



Committee of Adjustment Meeting Agenda

**November 15, 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 November 15, 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 October 25, 2023 be adopted.

Staff Reports

- | | | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| A-2023-112 | 75 John Street West | Ward 4 |
| | Sunrise Seniors Place | |
| | To permit a senior citizens apartment building with reduced number of parking spaces | |
| A-2023-113 | 952 Townline Road South | Ward 5 |
| | Puru Gosain | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and landscaped open space in front yard | |
| A-2023-114 | 59 Wilson Road South | Ward 3 |
| | Clinton Dochuk on behalf of Travis Wilson | |
| | To permit a single detached dwelling with an accessory apartment with reduced number of parking spaces and to permit tandem parking spaces | |
| A-2023-116 | 674 Simcoe Street South | Ward 5 |
| | D. G. Biddle & Associates Limited on behalf of 2539037 Ontario Inc. | |
| | To permit a convenience store with reduced front yard depth and parking area distance to a street line | |

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: _____



Committee of Adjustment

File: **A-2023-112**

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 November 15, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-112**) submitted by **Sunrise Seniors Place** for **75 John Street West** (PL H-50004 BLK O PT LT 1, 2 PL 53 PT LT 19, 20 NOW RP 40R11910 PT 1 PT PT 3), 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 senior citizens apartment building with 61 parking spaces, whereas Zoning By-law 60-94 requires a minimum of 63 parking spaces for a senior citizens apartment building in a R6-D.D534 (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 November 13, 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 November 15, 2023 in order for your correspondence to be provided to Committee members for the November 15, 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 November 15, 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 November 10, 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 November 14, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

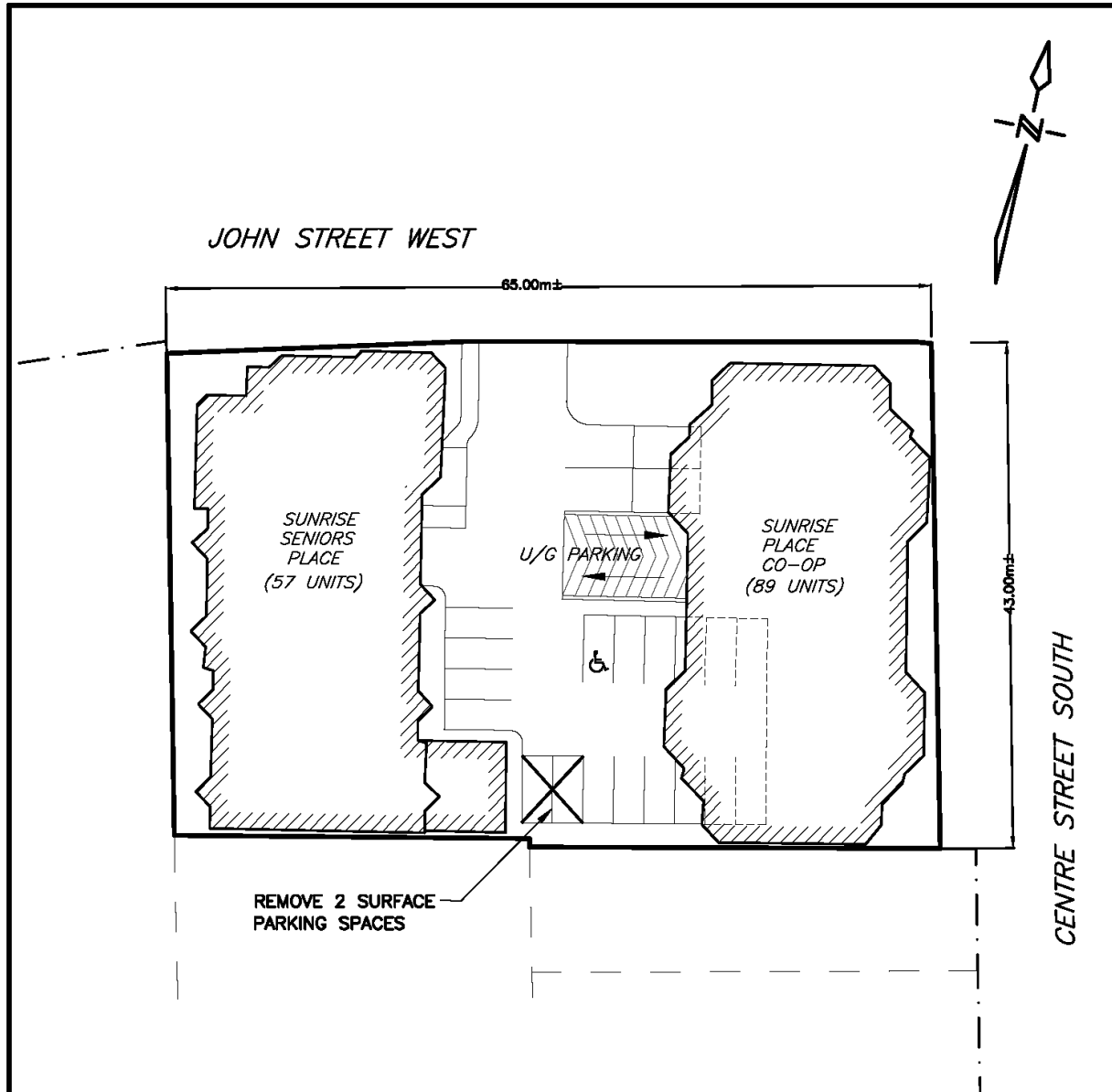
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued November 3, 2023.

Address: 75 John Street West and 130 Centre Street South



City of Oshawa
Economic and Development Services 



	EXISTING	PROPOSED
SURFACE PARKING	22 SPACES	20 SPACES
UNDERGROUND PARKING	45 SPACES	45 SPACES
TOTAL PARKING	67 SPACES	65 SPACES

75 JOHN STREET, OSHAWA, ONTARIO

SITE SKETCH



D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA, ON • L1H 1B6
PHONE (905)576-8500 • FAX (905)576-9730
info@dgibiddle.com

SCALE N.T.S.
DRAWN B.B.
DESIGN M.F.
CHECKED M.F.
DATE NOV.3,2023

PROJECT
123083

DWG
FIG 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 November 15, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2023-113) submitted by **Puru Gosain** for **952 Townline Road South** (PL 40M2301 LT 16), 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 which may include 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 which may include an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	45%	50%

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on November 13, 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 November 15, 2023 in order for your correspondence to be provided to Committee members for the November 15, 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 November 15, 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 November 10, 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 November 14, 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 November 3, 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 November 15, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2023-114) submitted by **Clinton Dochuk on behalf of Travis Wilson** for **59 Wilson Road South** (PL 278 LT 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 a single detached dwelling which may include 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 which may include an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces for Main Dwelling Unit	1	2
Location of Parking Spaces	To permit tandem parking for separate units	Tandem parking for separate units 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 November 13, 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 November 15, 2023 in order for your correspondence to be provided to Committee members for the November 15, 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 November 15, 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.

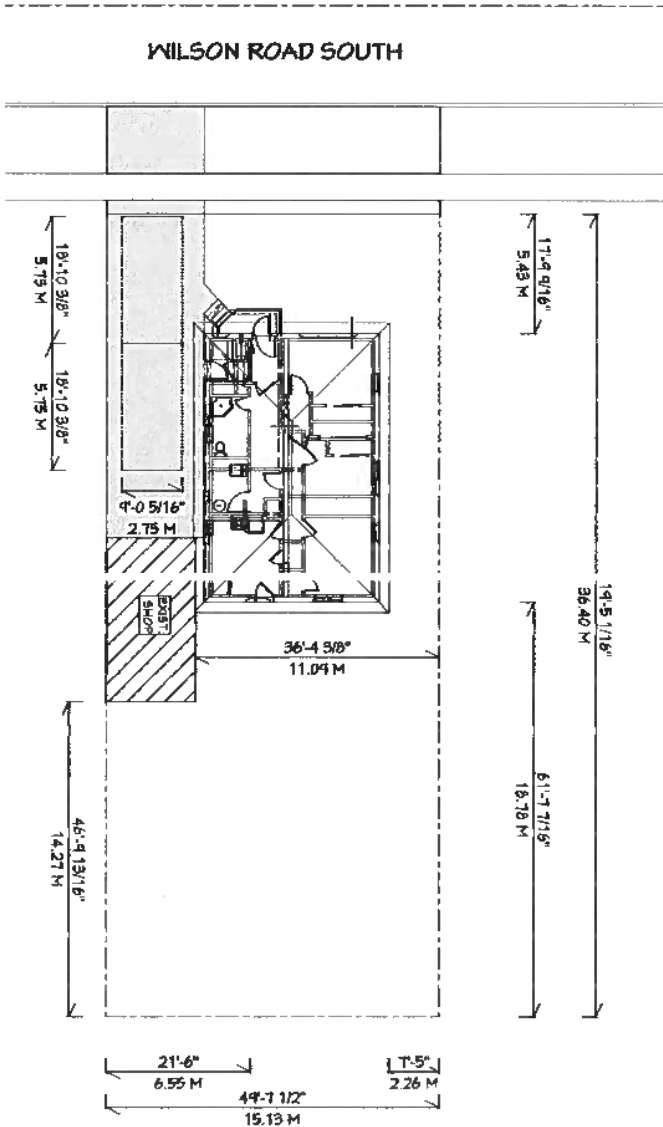
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on November 10, 2023 or any day thereafter.

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 November 14, 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 November 3, 2023.

Address: 59 Wilson Road South



SCHEDULES

SITE PLAN

GENERAL NOTES:

QUALIFICATION WORKSHEET



14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
LUMINOUS/ESR/CA

DRAWINGS ARE TO READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER, AS DESIGNATED, HAS COMPLETED ANY STAGE OF DESIGN. ALL WORK SHALL BE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION DOCUMENTATION AND FILE, UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE EXCLUSIVE PROPERTY OF HOW DRAFTING AND DESIGN. REPRODUCTION OF THE DOCUMENT'S PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANAGED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME: B.C.M.
HOW DRAFTING AND DESIGN: 1997
DESIGN PRIME: B.C.M.

NO.	REVISION	DATE

PROJECT NORTH:

TRUE NORTH:

DRAWN BY: MTA
PROJECT ADDRESS: 59 Wilson Rd S Oshawa
PROJECT NUMBER: 2023-448
SHEET TITLE: AS NOTICED
SHEET NO.: A-1001

A-1001



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 November 15, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-116**) submitted by **D. G. Biddle & Associates Limited on behalf of 2539037 Ontario Inc.** for **674 Simcoe Street South** (OSHAWA PT RD ALLOW PL 335 SHEET 31 LT C13 PT LTS C11 C12 AND C14 AND RP 40R8202 PT 1 TO 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 convenience store 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 convenience store in a PSC-A/SSC-C (Planned Strip Commercial/Automobile Service Station) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	7.0m	12m
Minimum Distance of Parking Area to a Street Line	0.9m	3.0m

The subject site is also subject to an application for site plan approval (File SPA-2022-35).

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 November 13, 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 November 15, 2023 in order for your correspondence to be provided to Committee members for the November 15, 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 November 15, 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 November 10, 2023 or any day thereafter.

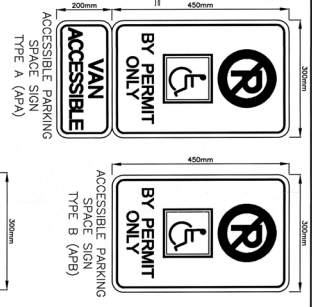
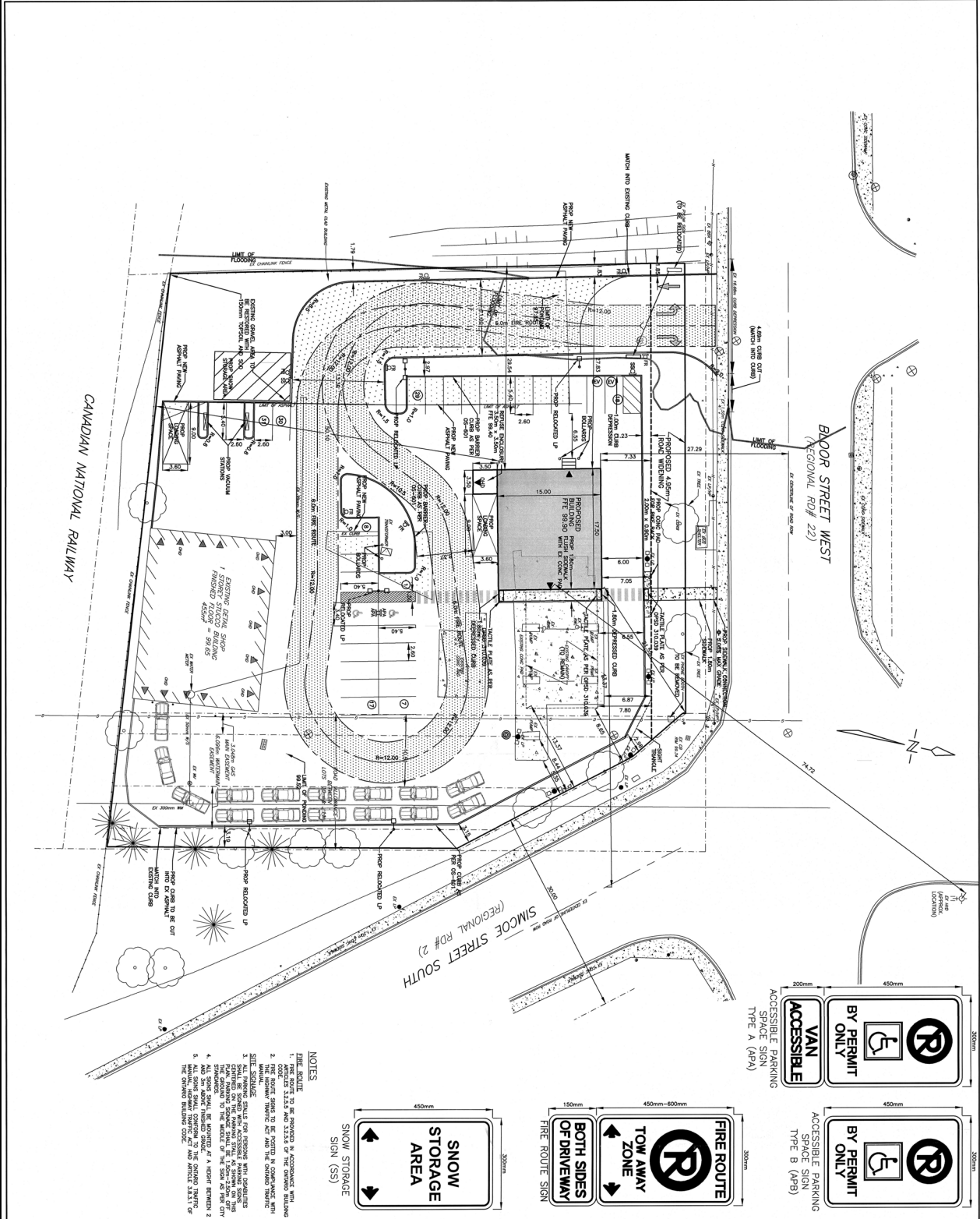
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than November 14, 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 November 3, 2023.

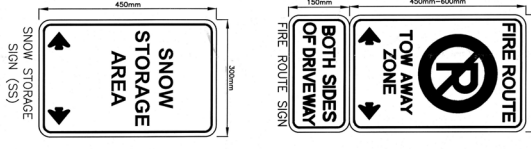
Address: 674 Simcoe Street South

City of Oshawa
Economic and Development Services



NOTES

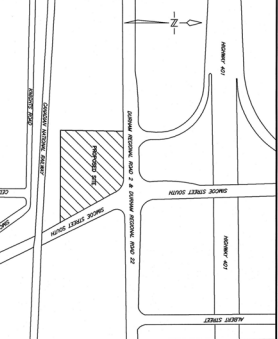
1. FIRE ROUTE SHALL BE PROVIDED BY SUBMITTER WITH APPROVED SIGNAGE AND SHALL BE THE OWNERS RESPONSIBILITY.
2. FIRE ROUTE SHALL BE POSTED IN COMPLIANCE WITH THE CANADIAN TRAFFIC ACT AND THE CANADIAN TRAFFIC REGULATIONS.
3. SITE SIGNAGE SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES IN ACCORDANCE WITH THE CANADIAN TRAFFIC ACT AND THE CANADIAN TRAFFIC REGULATIONS.
4. ALL SIGNAGE SHALL BE MOUNTED AT A HEIGHT BETWEEN 2.0 METERS AND 2.5 METERS ABOVE THE FINISHED GRADE.
5. ALL SIGNAGE SHALL BE MOUNTED AT A HEIGHT BETWEEN 2.0 METERS AND 2.5 METERS ABOVE THE FINISHED GRADE.



LEGEND

- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB CUT
- PROPOSED LANDSCAPE
- PROPOSED LIGHT FIXTURE
- PROPOSED SIGNAGE
- PROPOSED FLOODING
- FLOORPLAN ELEVATION

KEY PLAN



D.G. Biddle & Associates Limited
Professional Engineer
180 KING STREET EAST - OSHTAWA, ONT. L1H 1K8
PHONE: (905) 875-7230
www.dg-biddle.com

674 SIMCOE STREET SOUTH, OSHTAWA

SITE PLAN

SCALE	1:250	PROJECT NO.	118103
DRAWN BY:	B.T.O.	ISSUED BY:	B.T.O.
CHECKED BY:	M.J.F.	DATE:	MAY 2019

DATE: MAY 2019