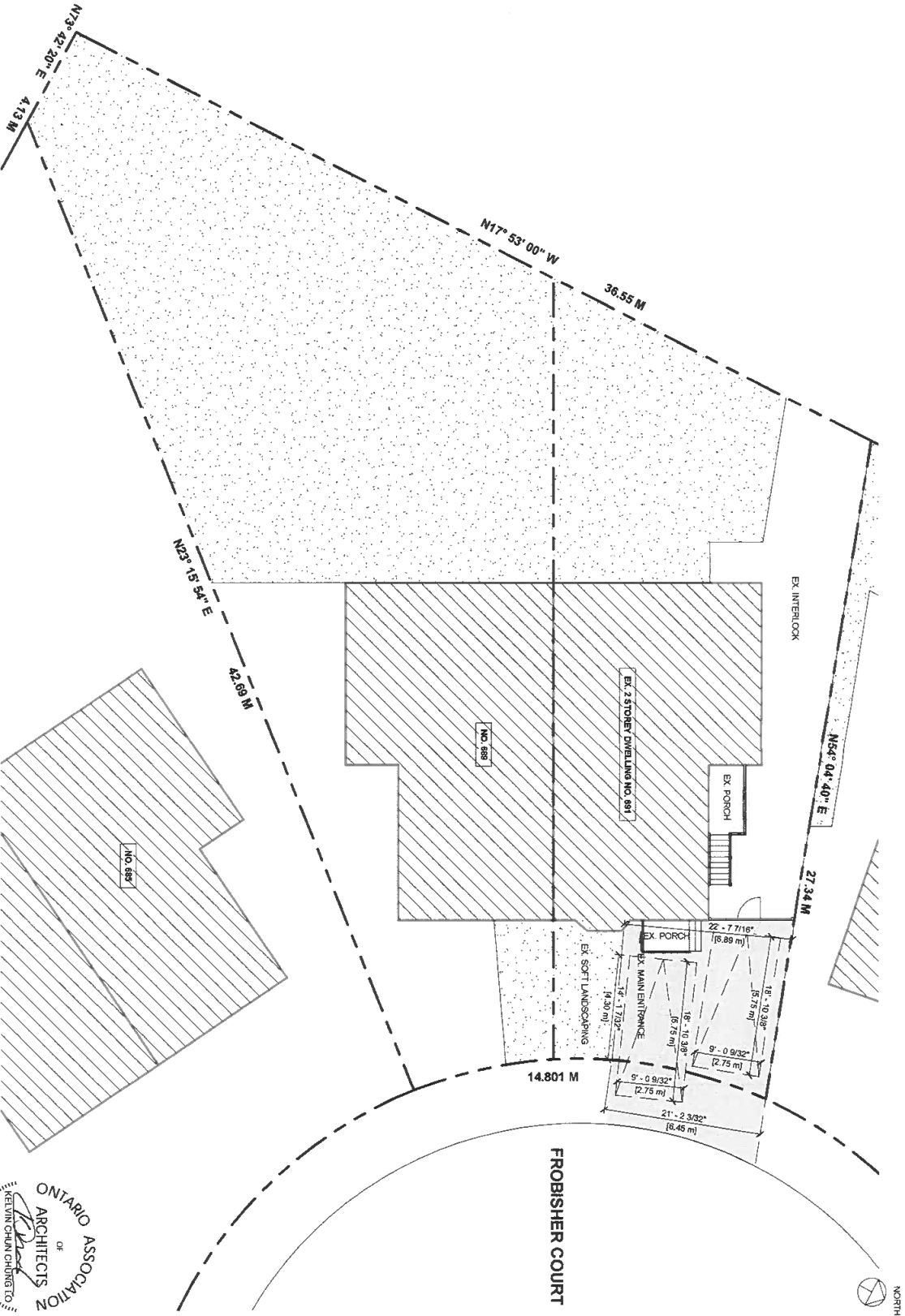
This Notice issued April 6, 2023.

Address: 691 Frobisher Court



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1 SITE PLAN
1 : 150



NOTE: NO EXTERIOR ALTERATIONS



KCCL
Architect

Permit Works
Approvals
Made Easy

3505 KATHA AVE. UNIT 19
MARKHAM, ON L3R 0H6
email: info@kcclarchitect.ca
mobile: 416-999-8800

PROPOSED BASEMENT 2ND SUITE

691 FROBISHER COURT

Oshawa, ON L1J 8M9

Drawn by: CBK
Date: 2022-08-05
Scale: 1 : 150
Project Number: 22234
Drawing Name: SITE PLAN
Sheet Number: A1.1

CONTRACTOR SHALL VERIFY SITE DIMENSIONS