



## **Committee of Adjustment Meeting Agenda**

**January 24, 2024, 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 January 24, 2024 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 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. The Committee of Adjustment also considers all consent applications for creation of new lots, lot additions, creation of easements, validation of title and long term leases.

## **Land Acknowledgement**

*The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.*

*We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial. We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.*

*As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.*

*We are all Treaty people.*

## **Adoption of Committee Minutes**

### **Recommendation**

That the minutes of the Committee of Adjustment meeting held on date be adopted.

## **Minor Variance Staff Reports**

- |  |                               |               |
|--|-------------------------------|---------------|
| <b>A-2023-127</b>  | <b>2492 Orchestrate Drive</b> | <b>Ward 2</b> |
| Harold Leonardo Escobar on behalf of Irshad Ahmad Khan   |                               |               |
| To permit a single detached dwelling which may include two accessory apartments with reduced parking space length and width, and landscaped open space in the front yard   |                               |               |
| <b>A-2023-135</b>  | <b>86 Conant Street</b>       | <b>Ward 5</b> |
| D.G. Biddle & Associates Ltd. on behalf of 13296415 Canada Corp.   |                               |               |
| To permit a new apartment building, with parking in the front yard, whereas Interim Control By-law 133-2023 does not permit the use of any land, building or structure for any purpose except for a use that lawfully existed on the date of the passage of the By-law (October 30, 2023). |                               |               |

- A-2023-136      1260 Northmount Street      Ward 2**
- HomDrafting and Design Inc on behalf of Ken Hurst
- To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space width, parking space length and landscaped open space in the front yard
- A-2023-137      1258 Aldsworth Crescent      Ward 3**
- Ravinder Singh on behalf of Neha Pearl Kasukurthy and Santosh Benjamin Kasukurthy
- To permit a single detached dwelling which may include an accessory apartment with reduced width of parking space, length of parking space and landscaped open space in front yard and to permit partial tandem parking
- A-2023-138      1644 Sarasota Crescent      Ward 2**
- Shivang Tarika on behalf of Zia Ahmed
- To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and landscaped open space in the front yard and to permit partial tandem parking
- A-2023-139      1030 Lockie Drive and 2050 Harmony Road North      Ward**
- Conlin (Oshawa) 130 Acres Inc.
- To permit block townhouses with reduced yard depths, landscaped open space abutting the internal road, visitor parking and density, increased building height, and to permit parking and accessory structures in the front yard
- A-2023-140      894 Groveland Avenue      Ward 1**
- RJ CAD Solutions Inc on behalf of Muhammad Abbas Malik
- To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and landscaped open space in the front yard
- A-2023-141      973 Black Cherry Drive      Ward 1**
- Valiuddin Mohammed on behalf of Mona Wasim
- To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard

**A-2023-142      47 Simcoe Street South      Ward 4**

2797992 Ontario Limited

To permit an apartment building with increased height and density and reduced setbacks

**A-2023-143      0 Park Road North      Ward 4**

HomDrafting and Design Inc on behalf of David Persaud

To permit a single detached dwelling with reduced lot area, lot frontage and landscaped open space in front yard, and increased building height

**A-2023-144      20 and 24 Beatrice Street West      Ward 2**

NPG Planning Solutions Inc. on behalf of Priscilla Facey

To permit an apartment building and semi-detached buildings with reduced front yard depth, parking space length, increased height, and location of water meter room outside permitted area

**A-2024-01      95 Central Park Boulevard South      Ward 4**

Christopher Leahy

To permit a single detached dwelling with an accessory apartment with reduced landscaped open space and parking space length

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 an Application for Minor Variances

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-135**) submitted by **D.G. Biddle & Associates Ltd. on behalf of 13296415 Canada Corp.** for **86 Conant Street** (PL 335 SHEET 29 LT C37), Oshawa for minor variances from the City's Interim Control By-law 133-2023 and Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit an apartment building whereas Interim Control By-law 133-2023, while in effect, does not permit the use of any land, building or structure for any purpose except for a use that lawfully existed on the date of the passage of the Bylaw (October 30, 2023) as long as it continues to be used for such purpose.

The additional purpose and effect of this 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 (Commercial) Zone.

Zoning Item	Column 1	Column 2
Parking in the Front Yard (Accessible Parking Space Only)	To Permit	Not Permitted
Minimum Distance of Parking Area to a Street Line	2.5m	3m

### Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on January 22, 2024.

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**City Contact:** Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on January 24, 2024. 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 January 19, 2024 or any day thereafter.

**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than January 22, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued January 12, 2024.

[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 January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-136**) submitted by **HomDrafting and Design Inc on behalf of Ken Hurst** for **1260 Northmount Street** (PL M1129 PT LT 20 NOW RP 40R4467 PT 22), 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 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 semi-detached dwelling which may include an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Width of Parking Space	2.6m	2.75
Minimum Length of Parking Space (Third Space Only)	4.9 m	5.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

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

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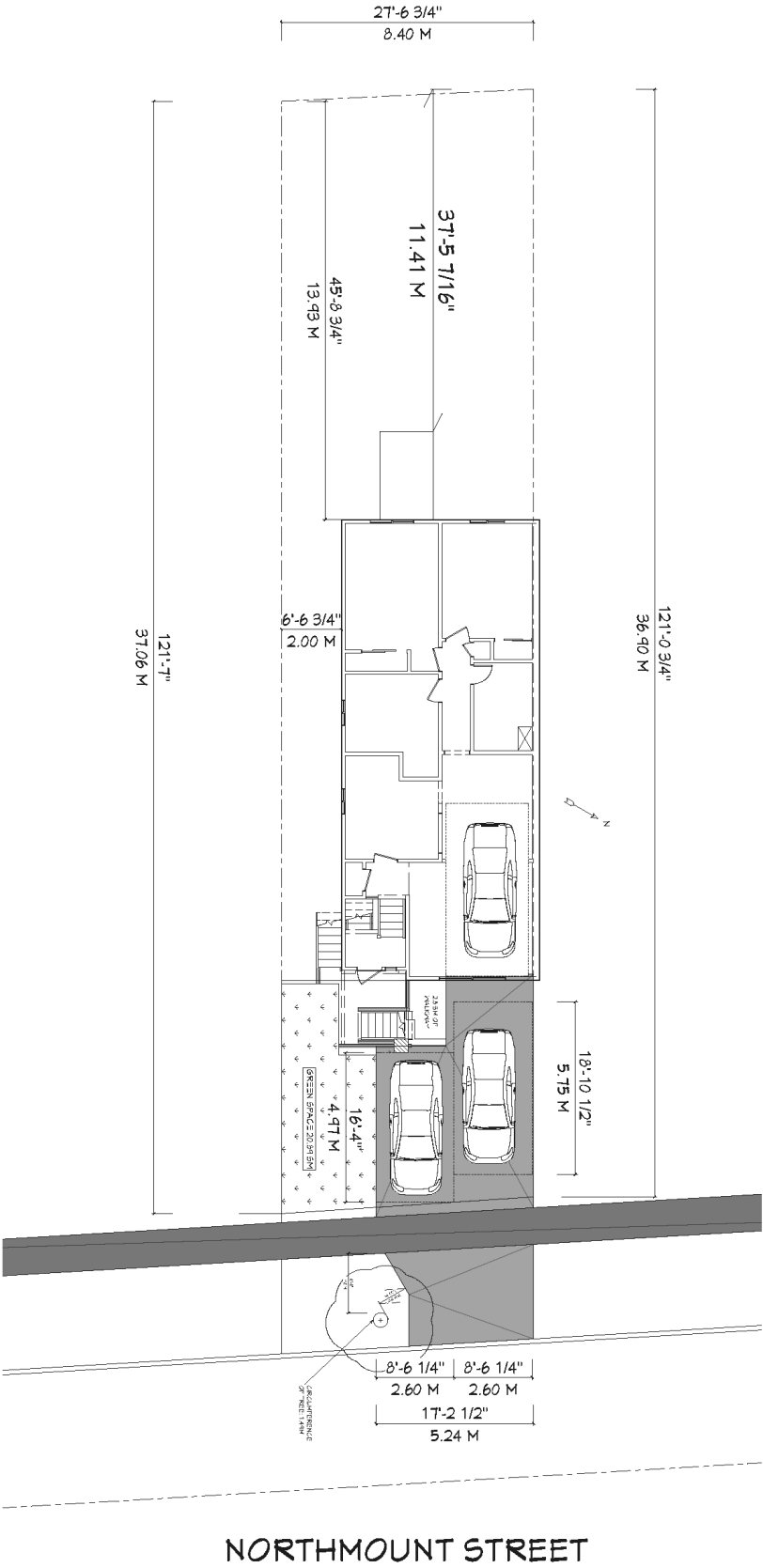
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This Notice issued January 12, 2024.

Address: 1260 Northmount Street



SITE PLAN

SCALE 3/8" = 1'

GENERAL NOTES

QUALIFICATION INFORMATION

DRAWINGS ARE TO BE READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS REVIEWED AND APPROVED ALL DRAWINGS. ANY CHANGES TO CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL. ANY CHANGES TO CONSTRUCTION DOCUMENTATION ARE UNDISCOVERED HERE WITHIN. THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE ARE WITHIN THE EXCLUSIVE PROPERTY OF THE DESIGNER AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS, HAVING BEEN ADVISED BY THE DESIGNER OR PROJECT MANAGER BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Number	Date	Revised By	Description

PROJECT NORTH:

TRUE NORTH:

DRAWN BY: WTA  
PROJECT NUMBER: 2023-003  
SCALE AS INDICATED  
DRAWING TITLE AS INDICATED  
SHEET NO.

CHECKED BY: JCF  
PROJECT NUMBER: 2023-003  
SCALE AS INDICATED  
DRAWING TITLE AS INDICATED  
SHEET NO.



14 ASHDALE CRES  
BOWMANVILLE, ON  
289-355-4402  
CLIENT@HOMDESIGN.CA

NAME  
HOM DRAFTING AND DESIGN  
DESIGN FIRM  
B.C.I.N.  
113937  
B.C.I.N.

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 January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-137**) submitted by **Ravinder Singh on behalf of Neha Pearl Kasukurthy and Santosh Benjamin Kasukurthy** for **1258 Aldsworth Crescent** (PL 40M2481 LT 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 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 R3-A/R4-A/R1-E(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Width of Parking Space (Third Space only)	2.2m	2.75m
Minimum Length of Parking Space (Third Space only)	5.5m	5.75m
Minimum Landscaped open Space in the Front Yard	49%	50%
Tandem Parking	To Permit	Not Permitted

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This Notice issued January 12, 2024.

1 SPACE INSIDE GARAGE  
1 SPACE ON DRIVEWAY

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-138**) submitted by **Shivang Tarika on behalf of Zia Ahmed** for **1644 Sarasota Crescent** (PL 40M2196 LT 36), 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(5) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (front yard parking spaces only)	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%
Tandem Parking	To permit	Not permitted

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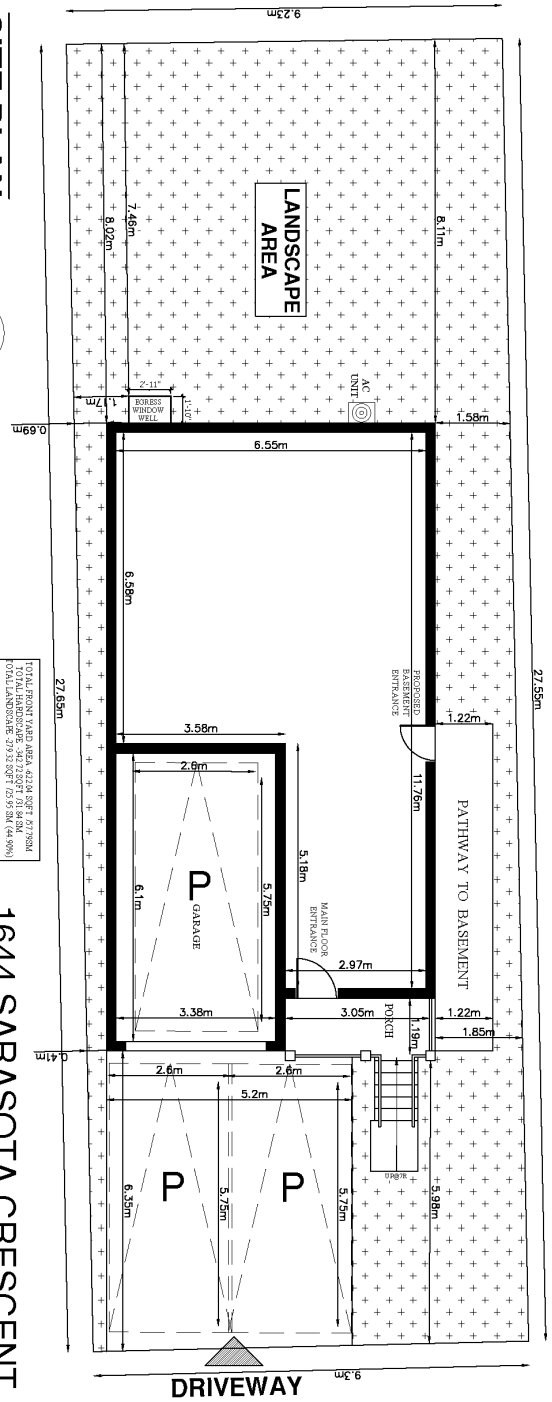
Address: 1644 Sarasota Crescent



SITE PLAN



1644 SARASOTA CRESCENT



TOTAL FRONT YARD AREA: 4234 SQFT (2778 SQM)  
TOTAL SIDE YARD AREA: 2142 SQFT (198 SQM)  
TOTAL LANDSCAPE AREA: 1273 SQFT (118 SQM)

GENERAL NOTES

DO NOT SCALE DRAWINGS.  
PROPERTY RIGHTS RETAINED BY:  
PROPOSAL TO CONSTRUCT  
SECONDARY UNIT AND  
BASEMENT ENTRANCE  
FROM SIDE YARD

SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT AND  
BASEMENT ENTRANCE  
FROM SIDE YARD

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE OSHAWA BUILDING CODE  
TO BE A DESIGNER.

REGISTRATION INFORMATION  
REGISTERED DESIGNER IN OSHAWA  
UNDER DIV. C2.124 OF THE BUILDING CODE

NAME: SERAVALLE RON

SARAVALLE RON

NO.	REVISION / ISSUE	DATE

SITE PLAN

CITY : OSHAWA

1644 SARASOTA CRESCENT

EXISTING DWELLING

PROJECT	SHEET
MARCH 2023	A1

SCALE 1/8"=1'-0"

Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

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**Purpose and Effect:** The purpose and effect of the application is to permit block townhouses 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 townhouses in a R1-E(32)/R3-A(13)/R4-A(18) “h-14” (Residential) Zone and a MU-B.DBR60-85/SSC “h-14” “h-30”(Mixed Used/Automotive Service Station) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	5.5m	6.0m
Minimum Interior Side Yard Depth	1.5m	3.0m
Minimum Interior Side Yard and Rear Yard Depth Abutting a Residential Zone	2.5m	9.0m
Minimum Rear Yard Depth	2.5m	7.5m
Maximum Height	12.5m	10.5m
Maximum Height For Any Building Located Less Than 11.0m from a Residential Zone	11.5m	9.0m
Minimum Landscaped Open Space Abutting a Residential Zone	1.0m	4.5m
Minimum Landscaped Open Space in the Yard abutting the Common Elements Condominium Road for Rear Lane Block Townhouse Parcels of Tied Land	0%	50%
Minimum Landscaped Open Space in the Yard abutting the Common Elements Condominium Road for all Block Townhouse Parcels of Tied Land other than Rear Lane Block Townhouse Parcels	45%	50%
Visitor Parking in the Front Yard	To permit	Not permitted
Minimum Distance of Parking Area to Lockie Drive Street Line	1.0m for an individual townhouse unit driveway only	3.0m
Minimum Visitor Parking	0.30 spaces per dwelling unit	0.35 spaces per dwelling unit
Accessory Building or Structure in the Front Yard	To permit	Not Permitted
Minimum Residential Density	48 units per hectare	60 units per hectare

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-34).

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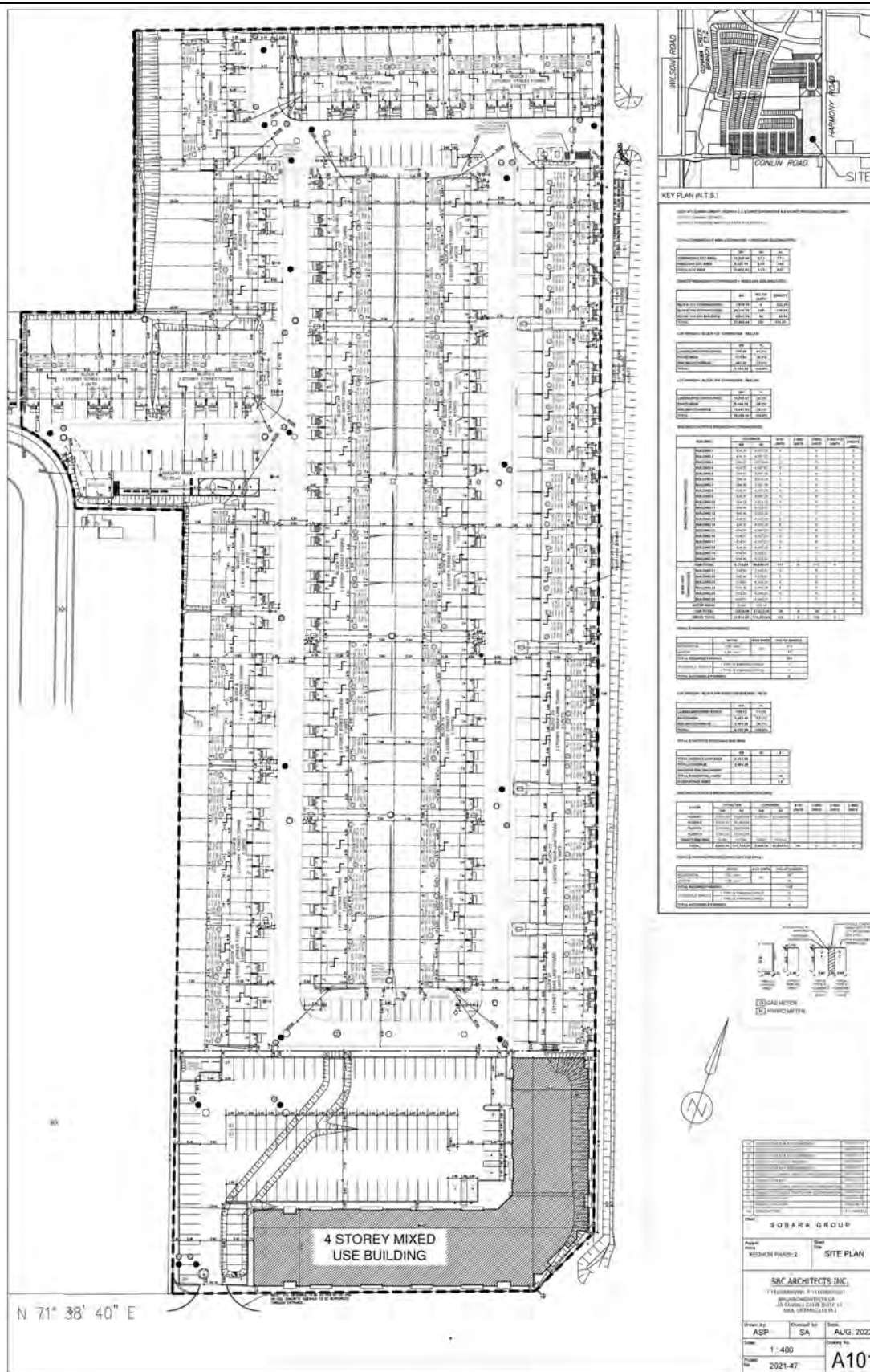
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Address: 1030 Lockie Drive and 2050 Harmony Road North



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Concerning an Application for Minor Variances

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-140**) submitted by **RJ CAD Solutions Inc on behalf of Muhammad Abbas Malik** for **894 Groveland Avenue** (PL 40M2521 LT 99), 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 R1-E.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.7m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on January 22, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on January 24, 2024 in order for your correspondence to be provided to Committee members for the January 24, 2024 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:** Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on January 24, 2024. 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 January 19, 2024 or any day thereafter.

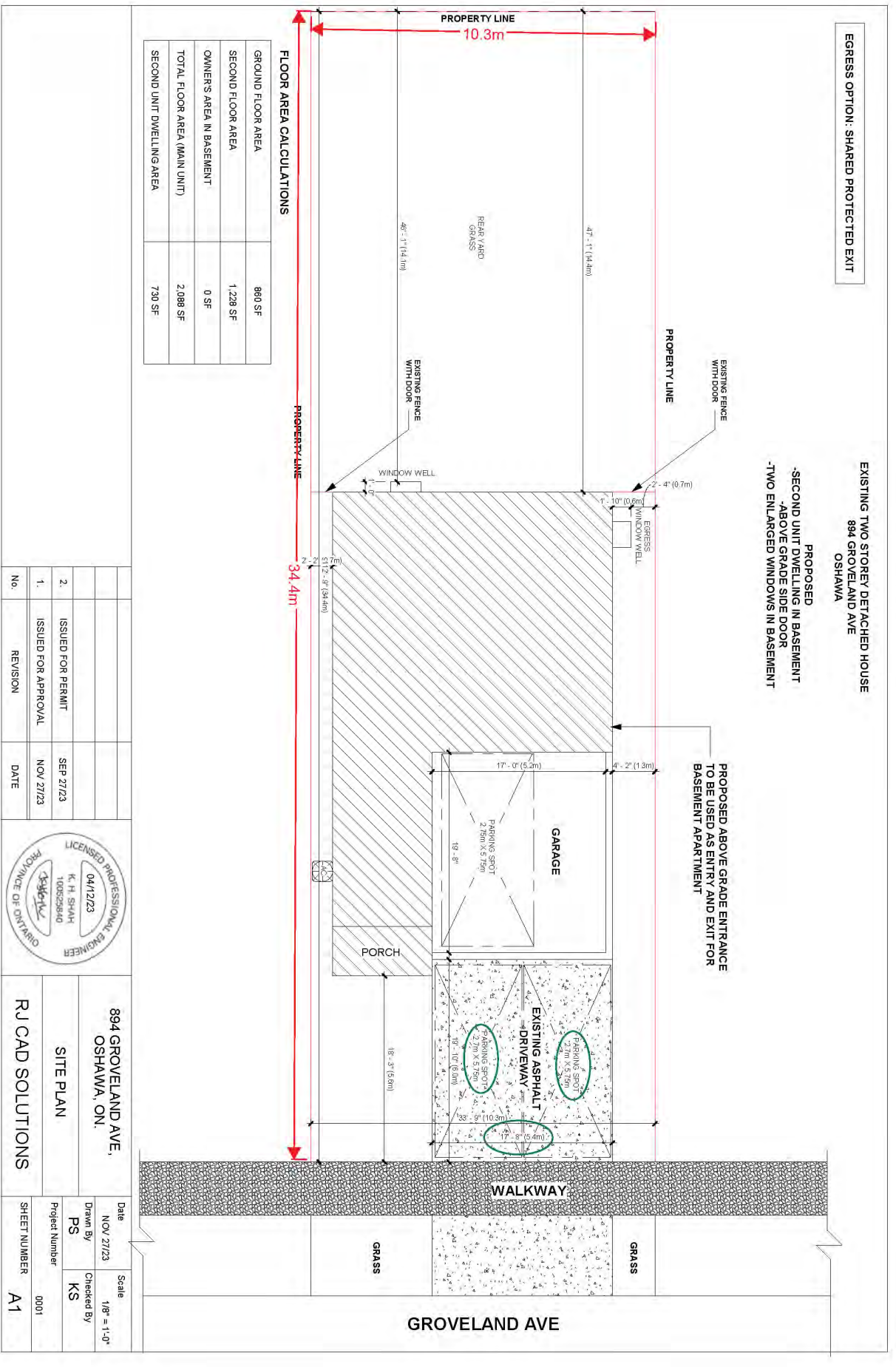
**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than January 22, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.



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

This Notice issued January 12, 2024.

Address: 894 Groveland Avenue





Committee of Adjustment

File: **A-2023-141**

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 January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-141**) submitted by **Valiuddin Mohammed on behalf of Mona Wasim** for **973 Black Cherry Drive** (PL 40M2622 LT 9), Oshawa for a minor variance from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the applications is to permit a single detached dwelling which may include an accessory apartment with a minimum of 45% 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 which may include an accessory apartment in a R1-E.Y4.5 (Residential) Zone.

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

### **Meeting**

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on January 22, 2024.

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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:** Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on January 24, 2024. 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.

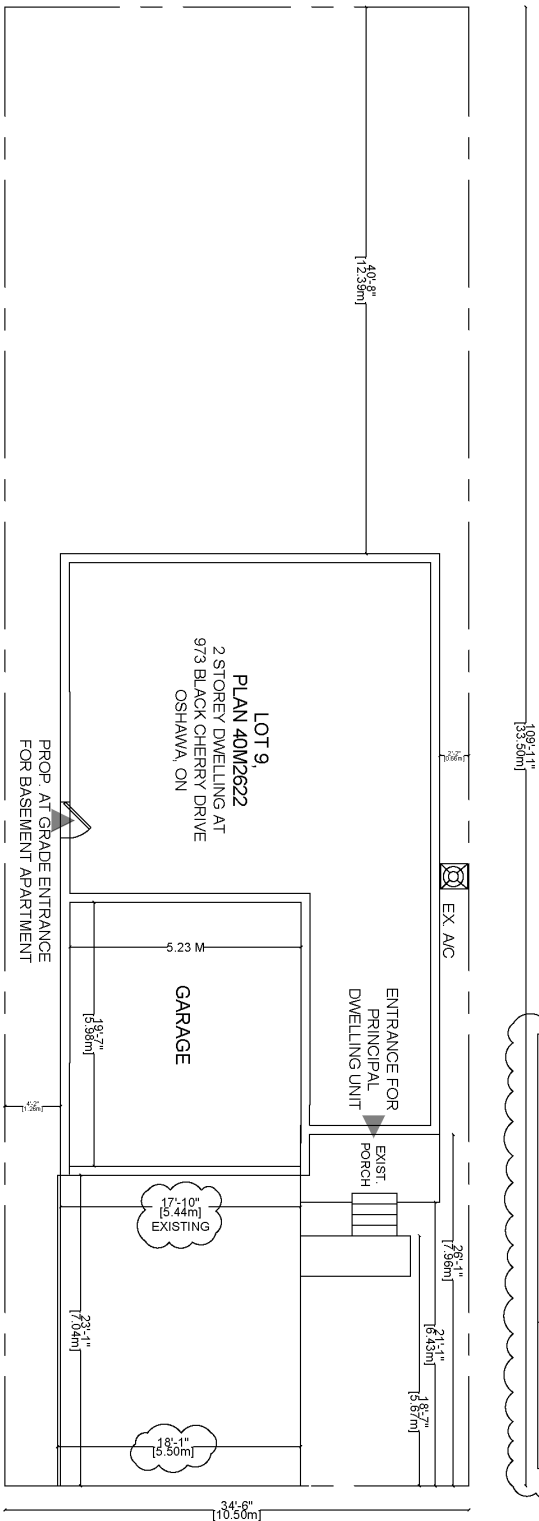
**To Obtain Additional information:** For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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This Notice issued January 12, 2024.



LANDSCAPED OPEN AREA CALCULATION	
GROSS AREA OF FRONT YARD	831.7 ft <sup>2</sup> / 75.59 m <sup>2</sup>
FRONT YARD PARKING AREA	417.1 ft <sup>2</sup> / 38.7 m <sup>2</sup>
PARKING AREA %	51.2%
FRONT YARD PORCH INCLUDING STEPS	57 ft <sup>2</sup> / 5.29 m <sup>2</sup>
FRONT YARD PORCH INCLUDING STEPS	6.8%
FRONT YARD HARD LANDSCAPED AREA	24.5 ft <sup>2</sup> / 2.2 m <sup>2</sup>
HARD LANDSCAPED AREA %	3.07%
FRONT YARD SOFT LANDSCAPED AREA	322.3 ft <sup>2</sup> / 29.9 m <sup>2</sup>
SOFT LANDSCAPED AREA %	39.5%

## GENERAL NOTES

DRAWINGS ARE TO BE READ NOT REARED. THE DESIGNER MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING THE CONSTRUCTION OF THE PROJECT. DISCREPANCIES PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF MECHANICAL INC. REPRODUCTION OF THIS DOCUMENT WITHOUT THE CONSENT OF THE DESIGNER.

ALL DESIGN AND CONSTRUCTION DISCREPANCIES ARE FINAL UNLESS DISCREPANCIES ARE DISCOVERED HERE WITHIN. THE DESIGNER SHALL BE NOTIFIED.



ENGINEER:

Mechways Inc

**ADDRESS :** 6 RIMON STREET  
MIRBA'ATUA, ON L4T 2  
**TEL. :** 416-627-4100  
**EMAIL :** INFO@MECHWAYS.COM  
**WEBSITE :** WWW.MECHWAYS.COM

**CONSULTANT:**

PROJECT

973 BLACK  
CHERRY DR,  
OSHAWA

SHEET TITLE

## SITE PLAN

CHECKED: MSS  
DRAWN: MSA  
SCALE: 1 : 100  
DATE: NOV 14 2023

DRAWING

A. 0.1

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 January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-142**) submitted by **2797992 Ontario Limited** for **47 Simcoe Street South** (PL H-50005 LT 6 PT LT 5 NOW RP 40R10427 PT 1 TO 3), Oshawa for minor variances from the City’s Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a mixed use 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 building in a CBD-A(5) “h-84” (Central Business District) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height	43m	32m
Maximum Density	625 units per hectare	550 units per hectare
Minimum Yard Depth Abutting Celina Street above 12.0m in height	0.0m	0.1m

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on January 22, 2024.

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**City Contact:** Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on January 24, 2024. 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.

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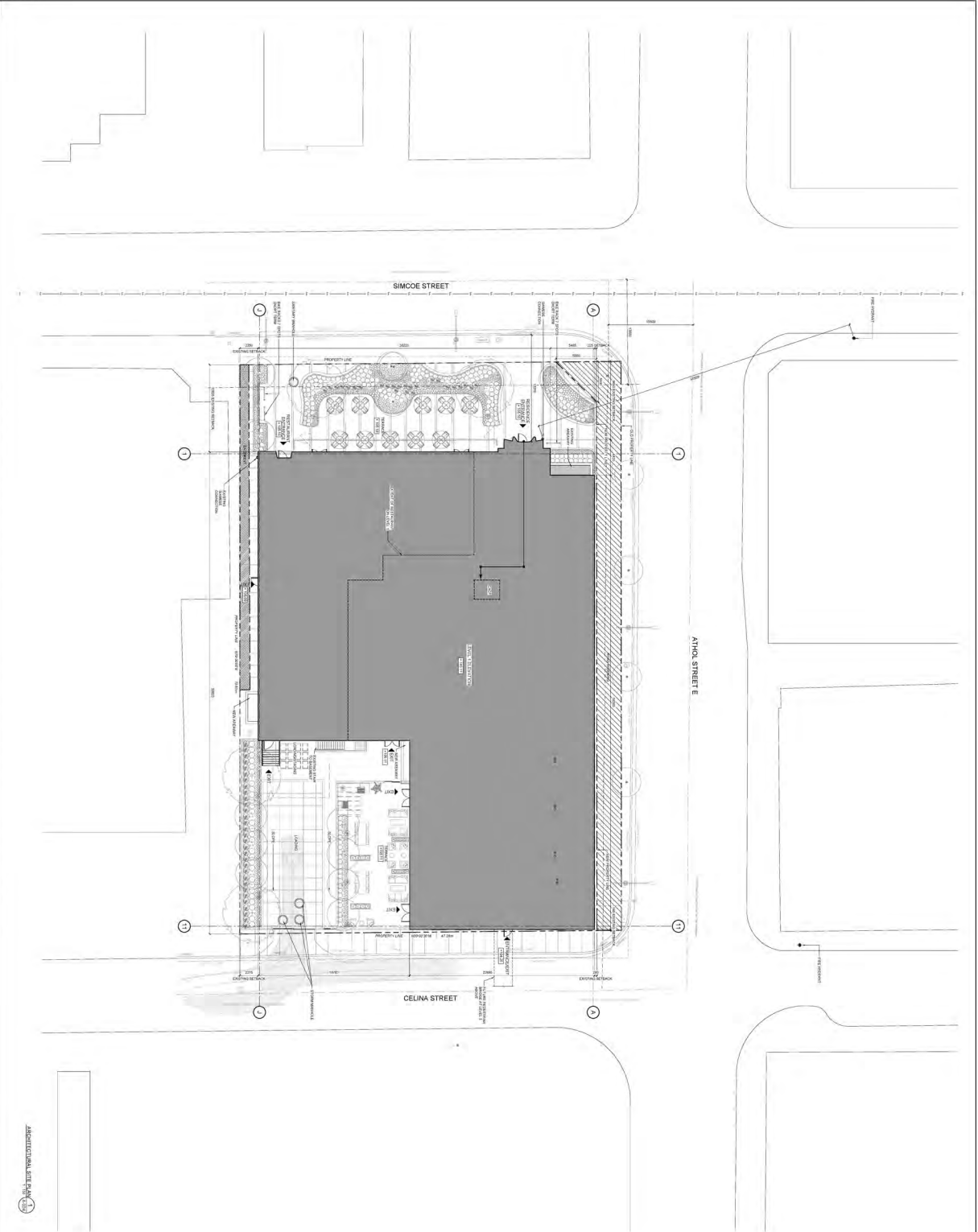
This Notice issued January 12, 2024.



Address: 47 Simcoe Street South



A0



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OSHAWA STANDARD SPECIFICATIONS FOR HIGHWAYS AND STREETS, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHAWA AND THE PROVINCE OF ONTARIO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND SENSITIVE AREAS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND HANDOVER OF THE PROJECT TO THE CITY OF OSHAWA.

**SITE LEGEND**

- PROPOSED LOT
- EXISTING LOT
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED CURB
- EXISTING CURB
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED LIGHT FIXTURES
- EXISTING LIGHT FIXTURES
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED GROUND COVER
- EXISTING GROUND COVER
- PROPOSED TREES
- EXISTING TREES
- PROPOSED SHRUBS
- EXISTING SHRUBS
- PROPOSED GRASS
- EXISTING GRASS
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BRICK
- EXISTING BRICK
- PROPOSED STONE
- EXISTING STONE
- PROPOSED METAL
- EXISTING METAL
- PROPOSED WOOD
- EXISTING WOOD
- PROPOSED PLASTER
- EXISTING PLASTER
- PROPOSED STUCCO
- EXISTING STUCCO
- PROPOSED GIPSUM
- EXISTING GIPSUM
- PROPOSED CEMENT
- EXISTING CEMENT
- PROPOSED SAND
- EXISTING SAND
- PROPOSED GRAVEL
- EXISTING GRAVEL
- PROPOSED DIRT
- EXISTING DIRT
- PROPOSED ROCK
- EXISTING ROCK
- PROPOSED GLASS
- EXISTING GLASS
- PROPOSED CERAMIC
- EXISTING CERAMIC
- PROPOSED TILE
- EXISTING TILE
- PROPOSED CARPET
- EXISTING CARPET
- PROPOSED FLOORING
- EXISTING FLOORING
- PROPOSED WALLS
- EXISTING WALLS
- PROPOSED ROOFING
- EXISTING ROOFING
- PROPOSED FOUNDATION
- EXISTING FOUNDATION
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- PROPOSED EQUIPMENT
- EXISTING EQUIPMENT
- PROPOSED UTILITY
- EXISTING UTILITY
- PROPOSED INFRASTRUCTURE
- EXISTING INFRASTRUCTURE

**Handy Home Tools | ARCHITECT'S**

4000 Yonge Street, Suite 1108  
Toronto, ON M2N 7E9

**Postlets**

ARCHITECTURAL SITE PLAN

**A-024**

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-143**) submitted by **HomDrafting and Design Inc on behalf of David Persaud** for **0 Park Road North** (vacant parcel between 97 and 105 Park Road North) (PL 335 SHEET 12 PT LT C32), 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 single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Area	402m <sup>2</sup>	405m <sup>2</sup>
Minimum Lot Frontage	12m	13.5m
Minimum Landscaped Open Space in the Front Yard	47%	50%
Maximum Building Height	10m	9m

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

### Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on January 22, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on January 24, 2024 in order for your correspondence to be provided to Committee members for the January 24, 2024 public meeting.

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**City Contact:** Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

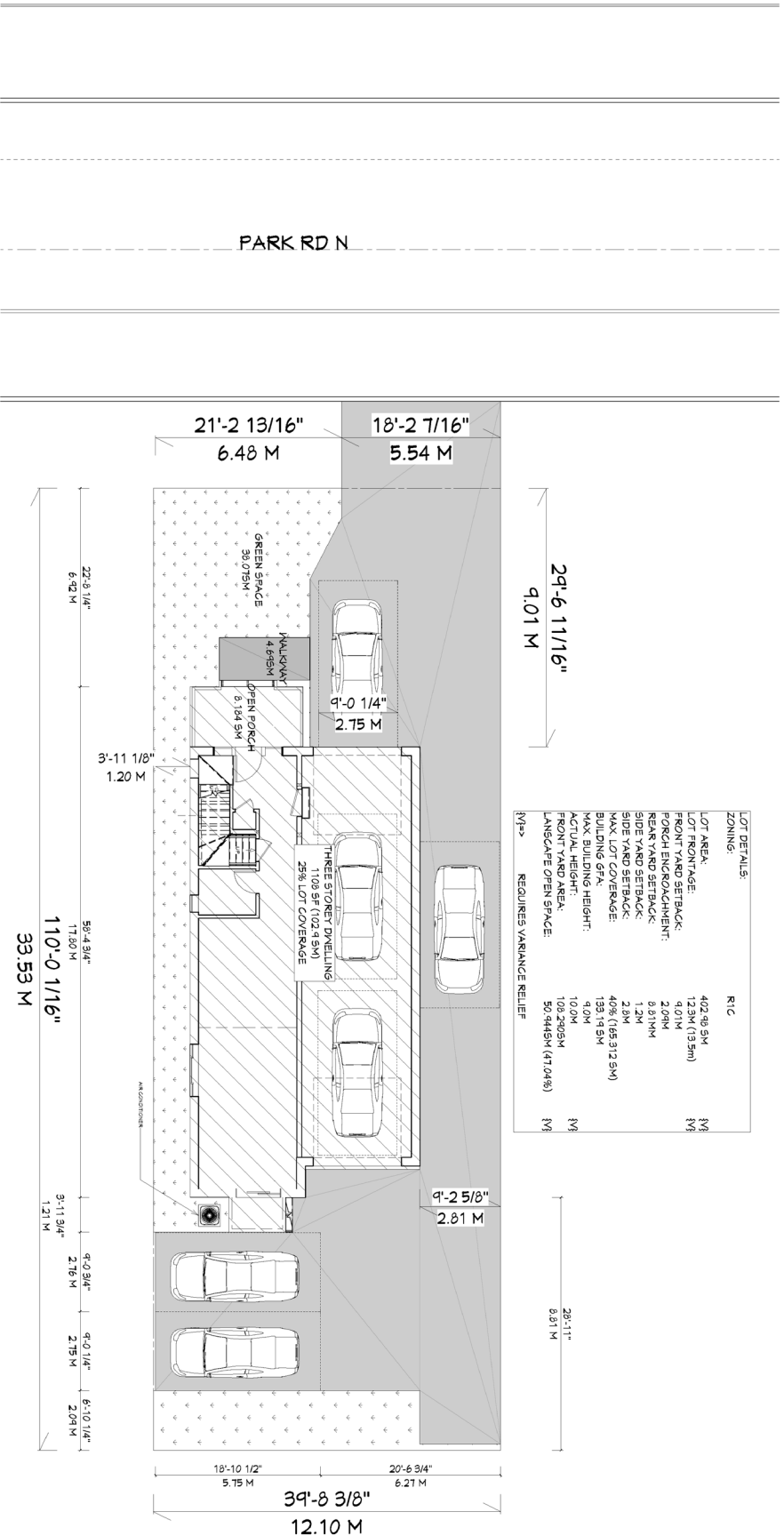
**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on January 24, 2024. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca) or by mailing the Committee of Adjustment at the address shown 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 January 19, 2024 or any day thereafter.

**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than January 22, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

Address: 0 Park Road North



SITE PLAN  
SCALE 9/16"=1'

GENERAL NOTES:

DRAWINGS ARE TO READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. THE DESIGNER OR PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE DESIGN AS WELL AS HAVING THE QUALIFICATIONS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

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

NAME: CLINTON DOCHUK  
NON DRAFTING AND DESIGN  
DESIGN FIRM: B.C.I.N.  
11/9/21  
B.C.I.N.

Number	Date	Revised By	Description

PROJECT NORTH:

TRUE NORTH:



DRAWN BY: MTA  
PROJECT ADDRESS: 101 PARK RD N, OSHAWA  
CHECKED BY: CE  
SCALE: AS INDICATED  
DRAWING TITLE: AS INDICATED  
SHEET NO.: A-1001

A-1001



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

This Notice issued January 12, 2024.

Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-144**) submitted by **NPG Planning Solutions Inc. on behalf of Priscilla Facey** for **20 and 24 Beatrice Street West** (PL 957 LT 11 and Parts 1, 3, 7 and 8, Plan 40R-19756), 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 semi-detached buildings and an 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 semi-detached buildings and an apartment building in R5-B “h-63” and R5-B(3) “h-63” (Residential) Zones.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth abutting Beatrice Street West for semi-detached buildings	3.5m	6.0m
Maximum Height of semi-detached buildings	11m	9m
Minimum Parking Space Length for semi-detached dwellings	5.4m	5.75m
Multiple semi-detached buildings on the same lot	To permit	Not permitted
Each of the two semi-detached dwellings in a semi-detached building must face a street line	Each semi-detached dwelling faces the internal private road	Each of the two dwelling units directly faces the street line
Portion of apartment building (water meter/utility room) outside of the area indicated as the “Permitted Building Area” on Appendix “A” to the R5-B(3) Special Condition	To permit	Not permitted

The subject site is also subject to applications for Site Plan Approval (File SPA-2022-18) and Draft Plan of Subdivision (File S-O-2023-01).

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on January 22, 2024.

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**City Contact:** Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca).

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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 January 12, 2024.





Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 24, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-01**) submitted by **Christopher Leahy** for **95 Central Park Boulevard South** (PL 428 LT 50), Oshawa for minor variances from the City’s Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling with an accessory apartment in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	44%	50%
Minimum Parking Space Length	4.9m	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 January 22, 2024.

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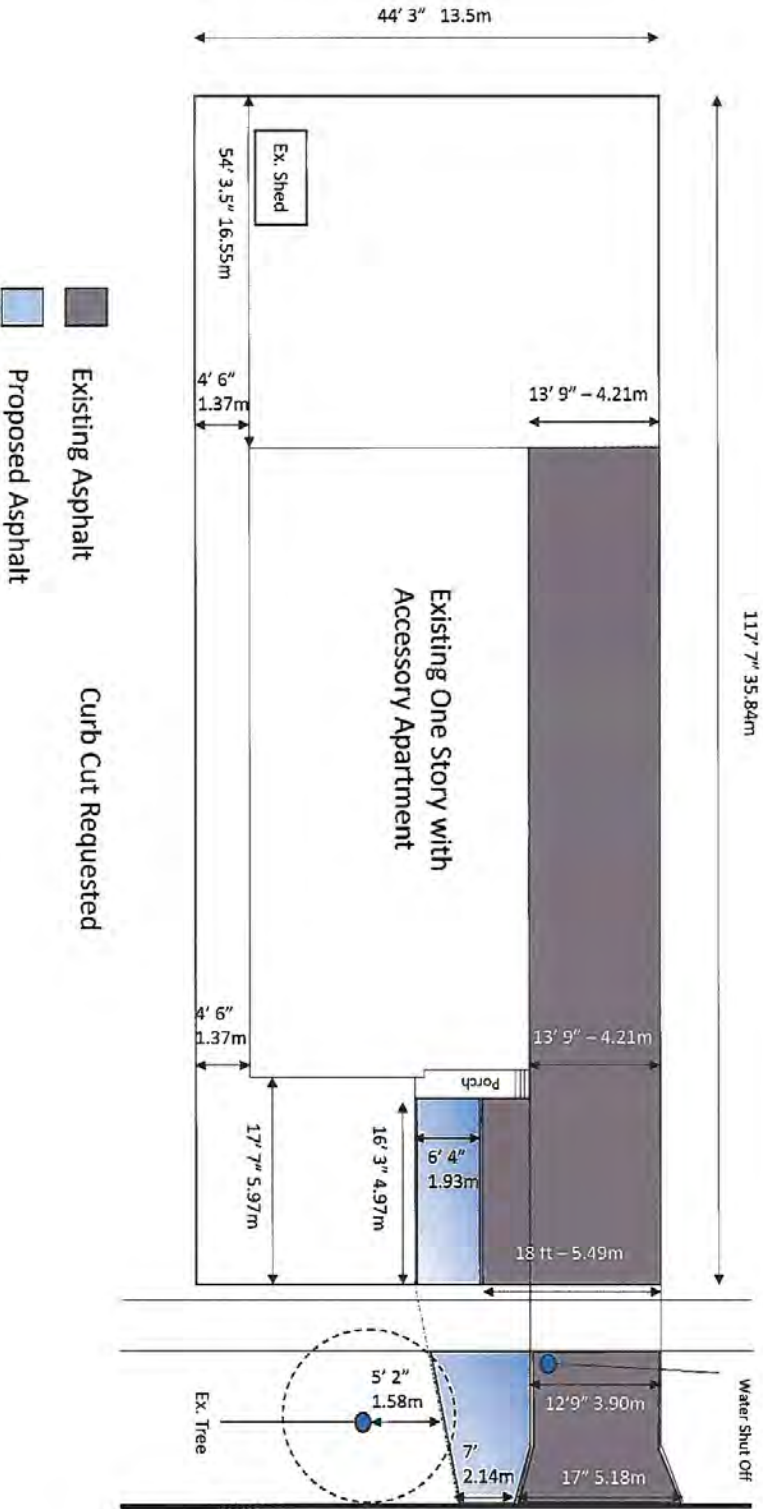
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This Notice issued January 12, 2024.

Address: 95 Central Park Boulevard South



City of Oshawa  
Economic and Development Services



95 Central Park Blvd S. Zoning= R1-C