



## **Committee of Adjustment Meeting Agenda**

**September 13, 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](mailto: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](mailto:committeeofadjustment@oshawa.ca) by 4:30 p.m. on September 13, 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](http://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 date be adopted.

## **Staff Reports**

- |                                                                                                                                                                                                                                                     |                                       |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------|
| <b>A-2023-88 to 92</b>                                                                                                                                                                                                                              | <b>98 Olive Avenue</b>                | <b>Ward 4</b> |
| TD Consulting Inc on behalf of Yasser and Wassim Philobes                                                                                                                                                                                           |                                       |               |
| To permit 5 street townhouse dwellings with reduced front yard, interior and exterior side yard depths, lot frontage, lot area, front lot line length, parking space length and width, driveway length, and landscaped open space in the front yard |                                       |               |
| <b>A-2023-93</b>                                                                                                                                                                                                                                    | <b>1352 Chippewa Street</b>           | <b>Ward 2</b> |
| Peter Barton on behalf of Ravi Ramcharran                                                                                                                                                                                                           |                                       |               |
| To permit a single detached dwelling with reduced front yard depth                                                                                                                                                                                  |                                       |               |
| <b>A-2023-94</b>                                                                                                                                                                                                                                    | <b>2560 Wintergrace Avenue</b>        | <b>Ward 2</b> |
| Harjot Kaur of Noble Prime Solutions Ltd. on behalf of Manoj Reddy Konyala                                                                                                                                                                          |                                       |               |
| To permit a single detached dwelling with an accessory apartment with reduced parking space length and landscaped open space in the front yard                                                                                                      |                                       |               |
| <b>A-2023-95</b>                                                                                                                                                                                                                                    | <b>328 Windfields Farm Drive West</b> | <b>Ward 2</b> |
| Valiuddin Mohammed of Mechways Engineering on behalf of Adeniran Kumuyi and Olayinka Omoniyi Kumuyi                                                                                                                                                 |                                       |               |
| To permit a single detached dwelling with an accessory apartment with reduced landscaped open space in the front yard                                                                                                                               |                                       |               |
| <b>A-2023-96</b>                                                                                                                                                                                                                                    | <b>519 Rossland Road East</b>         | <b>Ward 4</b> |
| Dhrupal Patel on behalf of Arun Sampath Raju                                                                                                                                                                                                        |                                       |               |
| To permit a single detached dwelling with an accessory apartment with all parking in the front yard                                                                                                                                                 |                                       |               |

- |                   |                                                                                                                                                                      |               |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>A-2023-97</b>  | <b>220 Jackson Avenue</b>                                                                                                                                            | <b>Ward 5</b> |
|                   | Zahida Masoom                                                                                                                                                        |               |
|                   | To permit an accessory apartment in a legal non-conforming single detached dwelling                                                                                  |               |
| <b>A-2023-98</b>  | <b>472 Taunton Road West, Unit 1-2</b>                                                                                                                               | <b>Ward 2</b> |
|                   | The Golfer's Edge Indoor Golf Inc.                                                                                                                                   |               |
|                   | To permit a place of amusement (golf simulator)                                                                                                                      |               |
| <b>A-2023-99</b>  | <b>36 Jones Avenue</b>                                                                                                                                               | <b>Ward 2</b> |
|                   | Annmarie Pinkney                                                                                                                                                     |               |
|                   | To permit a single detached dwelling with reduced parking space length (third space only)                                                                            |               |
| <b>A-2023-100</b> | <b>1678 Whitestone Drive</b>                                                                                                                                         | <b>Ward 1</b> |
|                   | Aleasha and Blair Sleeper                                                                                                                                            |               |
|                   | To permit an unenclosed deck in the rear yard of a single detached dwelling with an encroachment of 3.5m into the required rear yard                                 |               |
| <b>A-2023-101</b> | <b>161 Athol Street East</b>                                                                                                                                         | <b>Ward 4</b> |
|                   | Alma Oshawa GP Inc.                                                                                                                                                  |               |
|                   | To permit an additional 8 units in an existing 185-unit apartment building resulting in increased density and reduced parking space rates for residents and visitors |               |

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](mailto:committeeofadjustment@oshawa.ca). Thank you.

**File Number:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

## Notice of Hearing under the Planning Act Concerning Applications for Minor Variances

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Applications (File **A-2023-88 to 92**) submitted by **TD Consulting Inc on behalf of Yasser and Wassim Philobes** for **98 Olive Avenue** (PL 335 SHEET 20 LT C35), Oshawa for minor variances from the City's Zoning By-law 60-94.

### File: **A-2023-88 (Lot 1)**

**Purpose and Effect:** The purpose and effect of the application is to permit a street townhouse dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a street townhouse dwelling in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.7m	6.0m
Minimum Lot Area	152 sq.m.	180 sq.m.
Minimum Front Yard Depth	3.0m	6.0m
Minimum Interior Side Yard Depth (North Side)	0.7m	1.2m
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Length of Driveway	5.4m	6.0m

### Files: **A-2023-89 (Lot 2), A-2023-90 (Lot 3) and A-2023-91 (Lot 4)**

**Purpose and Effect:** The purpose and effect of these applications is to permit a street townhouse dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a street townhouse dwelling in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.1m	6.0m
Minimum Lot Area	133 sq.m.	180 sq.m.
Minimum Front Yard Depth	3.0m	6.0m
Maximum Lot Coverage	55%	50%
Minimum Landscaped Open Space in the Front Yard	49%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	2.6m	2.75m
Minimum Length of Driveway	5.4m	6.0m

**File: A-2023-92 (Lot 5)**

**Purpose and Effect:** The purpose and effect of the application is to permit a street townhouse dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a street townhouse dwelling in a R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	5.7m	6.0m
Minimum Lot Area	149 sq.m.	180 sq.m.
Minimum Front Yard Depth	3.0m	6.0m
Minimum Exterior Side Yard Depth	0.7m	2.4m
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

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

**Meeting**

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 11, 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 September 13, 2023 in order for your correspondence to be provided to Committee members for the September 13, 2023 public meeting.

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**City Contact:** Erika Kohek, 905-436-3311, extension 2519 or Robert Bedic, 905-436-3311, extension 2401 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mail to Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on September 13, 2023. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 8, 2023 or any day thereafter.

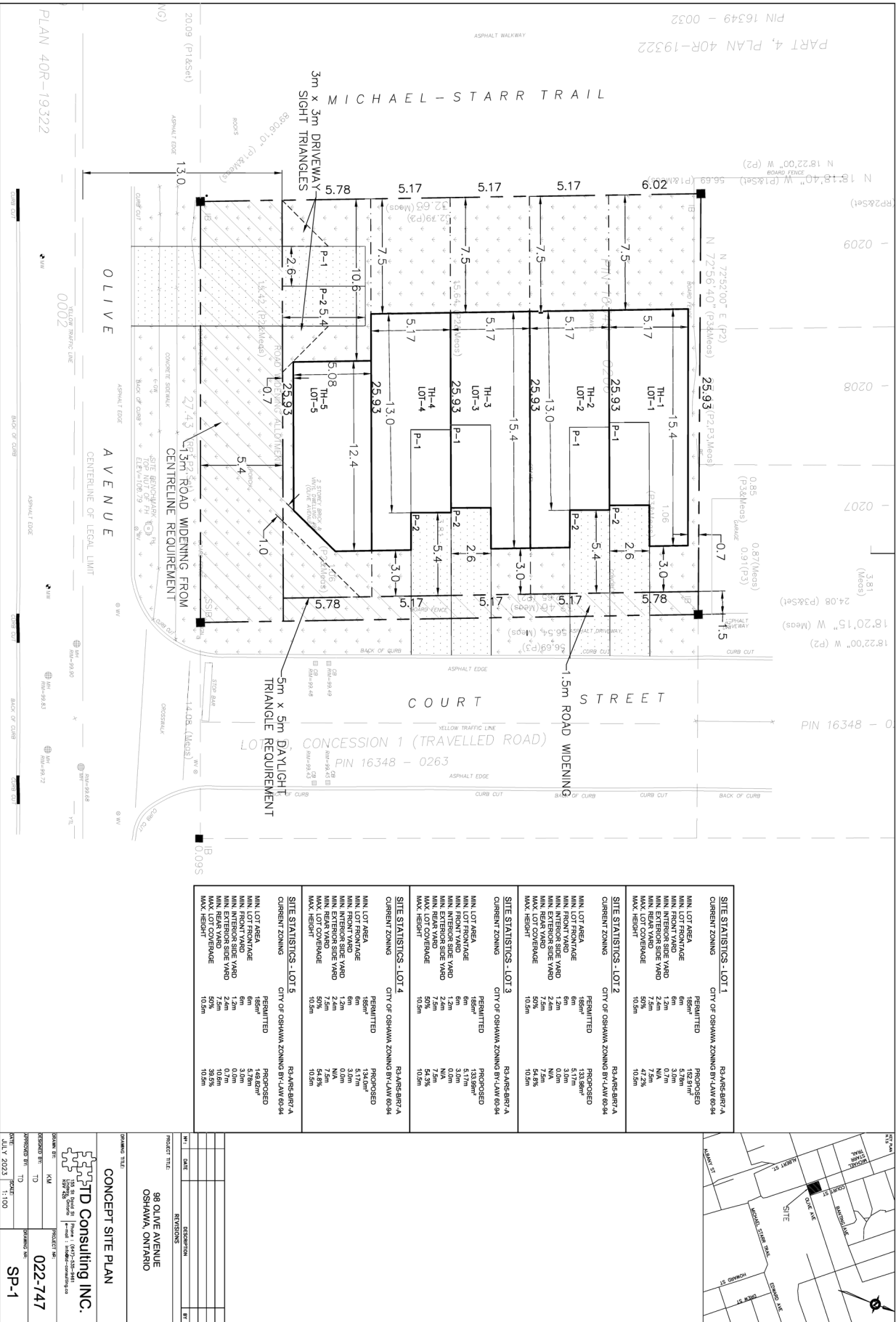
**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than September 11, 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 September 1, 2023.

Address: 98 Olive Avenue

City of Oshawa  
Economic and Development Services



SITE STATISTICS - LOT 1			
CITY OF OSHAWA ZONING BY-LAW 69-94			
PROPOSED			
MIN. LOT AREA	160m <sup>2</sup>	133.99m <sup>2</sup>	
MIN. LOT FRONTAGE	6m	5.17m	
MIN. FRONT YARD	6m	3.0m	
MIN. REAR YARD	1.2m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. REAR YARD	1.2m	0.0m	
MAX. HEIGHT	10.5m	10.5m	
SITE STATISTICS - LOT 2			
CITY OF OSHAWA ZONING BY-LAW 69-94			
PROPOSED			
MIN. LOT AREA	160m <sup>2</sup>	133.99m <sup>2</sup>	
MIN. LOT FRONTAGE	6m	5.17m	
MIN. FRONT YARD	6m	3.0m	
MIN. REAR YARD	1.2m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. REAR YARD	1.2m	0.0m	
MAX. HEIGHT	10.5m	10.5m	
SITE STATISTICS - LOT 3			
CITY OF OSHAWA ZONING BY-LAW 69-94			
PROPOSED			
MIN. LOT AREA	160m <sup>2</sup>	133.99m <sup>2</sup>	
MIN. LOT FRONTAGE	6m	5.17m	
MIN. FRONT YARD	6m	3.0m	
MIN. REAR YARD	1.2m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. REAR YARD	1.2m	0.0m	
MAX. HEIGHT	10.5m	10.5m	
SITE STATISTICS - LOT 4			
CITY OF OSHAWA ZONING BY-LAW 69-94			
PROPOSED			
MIN. LOT AREA	160m <sup>2</sup>	133.99m <sup>2</sup>	
MIN. LOT FRONTAGE	6m	5.17m	
MIN. FRONT YARD	6m	3.0m	
MIN. REAR YARD	1.2m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. REAR YARD	1.2m	0.0m	
MAX. HEIGHT	10.5m	10.5m	
SITE STATISTICS - LOT 5			
CITY OF OSHAWA ZONING BY-LAW 69-94			
PROPOSED			
MIN. LOT AREA	160m <sup>2</sup>	133.99m <sup>2</sup>	
MIN. LOT FRONTAGE	6m	5.17m	
MIN. FRONT YARD	6m	3.0m	
MIN. REAR YARD	1.2m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. EXTERIOR SIDE YARD	2.4m	0.0m	
MIN. REAR YARD	1.2m	0.0m	
MAX. HEIGHT	10.5m	10.5m	

CONCEPT SITE PLAN

98 OLIVE AVENUE  
OSHAWA, ONTARIO

PROJECT TITLE

PROJECT NO.

DATE

SCALE

PROJECT NO.

DATE

SCALE

SP-1



Committee of Adjustment

File: **A-2023-93**

Ward: **2**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-93**) submitted by **Peter Barton on behalf of Ravi Ramcharran** for **1352 Chippewa Street** (PL 569 LT 2), 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 4.4m whereas Zoning By-law 60-94 requires a minimum front yard depth of 6m for a single detached dwelling in a R1-C (Residential) Zone.

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

### **Meeting**

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 11, 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 September 13, 2023. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 8, 2023 or any day thereafter.

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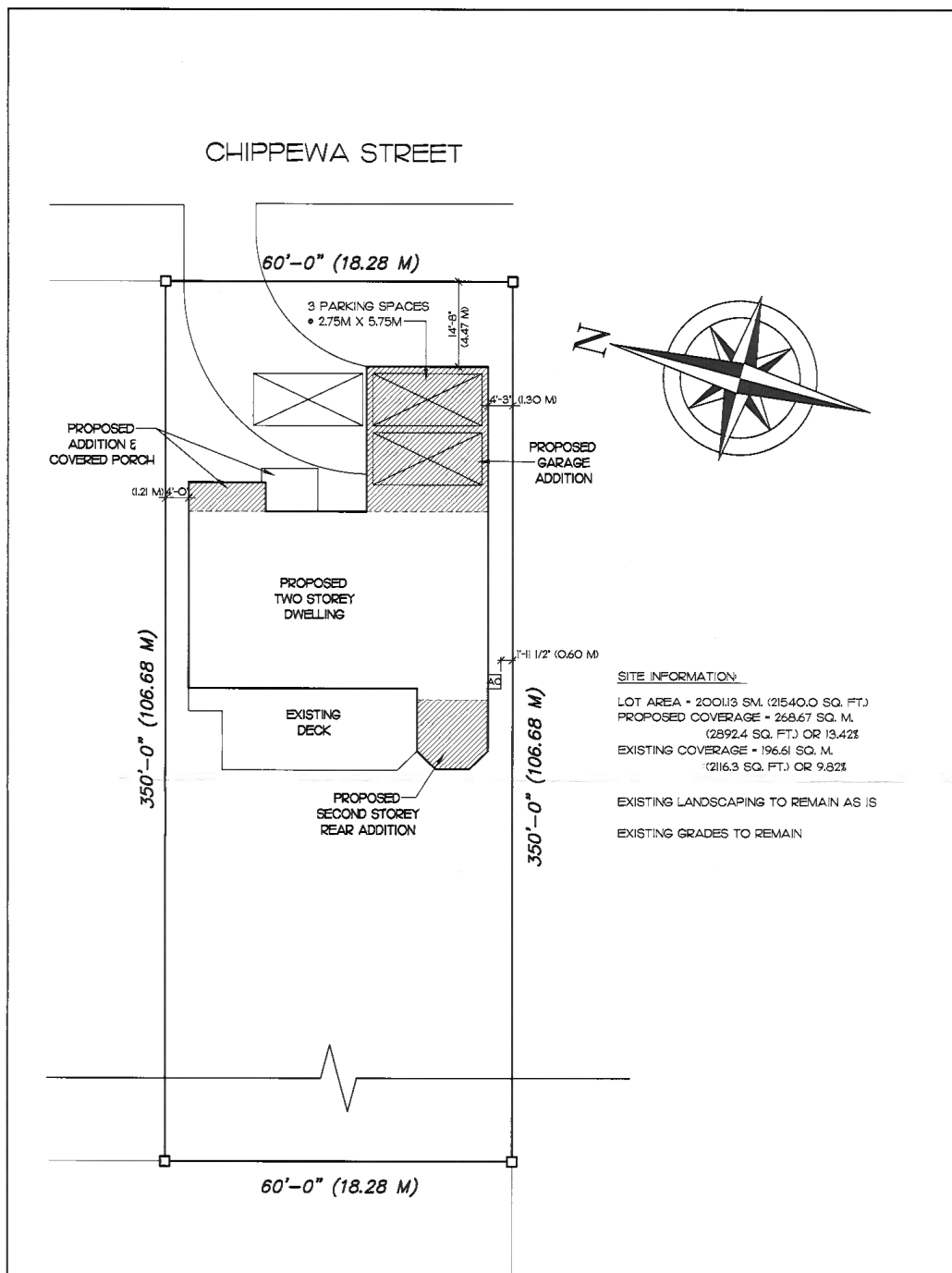
This Notice issued September 1, 2023.





Address: 1352 Chippewa Street



City of Oshawa  
Economic and Development Services



Client <b>RAMCHARRAN RES.</b>	Sheet Title <b>SITE PLAN</b>	<small>THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</small> <small>QUALIFICATION INFORMATION</small> <small>DESIGNED UNDER SUPERVISION OF THE REGISTERED ENGINEER</small>  PETER BARTON 23668 B.C.E.		1885 Clements Rd., Unit 201 Pickering, Ontario. L1W 3V4 Phone: (905) 426-3956 Fax: (905) 426-4853 E-mail: peter@avtechdesigns.com	Project No. <b>23-050</b>
Project <b>SECOND FLOOR ADDITION</b> <b>1352 CHIPPEWA STREET</b> <b>OSHAWA, ONTARIO</b>	Scale <b>1 : 200</b>	Drawn by <b>DS</b>	<small>AVTECH DESIGNS</small> 30491 B.C.E.		Drawing Number <b>SP</b>
Date <b>MAY '23</b>	Checked by <b>PB</b>				



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-94**) submitted by **Harjot Kaur of Noble Prime Solutions Ltd. on behalf of Manoj Reddy Konyala** for **2560 Wintergrace Avenue** (PL 40M2690 LT 10), 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(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Length	5.65m	5.75m

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### Meeting

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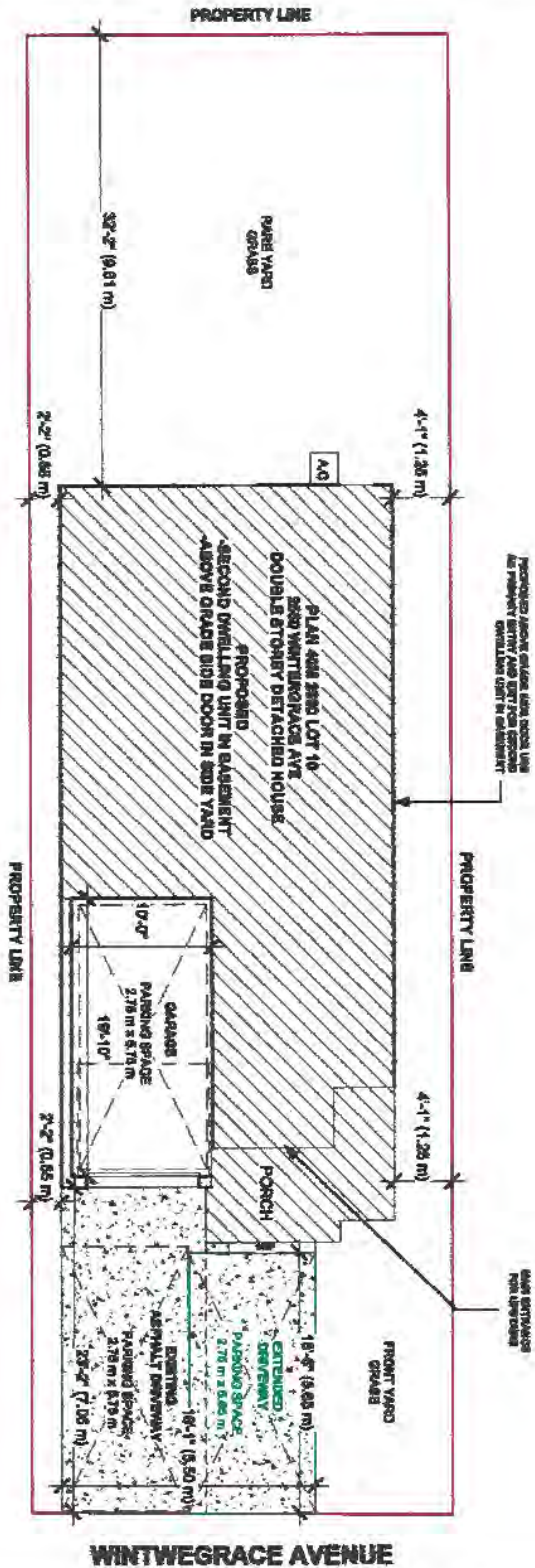
This Notice issued September 1, 2023.

Address: 2560 Wintergrace Avenue



**VARIATION**

- TO PERMIT 24.0% OF MINIMUM LANDSCAPED AREA IN THE FRONT YARD, WHEREAS ZONING BY LAW REQUIRES MINIMUM 50% OF SOFT LANDSCAPED AREA IN THE FRONT YARD OF A PROPERTY;
- TO PERMIT A PARKING SPACE ON DRIVEWAY SIZED 2.76m X 6.63m, WHEREAS ZONING BY LAW REQUIRES A MINIMUM PARKING SIZE OF 2.76m X 6.76m;
- TO PERMIT THE DRIVEWAY WIDTH OF 6.60m.



**SITE PLAN**

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE COMMISSIONER OF ANY VARIATION FROM THE SUBMITTED INFORMATION.  
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITY-HAVING JURISDICTION.

2560 WINTERGRACE AVENUE, OSHAWA, ON

NOBLE PRIME SOLUTIONS LTD  
213 WILLIAMS PARKWAY  
UNIT 18  
BRAMPTON, ON  
info@nobleprime.ca  
(437) 668 1800

**SIDE YARD**  
TOTAL FRONT YARD AREA: 877 SQ FT  
FRONT YARD SOFT LANDSCAPED AREA: 240 SQ FT  
(27.4% OF TOTAL FRONT YARD AREA)

DATE: JUL 2023  
SCALE: 1/8" = 1'-0"  
SHEET: A-1



Committee of Adjustment

File: **A-2023-95**

Ward: **2**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-95**) submitted by **Valiuddin Mohammed of Mechways Engineering on behalf of Adeniran Kumuyi and Olayinka Omoniyi Kumuyi for 328 Windfields Farm Drive West** (PL 40M2690 LT 71), 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 of 48% landscaped open space in the front yard whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling with an accessory apartment in a R1-E(24) (Residential) Zone.

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This Notice issued September 1, 2023.

Address: 328 Windfields Farm Drive West



GENERAL NOTES:

1. ALL DISTANCES ARE TO BE READ NOT TO EXCEED THE DISTANCE SHOWN. ALL DISTANCES ARE TO BE READ NOT TO EXCEED THE DISTANCE SHOWN. ALL DISTANCES ARE TO BE READ NOT TO EXCEED THE DISTANCE SHOWN.

SEAL:



1	ISSUED FOR PERMIT	JUNE 25, 2021
NO.	DESCRIPTION	DATE

ENGINEER:

**Mechanics Inc.**

ADDRESS: 1000 SHEPPARD AVE. E. UNIT 100  
SCARBOROUGH, ONT. M1B 4Y1  
TEL: (416) 291-1111  
WWW.MECHANICSINC.COM

CONSULTANT:

PROJECT: 328 WINDFIELD FARM,  
OSHAWA, ON

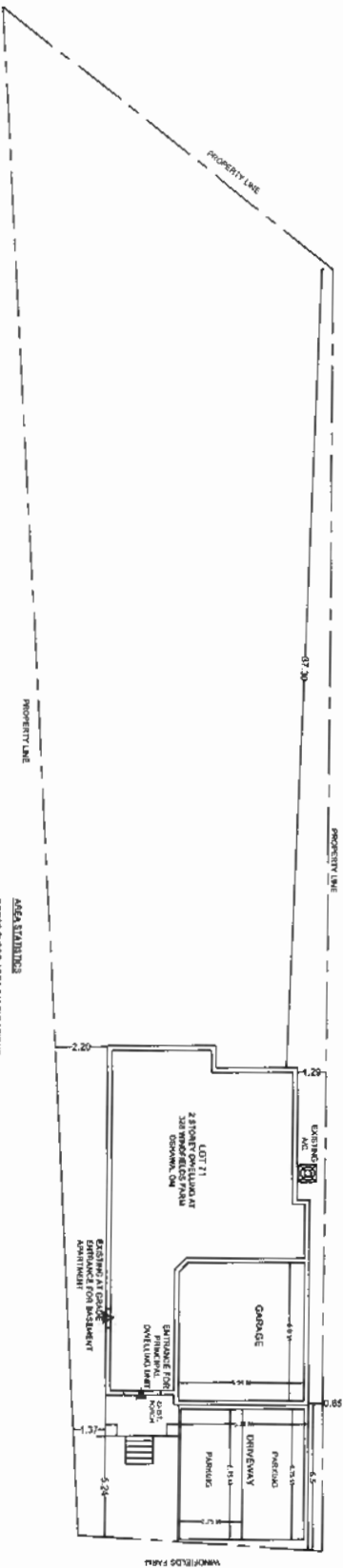
SHEET TITLE:

CHECKED: MSB  
DATE: JUNE 25/ 2021  
DRAWING: A 0.1

- AREA STATISTICS**
- GRAND TOTAL AREA CALCULATIONS**
- |                           |                         |
|---------------------------|-------------------------|
| EXISTING 1ST FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 2ND FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 3RD FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 4TH FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 5TH FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 6TH FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 7TH FLOOR AREA   | 1,171.14 M <sup>2</sup> |
| EXISTING 8TH FLOOR AREA   | 1,171.14 M <sup>2</sup> |
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| EXISTING 99TH FLOOR AREA  | 1,171.14 M <sup>2</sup> |
| EXISTING 100TH FLOOR AREA | 1,171.14 M <sup>2</sup> |

SCOPE OF WORK

1. PROPOSED BASEMENT APARTMENT
2. ENGAGEMENT OF TWO WINDOWS
3. PROPOSED ONE NEW WINDOW







Committee of Adjustment

File: **A-2023-96**

Ward: **4**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-96**) submitted by **Dhrupal Patel on behalf of Arun Sampath Raju** for **519 Rossland Road East** (PL 335 SHEET 1 PT LT C1), 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 all parking spaces in the front yard whereas Zoning By-law 60-94 requires at least one parking space in a side yard, rear yard or in a garage for a single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

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

### **Meeting**

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 11, 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 September 13, 2023 in order for your correspondence to be provided to Committee members for the September 13, 2023 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://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, 905-436-3311, extension 2519 or Robert Bedic, 905-436-3311, extension 2401 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mail to Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on September 13, 2023. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

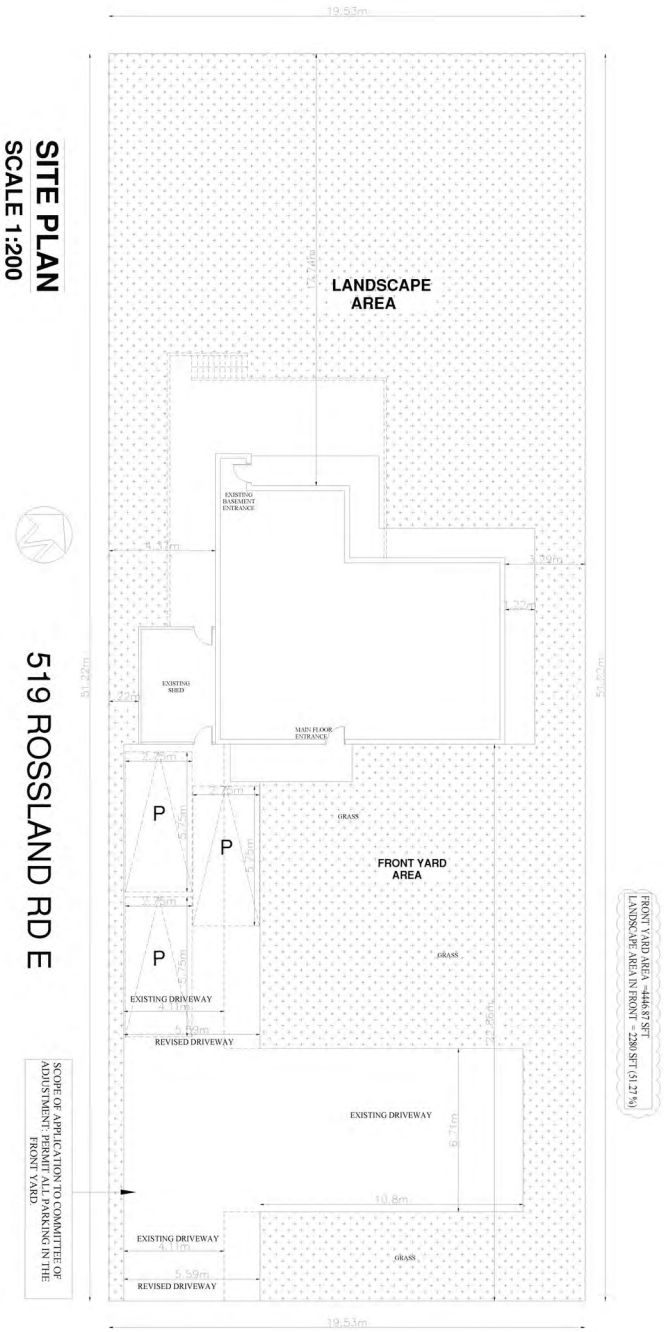
**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 8, 2023 or any day thereafter.

**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 September 11, 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 September 1, 2023.

Address: 519 Rossland Road East



FRONT YARD AREA - 446.47 SF  
LANDSCAPE AREA IN FRONT - 280 SF (9.27%)

SITE PLAN  
SCALE 1:200

519 ROSSLAND RDE

SCOPE OF APPLICATION TO COMMITTEE OF  
ADJUSTMENT PERMIT ALL PARKING IN THE  
FRONT YARD

GENERAL NOTES

DO NOT SCALE DRAWINGS  
BEFORE CONSTRUCTION DESIGN  
BY: ANY REPRODUCTION IN WHOLE OR IN PART  
OF THESE RULES AND BY-LAWS OF THE  
CITY OF OSHAWA IS STRICTLY FORBIDDEN.  
ANY REPRODUCTIONS MUST BE  
AUTHORIZED BY THE CITY ENGINEER.  
ALL DRAWINGS ARE IN METRIC SCALE

NO.	REVISION / ISSUE	DATE

SITE PLAN

CITY : OSHAWA

519 ROSSLAND RD E

EXISTING DWELLING

SHEET PROJECT

A-1

JULY 2023  
SCALE 1:200



Prime Permit Designs

Building Drawing Permits

peimeperitdesigns@gmail.com  
514-660-7576



27/07/23  
CANAM ENGG.

SCOPE OF WORK





Committee of Adjustment

File: **A-2023-97**

Ward: **5**

## **Notice of Hearing under the Planning Act Concerning an Application for a Change in Non-Conforming Use**

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-97**) submitted by **Zahida Masoom** for **220 Jackson Avenue** (PL 148 LT 325,326), Oshawa for a change in non-conforming use.

**Purpose and Effect:** The purpose and effect of the application is to permit an accessory apartment in a legal non-conforming single detached dwelling whereas Zoning By-law 60-94 does not permit a single detached dwelling with an accessory apartment 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 September 11, 2023.

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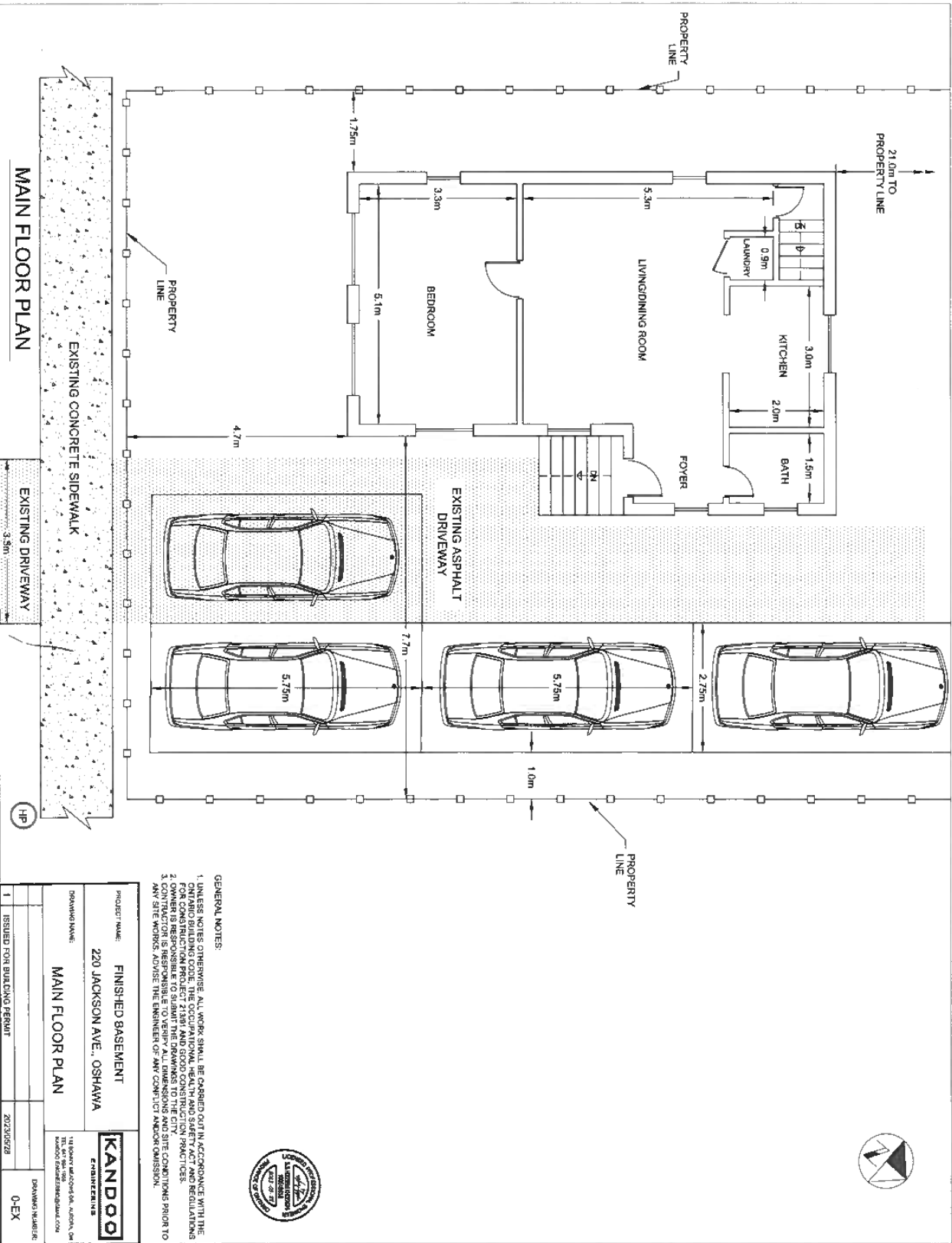
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This Notice issued September 1, 2023.

Address: 220 Jackson Avenue





Committee of Adjustment

File: **A-2023-98**

Ward: **2**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-98**) submitted by **The Golfer's Edge Indoor Golf Inc.** for **472 Taunton Road West, Unit 1-2** (EAST WHITBY CON 4 PT LT 14 RP 40R31423 PTS 2 TO 4 7 TO 13), 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 60-94 does not permit a place of amusement in a SI-A(14) "h-60"/SI-A(18) (Select Industrial) Zone.

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

### **Meeting**

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 11, 2023.

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This Notice issued September 1, 2023.







Committee of Adjustment

File: **A-2023-99**

Ward: **2**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-99**) submitted by **Annmarie Pinkney** for **36 Jones Avenue** (PL 293 LT 57), 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 parking space length of 5.4m (third 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-A (Residential) Zone.

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### **Meeting**

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This Notice issued September 1, 2023.



Address: 36 Jones Avenue



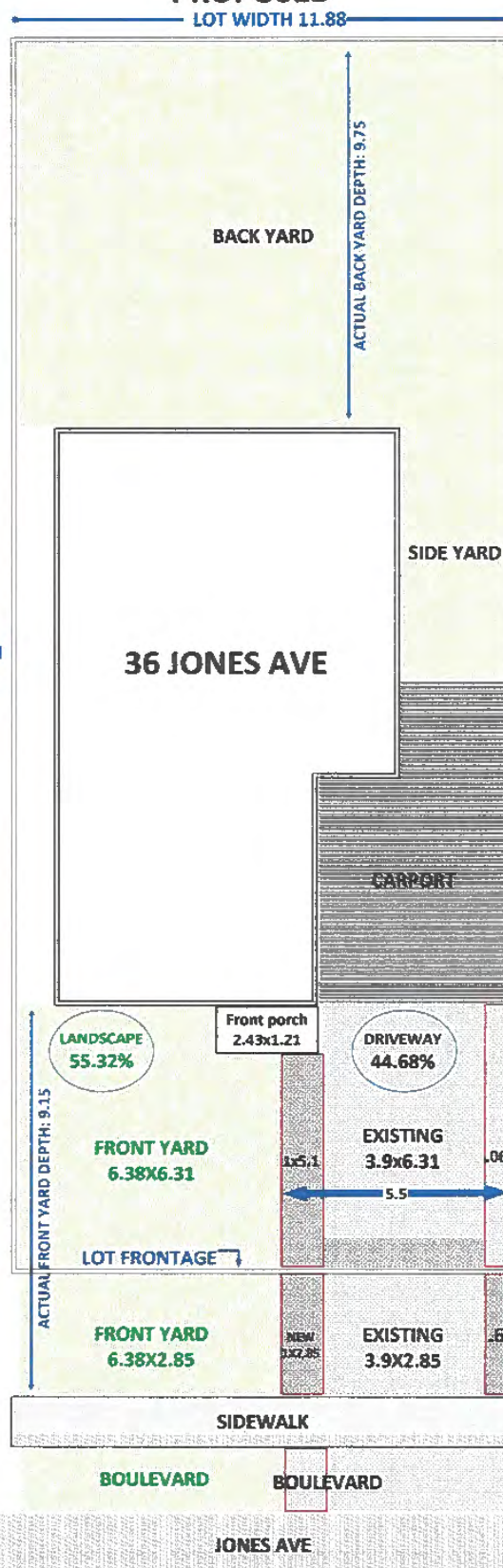
City of Oshawa  
Economic and Development Services



## EXISTING



## PROPOSED





Committee of Adjustment

File: **A-2023-100**

Ward: **1**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-100**) submitted by **Aleasha and Blair Sleeper** for **1678 Whitestone Drive** (PL 40M2120 LT 14), 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 unenclosed deck accessory to a single detached dwelling with a maximum encroachment of 3.5m into the required minimum rear yard whereas Zoning By-law 60-94 permits a maximum encroachment of 2.4m into the required minimum rear yard for an unenclosed deck accessory to a single detached dwelling in a R1-E.Y4.5 (Residential) Zone.

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### **Meeting**

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

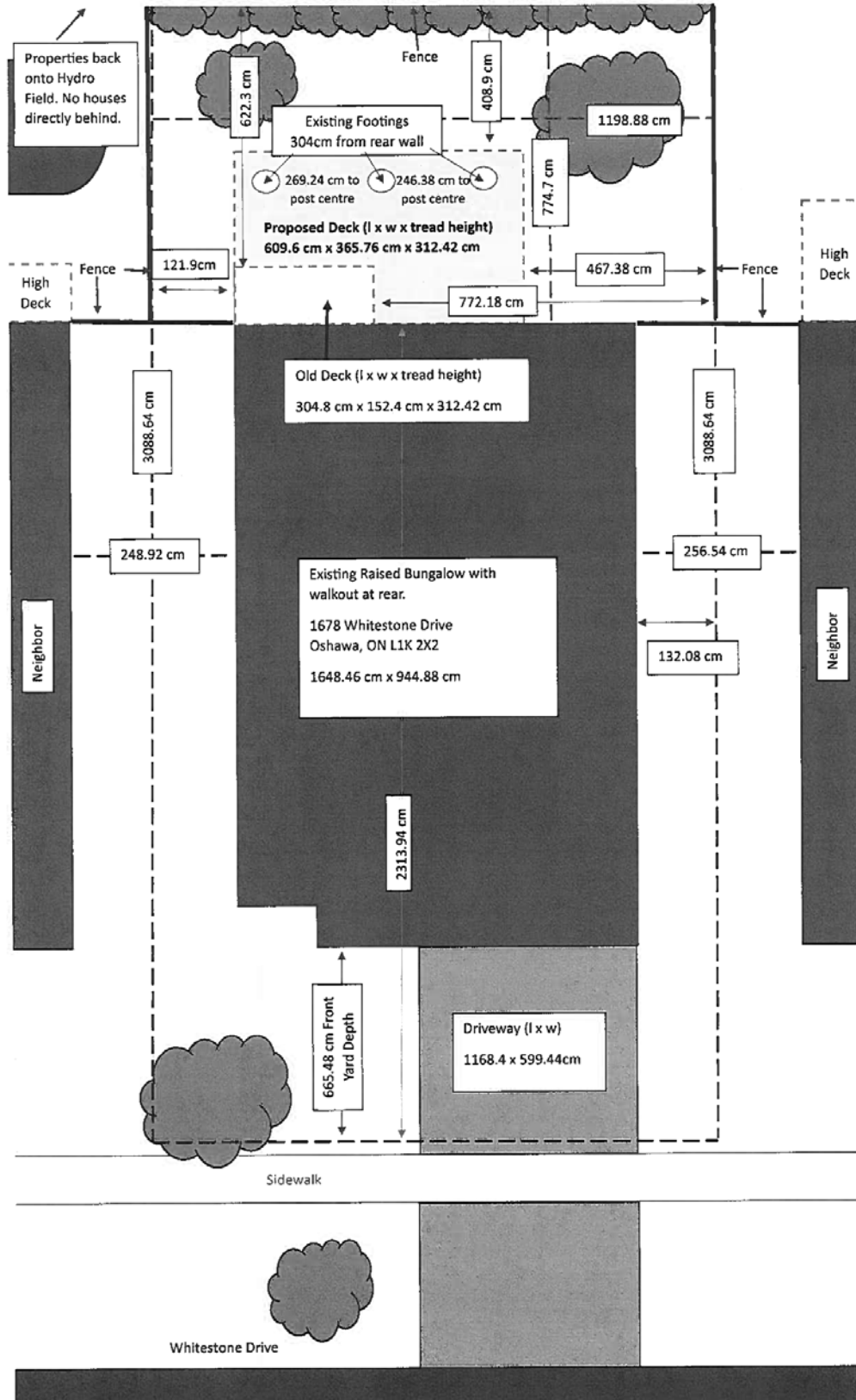
This Notice issued September 1, 2023.



Address: 1678 Whitestone Drive



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 September 13, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-101**) submitted by **Alma Oshawa GP Inc.** for **161 Athol Street East** (PL 335 SHEET 17 PT LTS C31 TO C33 RP 40R30010 PTS 2 TO 4 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 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-D(3) (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density – Dwelling Units per Hectare	893	857
Maximum Number of Dwelling Units in an Apartment Building	193	185
Minimum Number of Resident Parking Spaces for Rental Apartment Building	34 (0.178 spaces per unit)	34 (0.185 spaces per unit)
Minimum Number of Visitor Parking Spaces for Rental Apartment Building	9 (0.048 spaces per unit)	9 (0.05 spaces per unit)

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

### Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on September 11, 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 September 13, 2023 in order for your correspondence to be provided to Committee members for the September 13, 2023 public meeting.

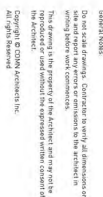
The City of Oshawa's Committee of Adjustment Calendar webpage ([www.oshawa.ca/cofacalendar](http://www.oshawa.ca/cofacalendar)) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

**City Contact:** Erika Kohek, 905-436-3311, extension 2519 or Robert Bedic, 905-436-3311, extension 2401 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mail to Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on September 13, 2023. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 8, 2023 or any day thereafter.



COM\_N

#	DATE	ISSUES & REVISIONS
2	2023-08-20	ISSUED FOR MINOR VARIANCE
1	2023-08-14	ISSUED FOR REVIEW

**Forum Asset Management**  
181 Bay Street, East, 1st Floor  
Toronto ON

**GHD**  
65 Sunray Street  
Whitby, ON L1N 8Y5

**COMM ARCHITECTS**

50 Carroll Street  
Toronto, ON M4M 3G3  
416.961.0051  
[info@commarchitects.com](mailto:info@commarchitects.com)

PETER JOSEPH MANUEL  
LICENCE

ASSOCIATION OF ARCHITECTS OF ONTARIO

## Alterations

161 Athol St. E.  
Oshawa, ON

Aug 2023	500.00	23-0503	As indicated
DRAINAGE			

# Site Plan

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