



## Committee of Adjustment Meeting Agenda

**April 17, 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 April 17, 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-2024-32</b>          | <b>329 Bristol Crescent</b>                                                                                                                                                                                 | <b>Ward 5</b> |
|                           | Ravinder Singh on behalf of Mohammad Abul Hasan and Nusrat Muhjabin                                                                                                                                         |               |
|                           | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard and parking space length and width, and to permit partial tandem parking |               |
| <b>A-2024-29</b>          | <b>521 Aldershot Drive</b>                                                                                                                                                                                  | <b>Ward 3</b> |
|                           | Nafiseh Zangiabadi on behalf of Diyaa Ash Rafee                                                                                                                                                             |               |
|                           | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in front yard and partial tandem parking                                                   |               |
| <b>A-2024-33 &amp; 34</b> | <b>493 and 497 Phillip Murray Avenue</b>                                                                                                                                                                    | <b>Ward 5</b> |
|                           | Liuza Oylafi                                                                                                                                                                                                |               |
|                           | To permit single detached dwelling lots with reduced lot frontage, lot area and interior side yard depth                                                                                                    |               |

- A-2024-35      140 Vancouver Street      Ward 4**
- RJ CAD Solutions Inc. on behalf of Kaheliin Empires Inc.
- To permit a semi-detached dwelling which may include an accessory apartment with reduced landscape open space in front yard and parking space length and width
- A-2024-36      Southwest corner of Windfields Farm Drive East and Bridle Road      Ward 2**
- Hossack & Associates Architects Inc. on behalf of Durham District School Board
- To permit a secondary school with increased building height
- A-2024-37      58 Riverside Drive North      Ward 3**
- Clinton Dochuk
- To permit an accessory building containing an accessory apartment in the front yard of a single detached dwelling, and with increased height
- A-2024-39      626 Coldstream Drive      Ward 1**
- Mohamad Hamad
- To permit a single detached dwelling with all parking in the front yard and reduced landscaped open space in the front yard
- A-2024-40      1812 Fosterbrook Street      Ward 1**
- Valiuddin Mohammed on behalf of Nirajkumar Thakkar and Shefali Tahakkar
- To permit single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard
- A-2024-42      523 Drew Street      Ward 5**
- Mamoon Alschaar
- To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and percent of accessory apartment floor area located wholly above or below another dwelling unit

**Consent Staff Reports**

**B-2024-12      226 Toronto Avenue      Ward 5**

Stephen Lennox

To create a residential parcel of land, retaining a residential parcel of land, with the existing single detached dwelling to be demolished

**Combined Minor Variance and Consent Staff Reports**

**B-2024-11      794 Ritson Road South      Ward 5**

Imran Khan on behalf of Choudhury Anwarul Azim

To create a new residential lot, retaining a parcel of residential land with an existing single detached dwelling

**A-2024-30 & 31      794 Ritson Road South      Ward 5**

Imran Khan

To permit a new residential lot with reduced lot area, and a retained lot with a single detached dwelling with reduced front yard depth and landscaped open space in exterior side yard

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to [committeeofadjustment@oshawa.ca](mailto:committeeofadjustment@oshawa.ca). Thank you.

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

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

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

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

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



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-33** and **A-2024-34**) submitted by **Liuzha Oylafi** for **493 and 497 Phillip Murray Avenue** (PL 653 LT 59), Oshawa for minor variances 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 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 in a R2 (Residential) Zone.

**A-2024-33:** 493 Phillip Murray Avenue

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	8.9m	9.0m
Minimum Lot Area	261m <sup>2</sup>	270m <sup>2</sup>
Minimum Interior Side Yard Depth	1.1m between dwelling units	1.2m between dwelling units

**A-2024-34:** 497 Phillip Murray Avenue

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	8.7m	9.0m
Minimum Lot Area	264m <sup>2</sup>	270m <sup>2</sup>
Minimum Interior Side Yard Depth	1.1m between dwelling units	1.2m between dwelling units

The subject site is also subject to an application for Consent (File LD 133/2022).

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

#### Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on April 15, 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 April 17, 2024 in order for your correspondence to be provided to Committee members for the April 17, 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 April 17, 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 April 12, 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 April 15, 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 April 5, 2024.







### 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 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 Landscaped Open Space in Front Yard	47%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.3m	5.75m

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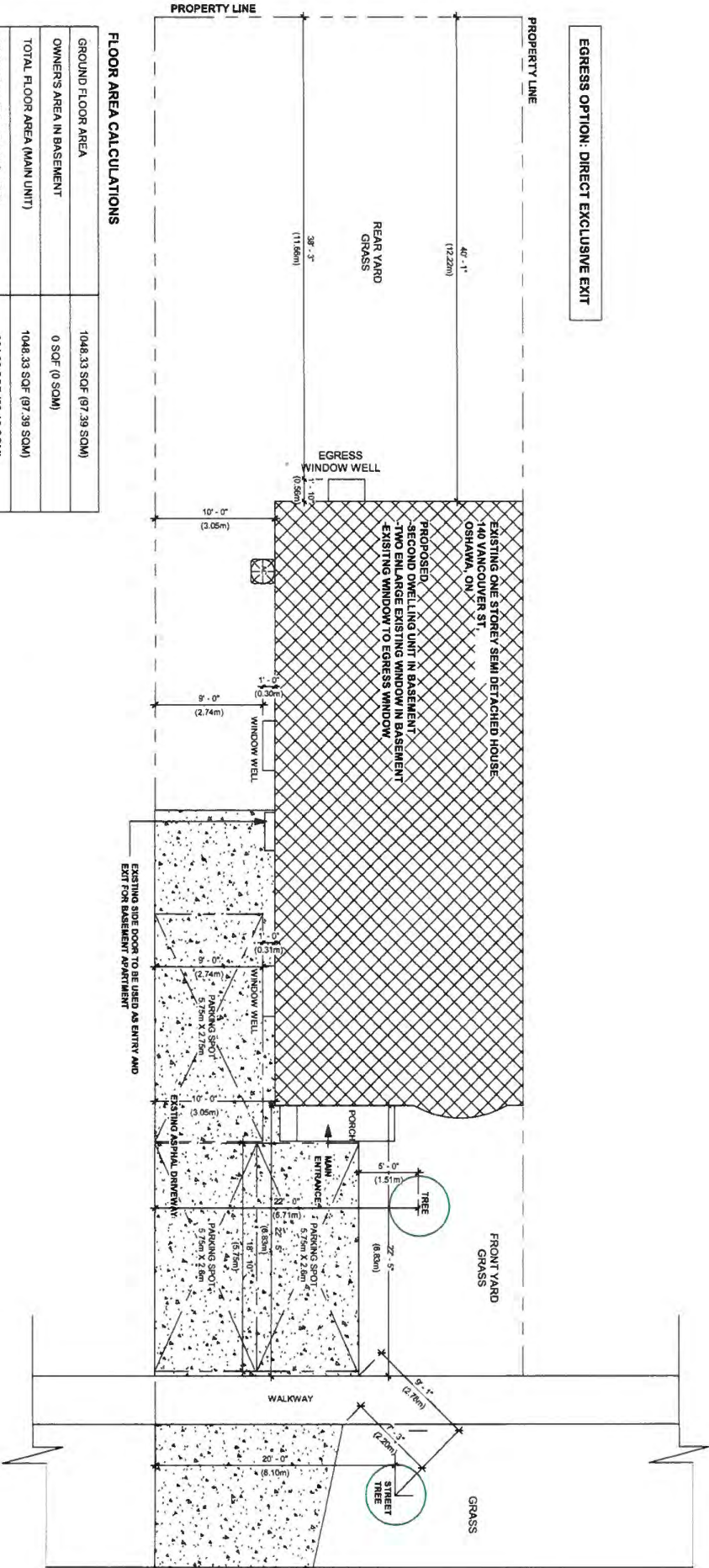
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued April 5, 2024.

Address: 140 Vancouver Street



EGRESS OPTION: DIRECT EXCLUSIVE EXIT



FLOOR AREA CALCULATIONS

GROUND FLOOR AREA	1048.33 SQF (97.39 SQM)
OWNER'S AREA IN BASEMENT	0 SQF (0 SQM)
TOTAL FLOOR AREA (MAIN UNIT)	1048.33 SQF (97.39 SQM)
SECOND UNIT DWELLING AREA	894.86 SQF (83.13 SQM)

No	REVISION	DATE
1.	ISSUED FOR PERMIT	2024-02-26
2.		



140 VANCOUVER ST,  
OSHAWA, ON  
SITE PLAN  
RJ CAD SOLUTIONS

Date: 2024-02-26  
Scale: 1 : 85  
Drawn By: JK  
Checked By: KS  
Project Number: 0001  
SHEET NUMBER: A1



Committee of Adjustment

File: **A-2024-36**

Ward: **2**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-36**) submitted by **Hossack & Associates Architects Inc. on behalf of Durham District School Board for the southwest corner of Windfields Farm Drive East and Bridle Road** (PL 40M-2605 BLK 13 and PL 40M2548 PT BLK 118 PT BRIDLE RD AND RP 40R29713 PTS 2 AND 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 secondary school with a maximum height of 15m, whereas Zoning By-law 60-94 permits a maximum height of 12m for a secondary school in a CIN/R1-D(3)/R1-E(21)/R3-A(8) (Community Institutional/Residential) Zone.

The subject site is also subject to an application for Site Plan Approval (File SPA-2023-13).

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### **Meeting**

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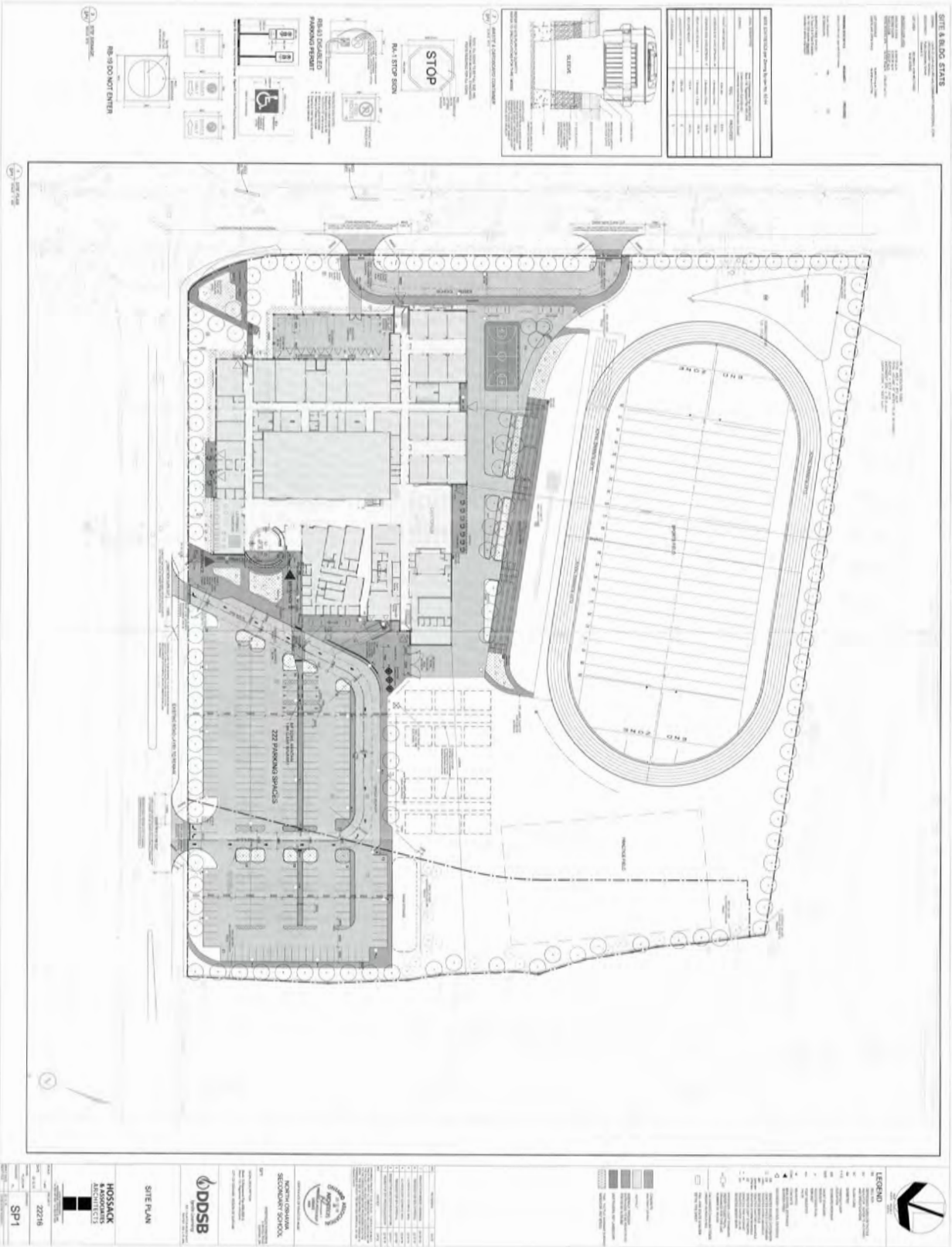
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This Notice issued April 5, 2024.

Address: Windfields Farm Drive East

Economic and Development Services







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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-37) submitted by **Clinton Dochuk** for **58 Riverside Drive North** (PL 357 SHEET 5C PT LT 12 13 NOW RP 40R11850 PT 3 PT), 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 accessory building containing an accessory apartment ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height of an Accessory Building	7.14m	4.5m
Minimum distance of an Accessory building containing an accessory apartment to the Main Building	2.9m	3m
Accessory Building in Front Yard	To permit	Not permitted

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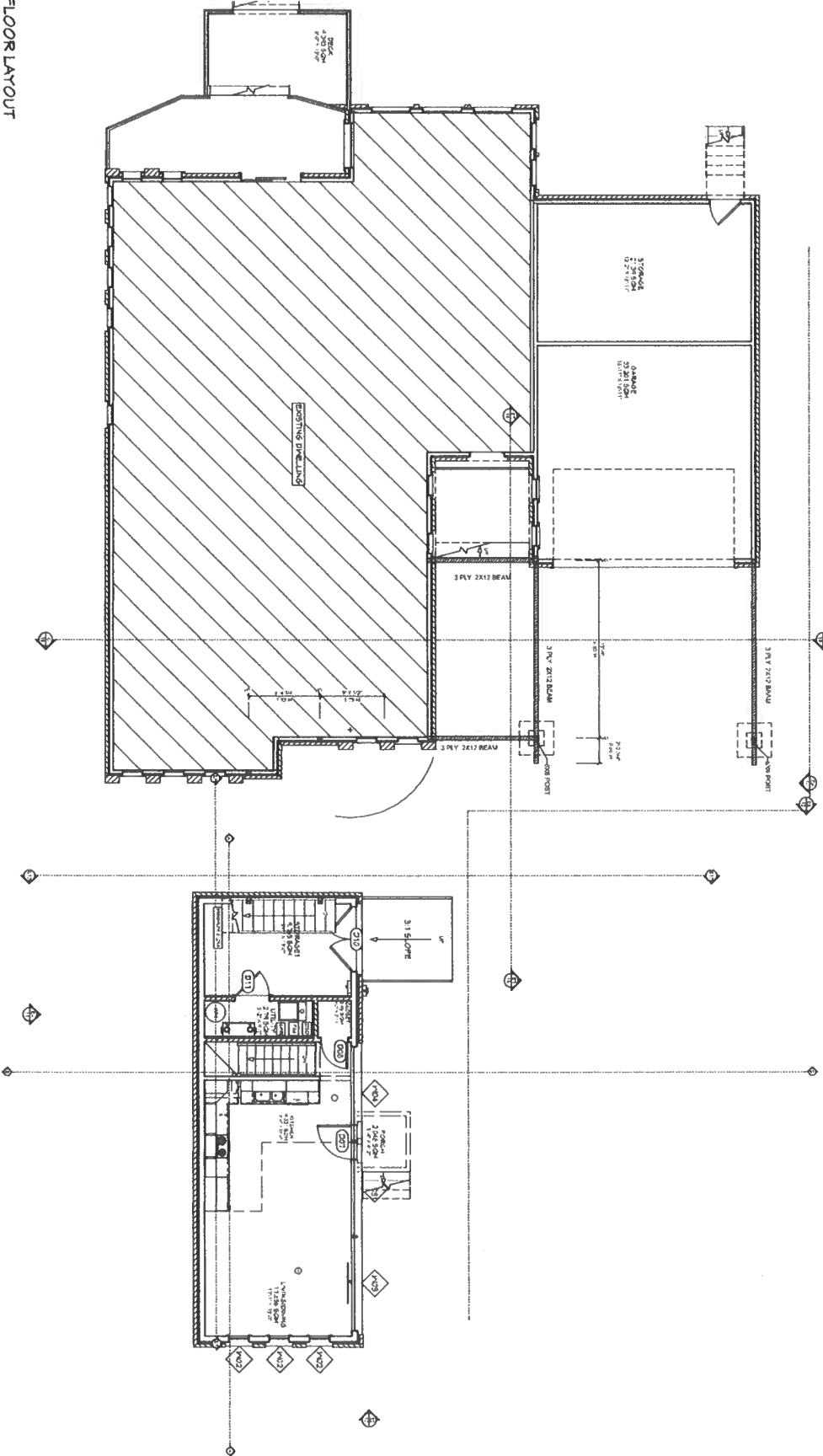
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued April 5, 2024.

Address: 58 Riverside Drive



MAIN FLOOR LAYOUT  
SCALE: 1/8" = 1'-0"



**HOM**  
DESIGN  
DRAWING

14 ASHDALE CRES  
BOWMANVILLE, ON  
289-355-4402  
CLINTON@HOMDESIGN.COM

GENERAL NOTES

DRAWINGS ARE TO BEAD, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL. UNLESS ADVISED BY DESIGNER IN WRITING, ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE OSHAWA BUILDING CODE. THE DESIGNER AND DOCUMENTS PROVIDED HEREIN ARE WITHIN THE EXCLUSIVE PROPERTY OF HOM DRAWING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE OSHAWA BUILDING CODE TO BE A DESIGNER.

CLINTON DOCKERT  
NAME  
HOM DRAWING AND DESIGN  
DESIGN FIRM

10/24/24  
B.C.I.M.  
11/19/97  
B.C.I.M.

REVISION	DATE	DESCRIPTION

PROJECT NORTH: TRUE NORTH:

DRAWN BY: MTA  
PROJECT ADDRESS: 58 RIVERSIDE DR  
PROJECT NUMBER: 2023/01  
DRAWING TITLE: AS INDICATED  
SHEET NO.

CHECKED BY: CE

**A-1007**





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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-39**) submitted by **Mohamad Hamad** for **626 Coldstream Drive** (PL 40M2051 PT BLK 38 RP 40R21456 PT 5), Oshawa for minor variances from the City’s Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R3-A.DB35 (Residential) Zone.

Zoning Item	Column 1	Column 2
Parking Space Location	No parking space in a garage	Minimum one parking space in a side yard, rear yard or in a garage
Minimum Landscaped Open Space in the Front Yard	29%	50%
Minimum Parking Space Width	2.6m	2.75m

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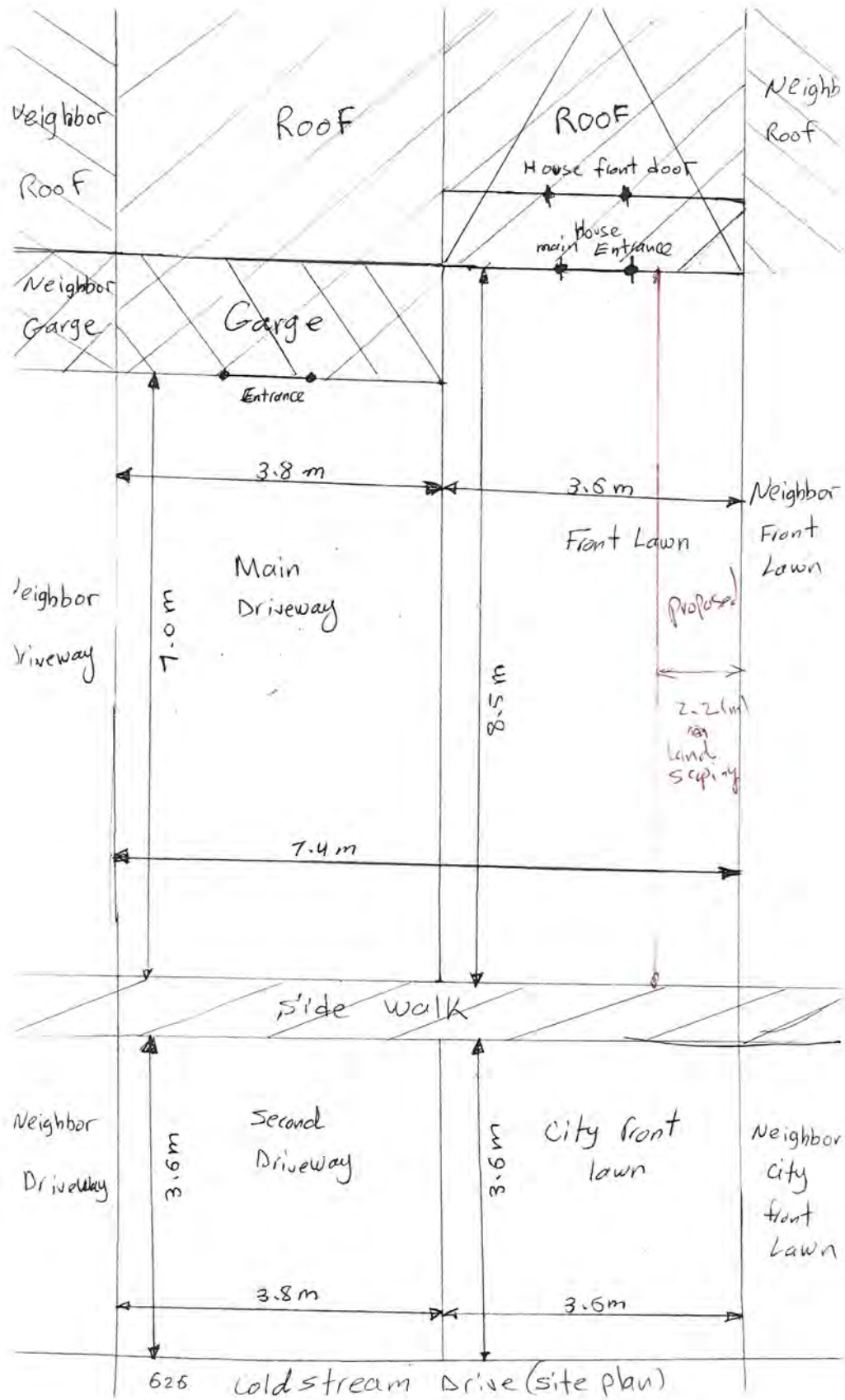
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This Notice issued April 5, 2024.

Address: 626 Coldstream Drive



City of Oshawa  
Economic and Development Services



FILE:PLAN0711/Mgmt/OS-Data Trans/Attachments - Committee/Ag/Agm/2024/05 - April 17/2024/A-2024-39.pdf



Committee of Adjustment

File: **A-2024-40**

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 April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-40**) submitted by **Valiuddin Mohammed on behalf of Nirajkumar Thakkar and Shefali Tahakkar** for **1812 Fosterbrook Street** (PL 40M2721 LT 27), Oshawa for a minor variance from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space in the front yard of 44%, whereas Zoning By-law 60-94 requires 50% minimum landscaped open space in the front yard for a single detached dwelling in a R2.Y4.5 (Residential) Zone.

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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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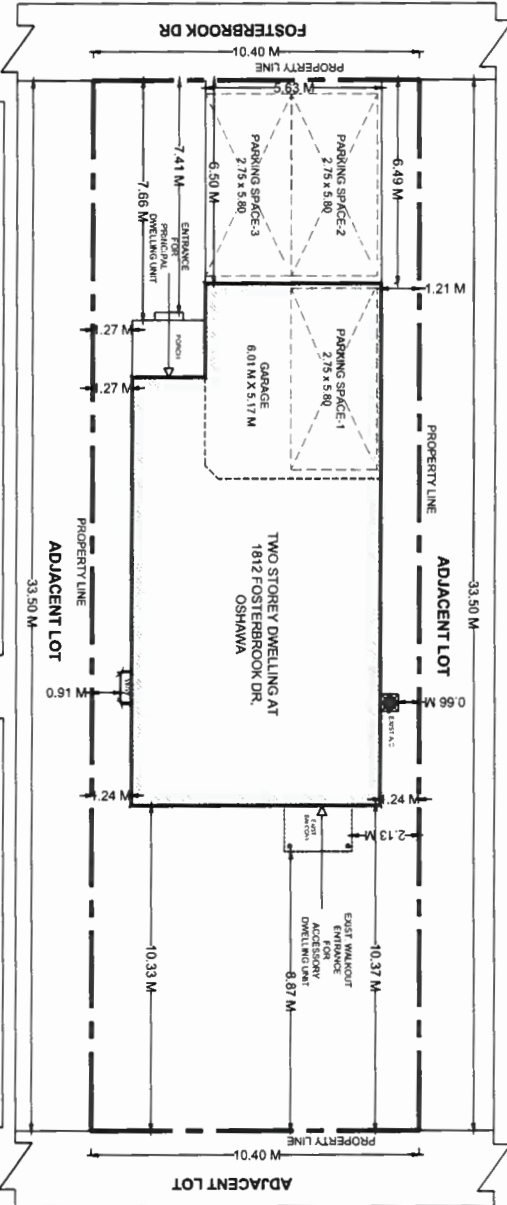
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This Notice issued April 5, 2024.

Address: 1812 Fosterbrook Street

City of Oshawa  
Economic and Development Services



**AREA STATISTICS:**

**GROSS FLOOR AREA CALCULATIONS**

<b>A. PRINCIPAL RESIDENCE</b>	
GROUND FLOOR G.F.A	= 953.74 R <sup>2</sup> / 88.60 m <sup>2</sup>
SECOND FLOOR G.F.A	= 1136.96 R <sup>2</sup> / 105.59 m <sup>2</sup>
<b>TOTAL</b>	<b>= 2090.7 R<sup>2</sup> / 194.19 m<sup>2</sup></b>
<b>B. BASEMENT</b>	
BASEMENT G.F.A	= 953.74 R <sup>2</sup> / 88.60 m <sup>2</sup>
BASEMENT APARTMENT G.F.A	= 695.61 R <sup>2</sup> / 63.69 m <sup>2</sup> = 22.52 %
OWNER AREA G.F.A	= 239.84 R <sup>2</sup> / 22.28 m <sup>2</sup>

ENTRANCE / EGRESS

**SCOPE OF WORK**

**A. ENLARGEMENT OF ONE EXISTING WINDOW**

**B. PROPOSED BASEMENT APARTMENT**

**LANDSCAPE AREA CALCULATIONS**

<b>TOTAL FRONT YARD AREA</b>	= 10.4 M X 6.5 M
<b>EXIST. DRIVEWAY AREA</b>	= 67.6 M <sup>2</sup>
<b>EXIST. LANDSCAPE AREA</b>	= 5.63 M X 6.5 M = 36.59 M <sup>2</sup> = 54 %
<b>LANDSCAPE AREA</b>	= 44 %

**GENERAL NOTES:**

DRAWINGS ARE TO BE READ NOT CONTRACTOR MUST VERIFY ALL INFORMATION FOR THE SAME RESPONSIBILITIES TO THE DESIGNER PROVIDED HEREIN WITHIN MECHANICAL ENGINEERING OF PROPOSED WORK THROUGH THE DESIGNER. ALL DESIGN AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGNER'S DESIGN.

SEAL:



NO.	DESCRIPTION	DATE
1	ISSUED FOR BUILDING PERMIT	FEB 23, 2024
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

**ENGINEER:**

**CONSULTANT:**

**Mechways Inc.**

1812 FOSTERBROOK STREET, OSHAWA, ONTARIO L1G 4K7

TEL: 905.477.2222 FAX: 905.477.2223

WWW.MECHWAYS.COM

**PROJECT:**

BASEMENT APARTMENT AT 1812 FOSTERBROOK ST. OSHAWA

**SHEET TITLE:**

**SITE PLAN**

**CHECKED:** GS  
**DRAWN:** 1:130  
**DATE:** FEB/22/2024

**DRAWING:**







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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-42) submitted by **Mamoon Alschaar** for **523 Drew Street** (PL 148 LT 220,221), 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 in a R5-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum floor area of an accessory apartment located wholly above or below another dwelling unit	0%	75%
Minimum Parking Space Width	2.6m	2.75m

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 April 15, 2024.

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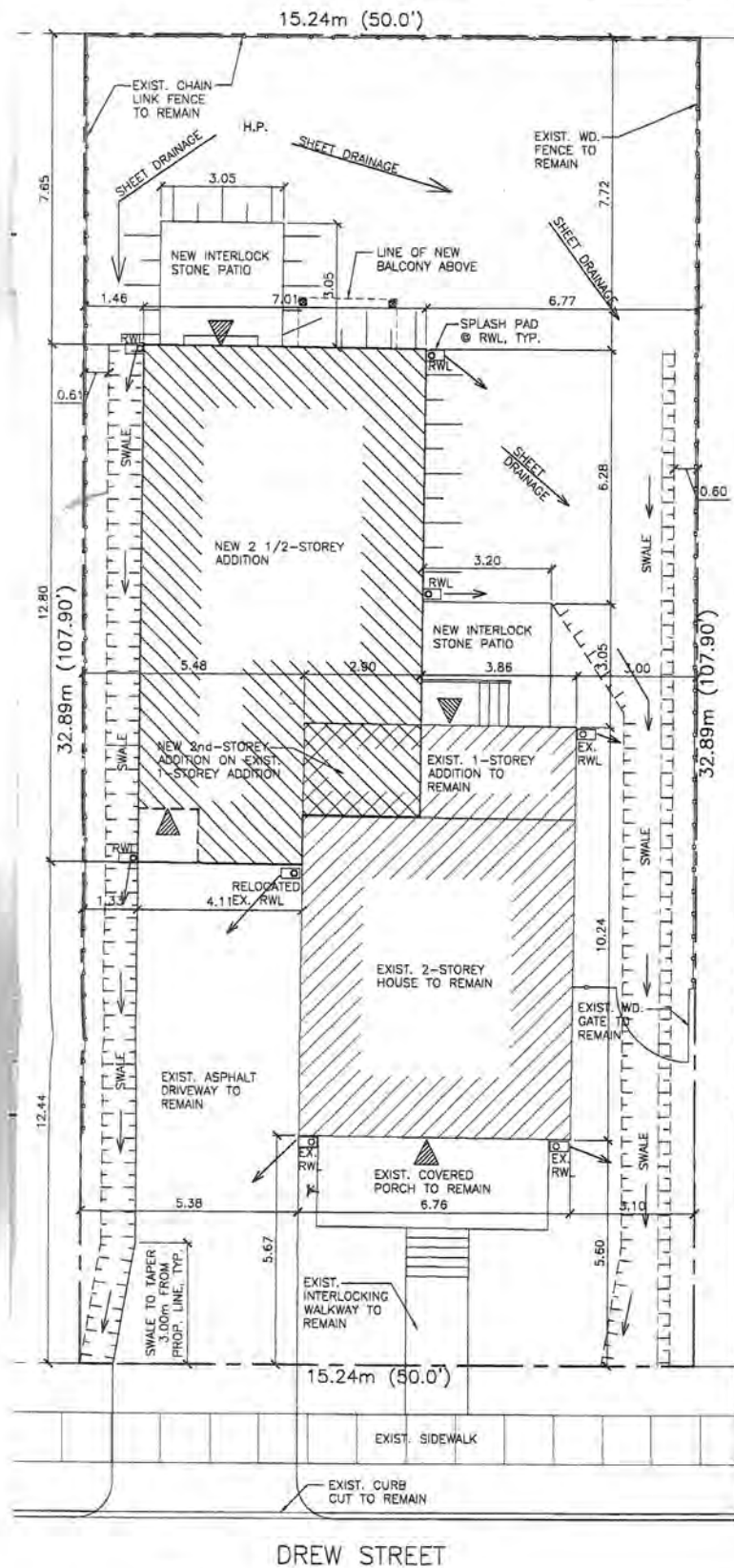
This Notice issued April 5, 2024.



Address: 523 Drew Street



City of Oshawa  
Economic and Development Services



H:\PLAN07\11 Mgm\09 Data Trans\Attachments - Committee\Ag\Agm\2024\005 - April 17\pds\A-2024-42.pdf



Committee of Adjustment

File: **B-2024-11**

Ward: **5**

## **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 April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-11**) submitted by **Imran Khan on behalf of Choudhury Anwarul Azim** for **794 Ritson Road South** (PL 243 LT 2), Oshawa for consent.

**Purpose and Effect:** The purpose and effect of the application is to sever a 382.32 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 430 sq. m. parcel of residential land with an existing single detached dwelling.

The subject site is also subject to applications for Minor Variance (Files A-2024-30 and A-2024-31).

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 April 15, 2024.

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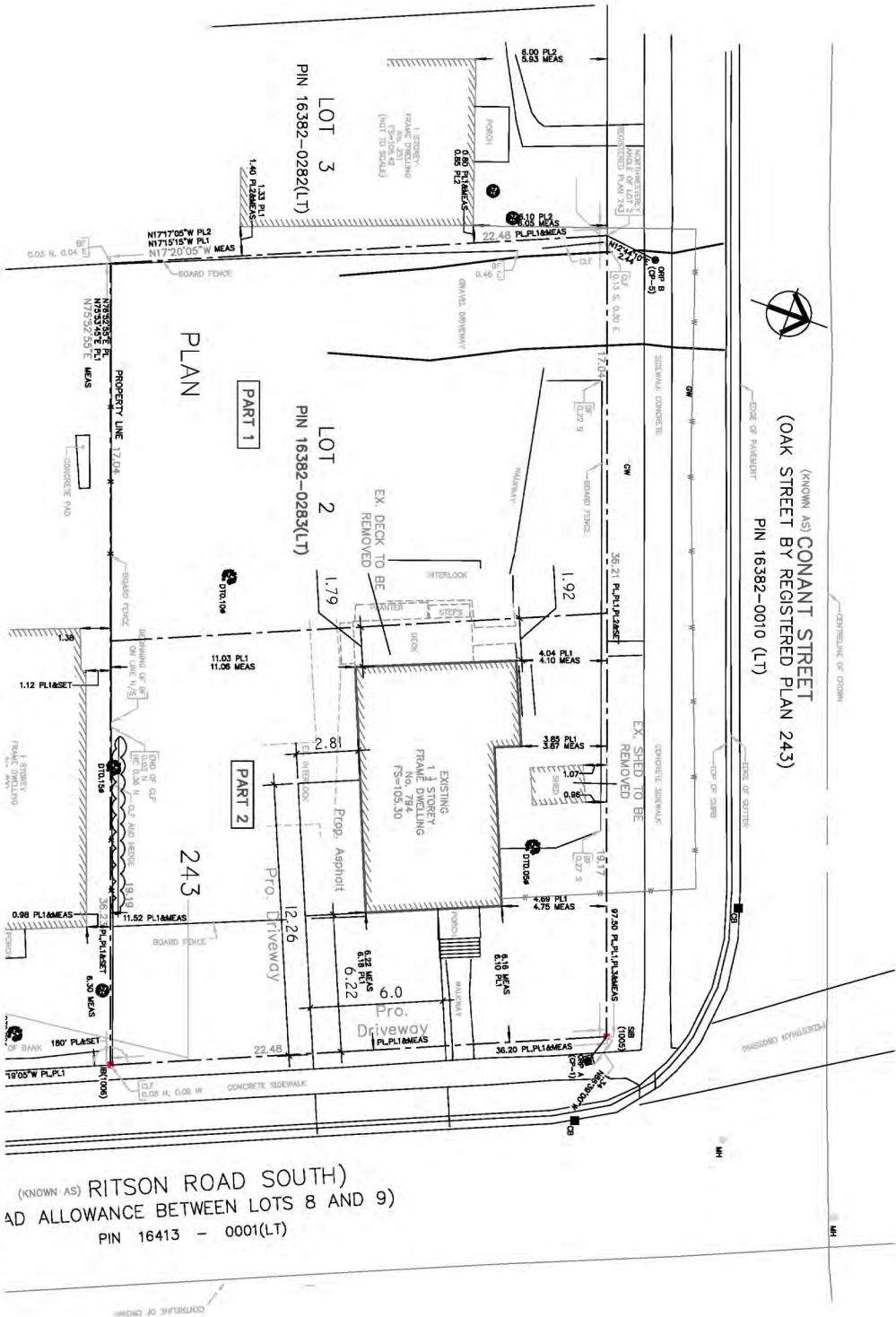
This Notice issued April 3, 2024.

Address: 794 Ritson Road South

City of Oshawa  
Economic and Development Services



**PROPOSED SEVERANCE  
TO THE EXISTING LOT**  
794 RITSON AVE.,  
OSHAWA, ONTARIO



(KNOWN AS) RITSON ROAD SOUTH  
AD ALLOWANCE BETWEEN LOTS 8 AND 9)  
PIN 16413 - 0001(LT)

**SITE PLAN**  
SCALE 1:200

**RENOR & ASSOCIATES, INC.**  
1846 PARKSIDE DRIVE, SCARBOROUGH, ONTARIO, M1B 4M6  
EMAIL: [Renor@renorinc.com](mailto:Renor@renorinc.com), Tel: (416) 662-7589  
DATE: FEB. 20/24 PROJ. NO. 22-58

**IRAN KHAN,**  
ARCHITECT

- LEGAL DESCRIPTION**  
LOT 2  
REGISTERED PLAN 243  
TOWN OF AJAX
- SURVEY INFORMATION**  
WAS TAKEN FROM SURVEY  
PREPARED BY:  
THAM SURVEYING LTD,  
DATED JULY 6, 2023  
8888 KEELE ST UNIT 7  
TORONTO, ON L4K 2N2  
TEL: 905-761-6521
- SITE STATISTICS:**  
TOTAL SITE AREA: 812.84 sm (0.02 ac)
- PART 1**  
LOT FRONTAGE 17.04 m  
LOT AREA 382.32 sm  
EX. BLDG. COVERAGE NULL
- PART 2**  
LOT FRONTAGE 19.17 m  
LOT AREA 430.52 sm  
EX. LOT. COVERAGE 76.68 sm (17.81%)
- EX. BLDG.** 72.64 sm  
**EX. SHED** 4.04 sm
- EX BUILDING SETBACK**  
NORTH 3.85 m  
SOUTH 11.03 m  
EAST 6.16 m  
WEST 1.79 m



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-30** and **A-2024-31**) submitted by **Imran Khan** for **794 Ritson Road South** (PL 243 LT 2), Oshawa for minor variances from the City's Zoning By-law 60-94.

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

**A-2024-30:** 794 Ritson Road South (Part 2 on draft 40R plan - East Side)

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.8m	9.0m
Minimum Landscaped Open Space in Exterior Side Yard	47%	50%

**A-2024-31:** 794 Ritson Road South (Part 1 on draft 40R plan - West Side)

Zoning Item	Column 1	Column 2
Minimum Lot Area	382m <sup>2</sup>	405m <sup>2</sup>

The subject site is also subject to an application for Consent (File B-2021-11).

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

### Meeting

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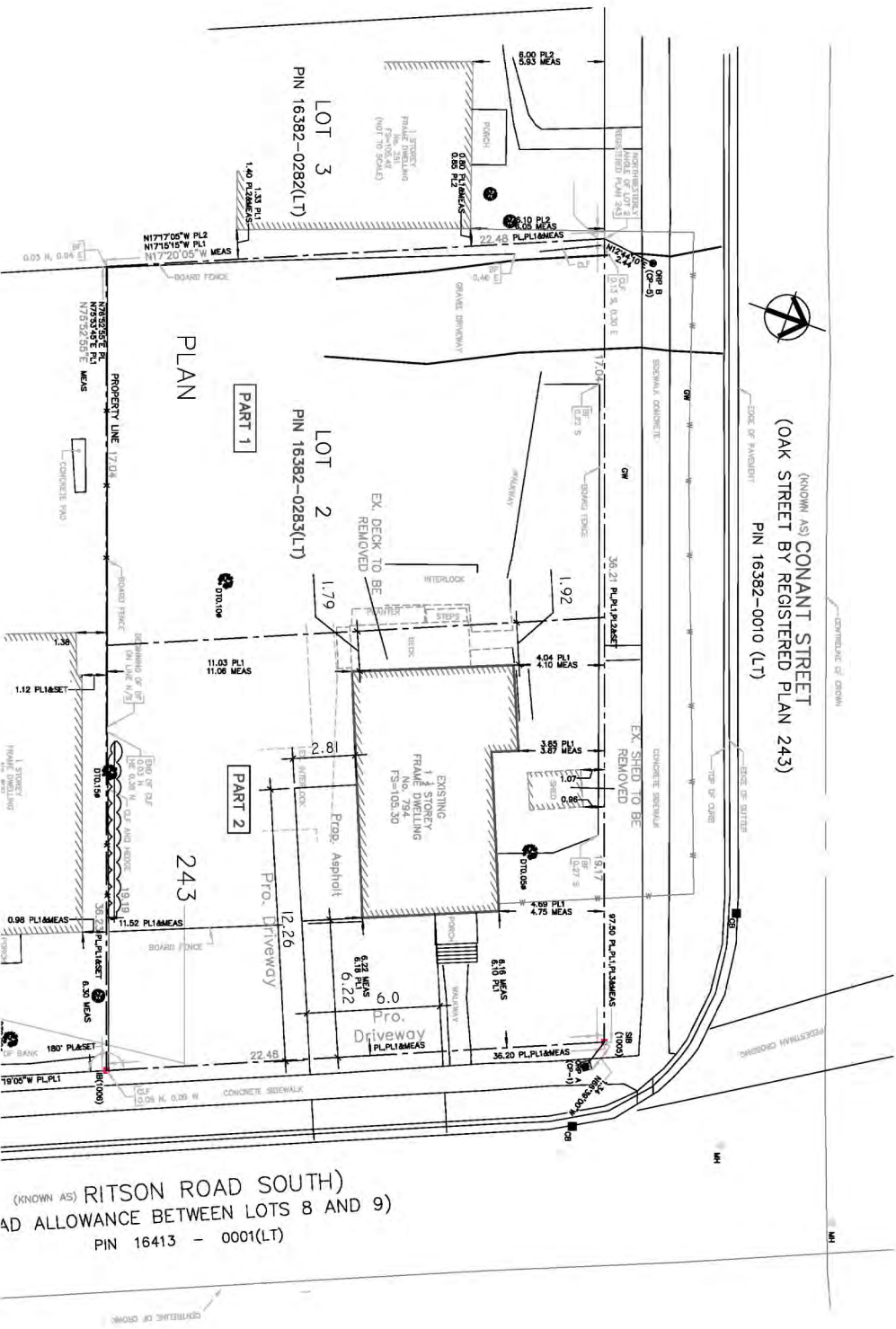
This Notice issued April 5, 2024.

Address: 794 Ritson Road South

City of Oshawa  
Economic and Development Services



**PROPOSED SEVERANCE  
TO THE EXISTING LOT**  
794 RITSON AVE.,  
OSHAWA, ONTARIO



(KNOWN AS) RITSON ROAD SOUTH  
AD ALLOWANCE BETWEEN LOTS 8 AND 9)  
PIN 16413 - 0001(LT)

**SITE PLAN**  
SCALE 1:200

**LEGAL DESCRIPTION**  
LOT 2  
REGISTERED PLAN 243  
TOWN OF AJAX

**SURVEY INFORMATION**  
WAS TAKEN FROM SURVEY  
PREPARED BY:  
THAM SURVEYING LTD.  
DATED JULY 6, 2023  
8888 KEELE ST. UNIT 7  
TORONTO, ON L4K 2N2  
TEL: 905-761-6521

**SITE STATISTICS:**  
TOTAL SITE AREA: 812.84 sm (0.02 ac)

**PART 1**  
LOT FRONTAGE 17.04 m  
LOT AREA 382.32 sm  
EX. BLDG. COVERAGE NIL

**PART 2**  
LOT FRONTAGE 19.17 m  
LOT AREA 430.52 sm  
EX. LOT COVERAGE 76.68 sm (17.81%)

EX. BLDG. 72.64 sm  
EX. SHED 4.04 sm

**EX. BUILDING SETBACK**  
NORTH 3.85 m  
SOUTH 11.03 m  
EAST 6.16 m  
WEST 1.79 m

IRAN KHAN,  
ARCHITECT

RENOR & ASSOCIATES, INC  
105 PARKSIDE DRIVE, SCARBOROUGH, ONTARIO, M1V 3N8  
EMAIL: irkhan@renor.com TEL: (416) 662-7888  
DATE: FEB. 20/24 PROJ. NO. 22-58





Committee of Adjustment

File: **B-2024-12**

Ward: **5**

## **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 April 17, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-12**) submitted by **Stephen Lennox** for **226 Toronto Avenue** (PL 148 LT 268 PT LT 267), Oshawa for consent.

**Purpose and Effect:** The purpose and effect of the application is to sever a 232.21 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 232.21 sq. m. parcel of residential land, with the existing single detached dwelling to be demolished.

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### **Meeting**

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This Notice issued April 5, 2024.

Address: 226 Toronto Avenue

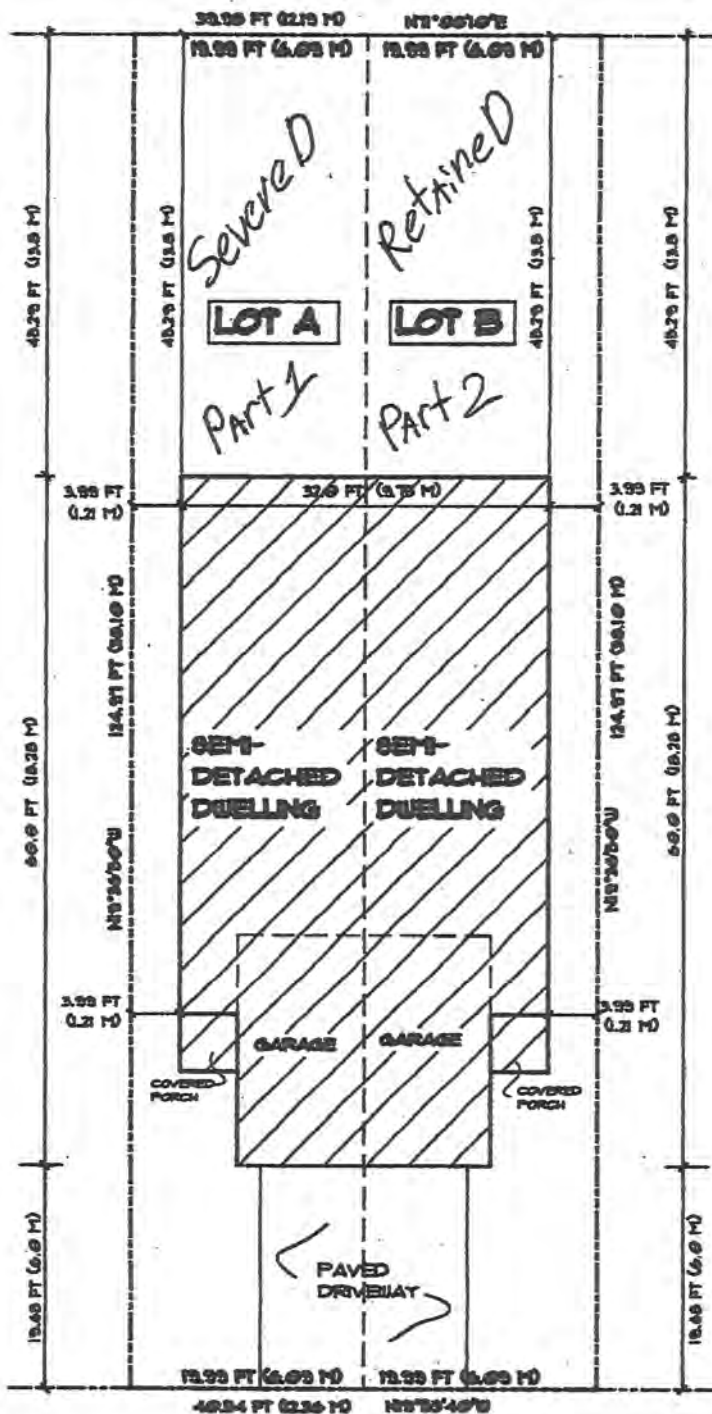


City of Oshawa  
Economic and Development Services

**SITE PLAN**

SCALE 1" = 31/32"

INFORMATION FROM  
SURVEYORS REAL PROPERTY REPORT  
PART I: PLAN OF SURVEY OF  
LOT 260 AND PART OF LOT 261  
REGISTERED PLAN 148  
CITY OF OSHAWA  
REGIONAL MUNICIPALITY OF DURHAM  
AS PREPARED BY ISM SURVEYORS



**226 TORONTO AVE**

LOT A	
AREA OF LOT	2309 FT <sup>2</sup> (21.92 M <sup>2</sup> )
AREA OF DWELLING	894 FT <sup>2</sup> (83.00 M <sup>2</sup> )
AREA OF COVERED PORCH	25 FT <sup>2</sup> (2.32 M <sup>2</sup> )
TOTAL LOT COVERAGE	923 FT <sup>2</sup> (85.31 M <sup>2</sup> )
AREA OF FRONT YARD	398 FT <sup>2</sup> (36.66 M <sup>2</sup> )
AREA OF PAVED DRIVE	171 FT <sup>2</sup> (15.84 M <sup>2</sup> )
TOTAL LANDSCAPED AREA	23 FT <sup>2</sup> (2.13 M <sup>2</sup> )

LOT B	
AREA OF LOT	2309 FT <sup>2</sup> (21.92 M <sup>2</sup> )
AREA OF DWELLING	894 FT <sup>2</sup> (83.00 M <sup>2</sup> )
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