



Committee of Adjustment Meeting Agenda

**February 14, 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 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 February 14, 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) 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 January 24, 2024 be adopted.

Minor Variance Staff Reports

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-2024-02 & 03 312 Monash Avenue Ward 5

Ryan Carr on behalf of Miranda Fox

To permit single detached dwellings which may contain two accessory units with reduced driveway width, front yard depth and lot frontage

A-2024-04 492 Simcoe Street South Ward 5

Wasim Ansari

To permit an apartment building with reduced front yard depth, lot frontage, resident parking, interior side yard depth, landscaped open space and increased density

A-2024-05 543 Askew Court Ward 1

Richard Dingman

To permit a sunroom addition to a single detached dwelling resulting in a reduced rear yard depth

A-2024-06 163 Alexandra Street Ward 4

Ennio Piccinato

To permit a single detached dwelling with reduced front yard depth

A-2024-07 222 Nonquon Road Ward 2

Grinham Architects on behalf of Bedford Properties & Estates Ltd.

To permit two additional units in an apartment building with reduced visitor parking

A-2024-08 2061 Simcoe Street North Ward 2

Margaret Everest

To permit a restaurant vehicle drive-through facility with a reduced number of vehicle queuing spaces

Consent Staff Reports

LD-2023-083 1399 Simcoe Street North Ward

Holland Homes

Consent to add a vacant 362.90m² parcel of land to the north, retaining a 5,319.05m² lot with an existing commercial building

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: _____

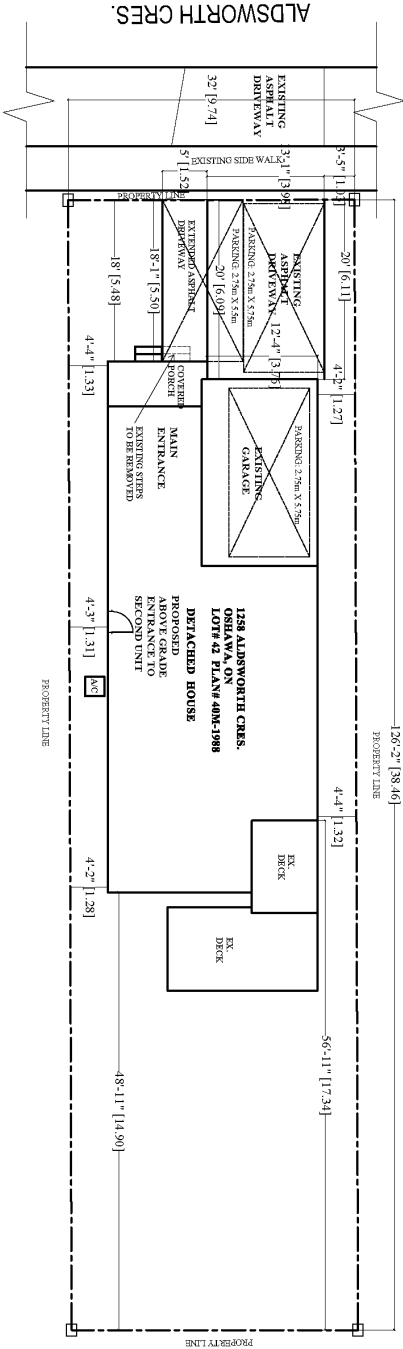
Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

Address: 1258 Aldsworth Crescent



NOTE: ALL PROPERTY LINE GRADES WILL BE MAINTAINED
AND NO ALTERATION TO THE EXISTING GRADING

EXISTING MAIN FLOOR AREA: 75.83 m²
EXISTING SECOND FLOOR AREA: 96.50 m²
PROPOSED BASEMENT APARTMENT AREA: 67.08 m²
PARKING SPACES REQUIRED 2 SPACES
PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
1 SPACE ON DRIVEWAY

 <p>2880 Drew Rd. Suite 225, Mississauga, ON L4V 1V7 Miss: 416-886-8715 ravnider@aamdesigns.ca www.aamdesigns.ca</p>	
Project Title: BASEMENT SECOND UNIT AND ABOVE GRADE ENTRANCE	
Project Address: 1258 ALDSWORTH CRES. OSHAWA, ONTARIO	
Drawing Title: SITE PLAN	
Scale: 1/8"=1'	Date: Apr 25, 2023
Designed: R. S.	Revision: 0
Project No. 23030	Sheet No. A1.0

Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-02 and A-2023-03**) submitted by **Ryan Carr on behalf of Miranda Fox** for **312 Monash Avenue** (PL 258 PT LT 24 TO 26 PT MONTGOMERY ST), 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 contain two accessory units on each proposed lot 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 two accessory apartments in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Driveway Width	1.2m	2.75m
Minimum Lot Frontage	2.0m	9m
Minimum Front Yard Depth	3.7m	6m

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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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 February 9, 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 February 12, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

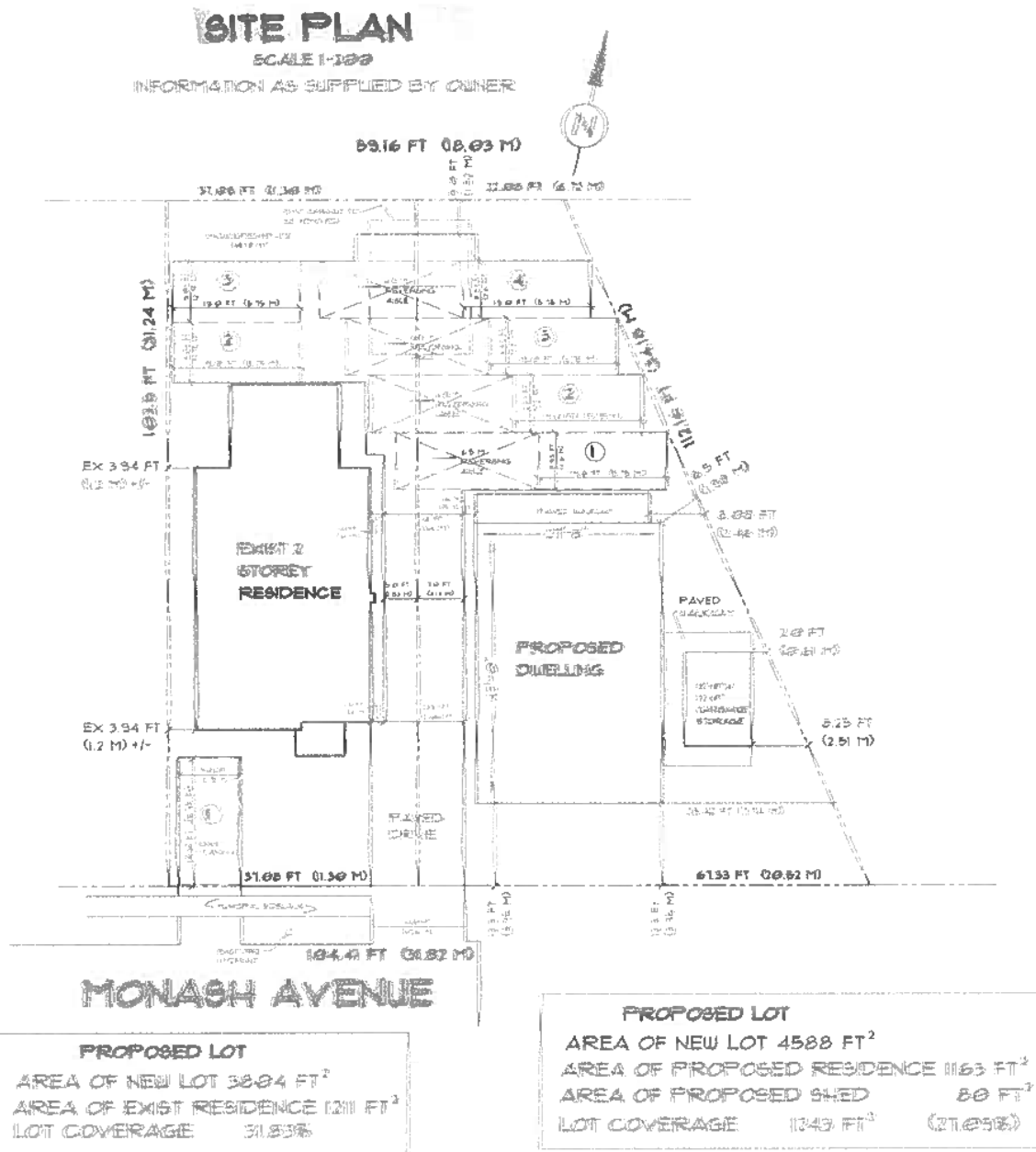
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 2, 2024.

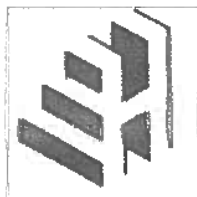
Address: 312 Monash Avenue



City of Oshawa
Economic and Development Services



**SITE PLAN FOR
312 MONASH AVENUE, OSHAWA**



HULL DRAFTING & DEVELOPMENT

Specializing in:

- Commercial, Industrial and Residential Drafting
- Official Plan Amendments
- Site Plan Approvals
- Re-zoning

Phone: 905-728-4848 (office) 905-922-8885 (cell)

Email: 21hulldrafting@gmail.com

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-04**) submitted by **Wasim Ansari** for **492 Simcoe Street South** (PL 335 SHEET 22 LT C34), 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 eight unit apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	2.3m	6m
Minimum Lot Frontage	13m	25m
Maximum Density	155 units/ha	85 units/ha
Minimum Resident Parking	0.75/unit	1.0/unit
Minimum Interior Side Yard Depth	0m	4.5m
Minimum Landscaped Open Space	4%	30%

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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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.

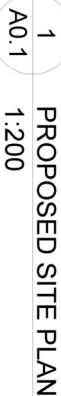
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 February 9, 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 February 12, 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 February 2, 2024.



	CARPARK REQUIRED	CARPARK PROVIDED
TOTAL NO. OF CARPARKS	12	9
TOTAL NO. OF VISITORS CARPARKS	3	3
TOTAL NO. OF HANDICAP CARPARKS	1	1
TOTAL NO. OF CARPARKS RESIDENTIAL	8	5



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-05**) submitted by **Richard Dingman** for **543 Askew Court** (PL 40M2645 LT 18), 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 sunroom addition to the rear of a single detached dwelling resulting in a minimum rear yard depth of 4.8m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-EC.45 (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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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 February 9, 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 February 12, 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.

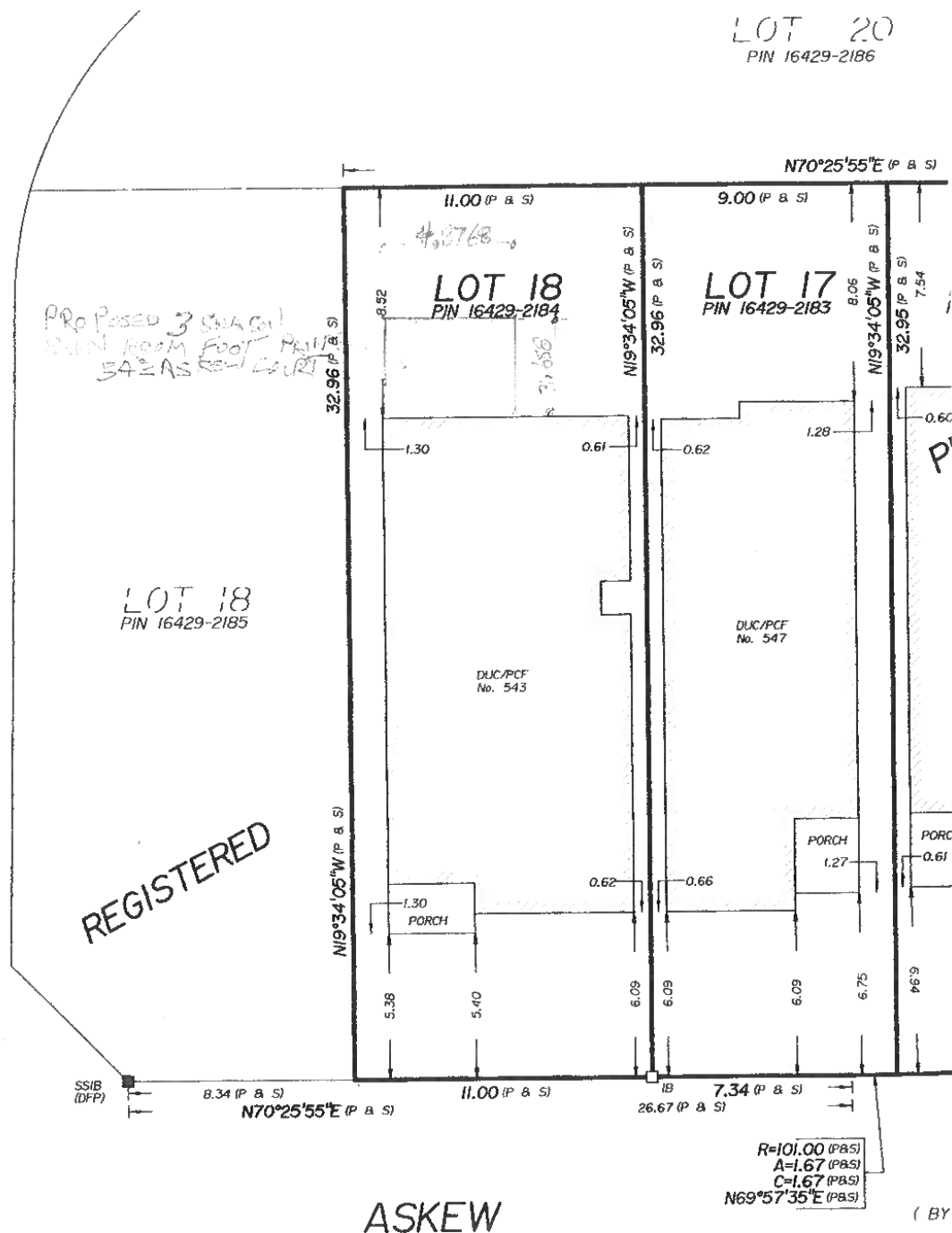
This Notice issued February 2, 2024.

Address: 543 Askew Court

COURT

BY REGISTERED PLAN 40M - 2645)

ASKEW



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-06**) submitted by **Ennio Piccinato** for **163 Alexandra Street** (PL 219 PT LT 4,5), 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 5.3m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m 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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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 February 9, 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 February 12, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

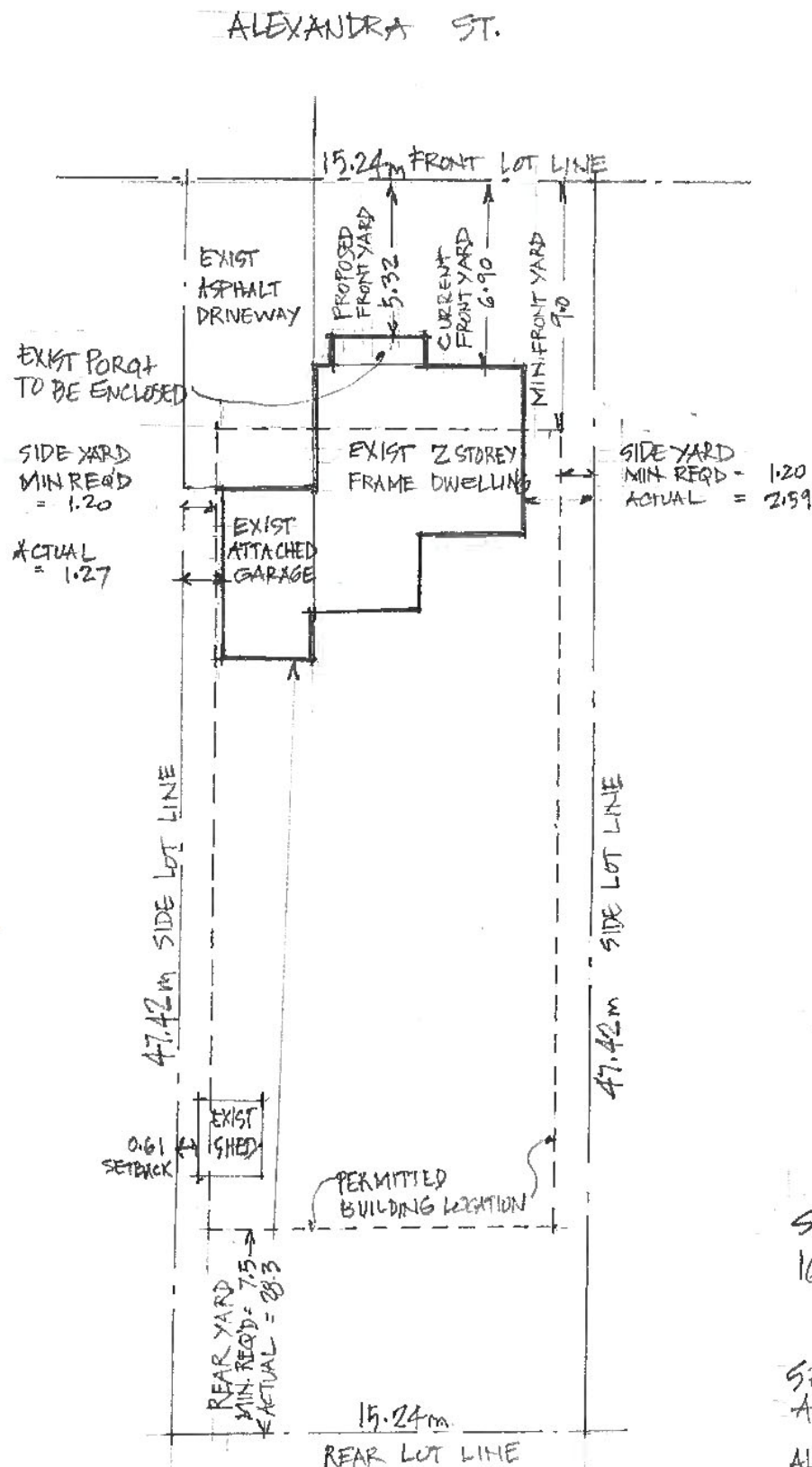
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 2, 2024.

Address: 163 Alexandra Street



City of Oshawa
Economic and Development Services



SITE PLAN.
163 ALEXANDRA ST.

SEE COPY OF SURVEY
ATTACHED TO APPLICATION
ALL DIMENSIONS IN METRIC

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-07**) submitted by **Grinham Architects on behalf of Bedford Properties & Estates Ltd.** for **222 Nonquon Road** (PL 357 SHEET 9D PT LT 15 AND PT NONQUON RD CLOSED), 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 two additional apartments in an apartment building resulting in a minimum visitor parking rate of 0.319 spaces per unit, whereas Zoning By-law 60-94 requires a minimum visitor parking rate of 0.33 spaces per unit for a rental apartment building in a R6-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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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 February 9, 2024 or any day thereafter.

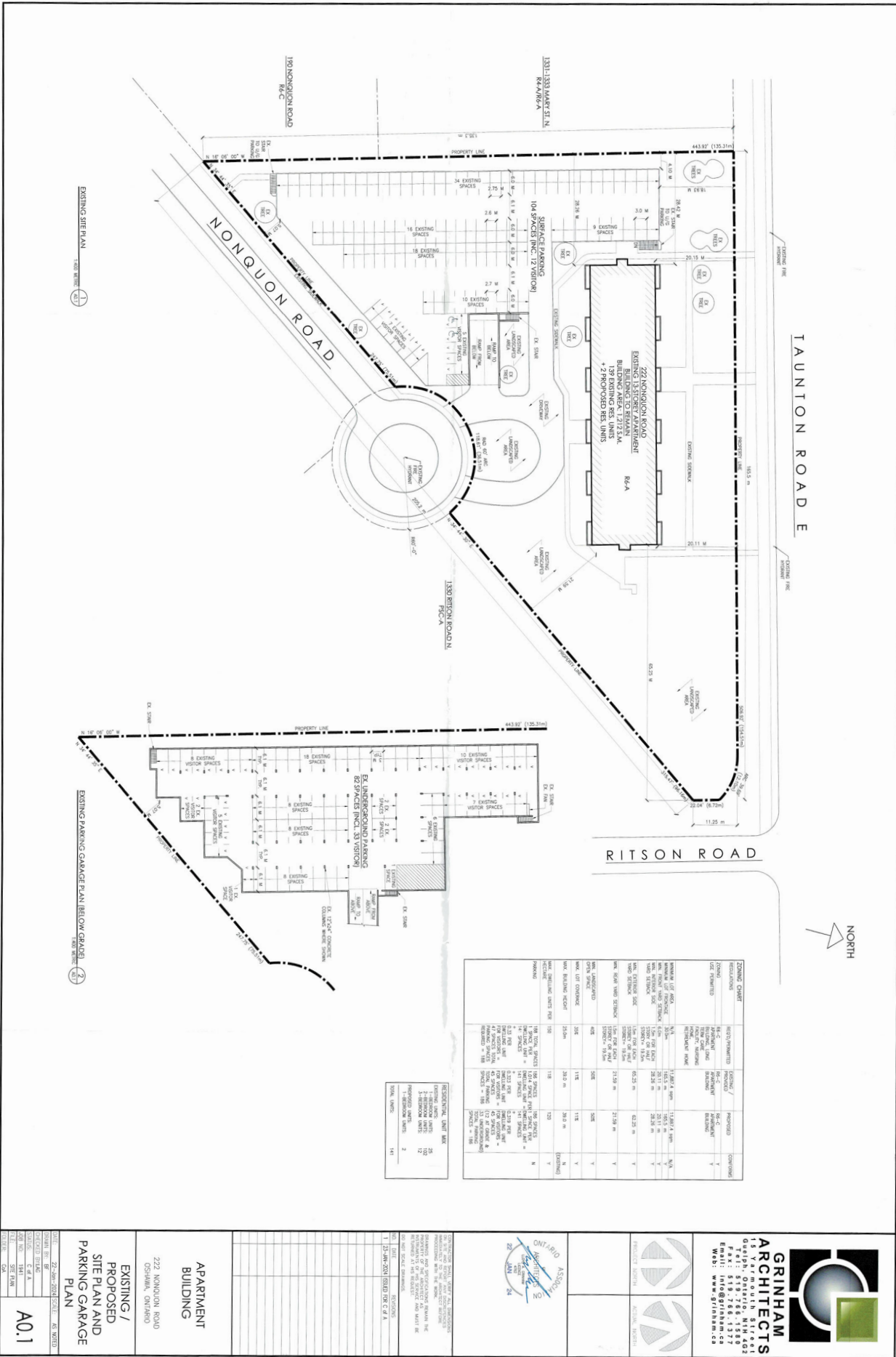
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than February 12, 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 February 2, 2024.

Address: 222 Nonquon Road

City of Oshawa
Economic and Development Services



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-08**) submitted by **Margaret Everest** for **2061 Simcoe Street North** (PL 609 PT LTS 3 TO 7 RP 40R25300 PT 4 PT PT 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 restaurant vehicle drive-through facility with a minimum of 5 vehicle queuing spaces, whereas Zoning By-law 60-94 requires a minimum of 16 vehicle queuing spaces for a restaurant with a vehicle drive-through facility in a MU-C(1) (Mixed Use) 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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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.

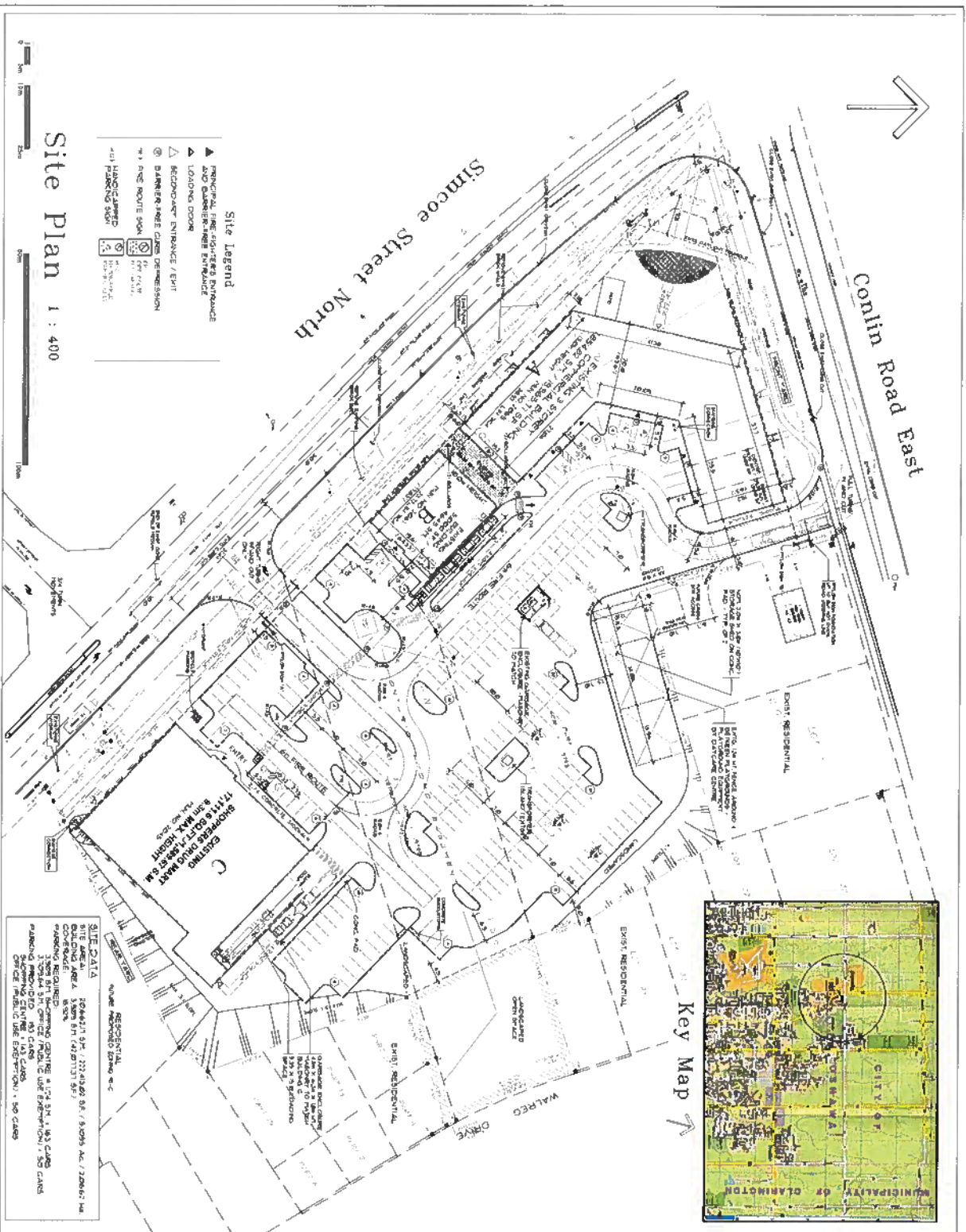
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 February 9, 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 February 12, 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 February 2, 2024.



PROJECT TITLE:
CHUCHU'S CHICKEN RESTAURANT
 2061 SINDOO ST. N.
 OSHANA, ON L1G 0C9

MEMPHIS BANGASH ARCHITECTS
 1000-10000
 1000-10000
 1000-10000

ISSUED FOR REVIEW

No.	DATE	REVISION
1	2021/06/13	CHUCK IN SNA

ALL DIMENSIONS GIVEN TO BE MAINTAINED EXACT

NOTES:

1. CONSTRUCTION OF ALL CHUCK AND CHICKEN TO BE MAINTAINED BY THE OWNER.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
4. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
5. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
7. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
8. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
9. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.
10. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CHUCK AND CHICKEN.

PREPARED BY:
SITE PLAN

DATE: 2021/06/13
TIME: 10:00 AM
LOCATION: 2061 SINDOO ST. N.
PROJECT NO.: 22005.1

SCALE: 1/8" = 1'-0"
DATE: 2021/06/13
TIME: 10:00 AM
LOCATION: 2061 SINDOO ST. N.
PROJECT NO.: 22005.1

Notice of Hearing under the Planning Act Concerning an Application for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on February 14, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **LD-2023-083**) submitted by **Holland Homes** for **1399 Simcoe Street North** (PL 357 SHEET 10E PT LT 5, NOW RP 40R-2771 PT 1, 5, 6), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to request Consent to add a vacant 362.90m² parcel of land to the north (1413 Simcoe Street North), retaining a 5,319.05m² lot with an existing commercial building.

Please be advised this application is related to Site Plan Application SPA-2020-14 for 1399 Simcoe Street North.

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

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 February 12, 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 February 14, 2024 in order for your correspondence to be provided to Committee members for the February 14, 2024 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: 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on February 14, 2024. 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 February 9, 2024 or any day thereafter.

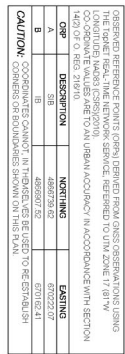
Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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 February 13, 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 31, 2024.



SCHEDULE			
PART	LOT	PLAN	FIN
1	PART OF 30		ALL OF 16039-0254 71.82
2			1002.86
3			1066.82
4	PART OF 30	RECREATION'S COUNTRY PLAN No. 860	ALL OF 16039-0245 72.74
5			74.69
6	PART OF 31		1071.61
7			1429.14
8	PART OF 32		ALL OF 16039-0216 100.34
9			370.81
10	PART OF 5		373.05
11			26.89
12		SHEET 10871 PLAN 16041-307	ALL OF 16039-0206 392.80

[illegible]