



Committee of Adjustment Meeting Agenda

**May 29, 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 May 29, 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
Vacant

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

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-2024-35	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-2024-49	783 Greystone Court	Ward 3
	Camille Murdock	
	To permit a single detached dwelling, which may include an accessory apartment, with reduced landscaped open space in the front yard	

- | | | |
|---|-------------------------------|---------------|
| A-2024-50 | 2572 Orchestrate Drive | Ward 2 |
| Valiuddin Mohammed on behalf of Khurram Latif | | |
| To permit a single detached dwelling, which may include an accessory apartment, with reduced landscaped open space in the front yard | | |
| A-2024-51 | 1-100 Nonquon Road | Ward 2 |
| Sarah Dyck on behalf of In Soo Chang | | |
| To permit a retail store with an automobile rental establishment as an accessory use without additional parking | | |
| A-2024-52 | 2348 Dobbinton Street | Ward 2 |
| Thirupathi Bommididi | | |
| To permit a single detached dwelling with an increased encroachment of a deck into the required rear yard | | |
| A-2024-53 | 82 Jones Avenue | Ward 2 |
| Daniel Hogenbirk on behalf of 2871715 Ontario Limited | | |
| To permit an accessory building which may contain an accessory apartment with increased lot coverage, ground floor area and building height, and reduced exterior side yard setback | | |
| A-2024-54 | 1153 Somerville Street | Ward 2 |
| Groundstone Corporation | | |
| To permit a single detached dwelling which may include 2 accessory apartments with reduced landscape open space in front yard, parking space width and parking space length | | |
| A-2024-55 | 405 Burnley Court | Ward 3 |
| Clinton Dochuk on behalf of Stefan Bonnici | | |
| To permit an accessory building containing an accessory apartment, with increased ground floor area, lot coverage and reduced distance to the main building | | |

A-2024-56 109 Colborne Street West Ward 4

Independent Project Managers on behalf of Riverbank Homes Ltd.

To permit an apartment building with increased density and lot coverage and reduced lot frontage, length of front lot line, front, interior and exterior yard depths, landscaped open space, parking, and parking setback to street line

Consent Staff Reports

B-2024-21 310 Pacific Avenue Ward 5

GBR Planning on behalf of Iqbal Reshmawala

To permit the severance of a residential parcel of land, retaining a residential parcel of land with the existing single detached dwelling and garage to remain

B-2024-22 to 24 800 and 850 Wilson Road South Ward 5

Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.

To permit the severance of three industrial parcels, retaining an industrial parcel of land with the existing buildings to remain

B-2024-25 & 26 431 and 451 Woodmount Drive Ward 1

Osler, Hoskin & Harbour on behalf of CSH Wynfield Retirement Residence Inc.

To create mutual easements for servicing and access

Combined Minor Variance and Consent Staff Reports

B-2024-09 215 Thornton Road North Ward 4

D. G. Biddle & Associates on behalf of Holland Homes

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

A-2024-25 & 26 215 Thornton Road North Ward 4

D. G. Biddle & Associates on behalf of Holland Homes

To permit 2 single detached dwelling lots with reduced lot frontage

B-2024-20 126 Farewell Street

Ward 3

Batory Planning + Management on behalf of Nutshell Investments Ltd.

To sever a residential parcel of land, retaining a residential parcel of land

A-2024-44 & 43 126 Farewell Street

Ward 3

Batory Planning + Management on behalf of Nutshell Investments Ltd.

To permit a single detached dwelling on each proposed lot, which may each contain 2 accessory apartments, with increased height and reduced parking aisle width

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: _____

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-49**) submitted by **Camille Murdock** for **783 Greystone Court** (PL 40M2065 LT 104), 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 44% minimum landscaped open space in the front yard, whereas Zoning By-law 60-94 requires 50% landscaped open space in the front yard for a single detached dwelling in a R1-E.Y45 (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 May 27, 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.

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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 May 24, 2024 or any day thereafter.

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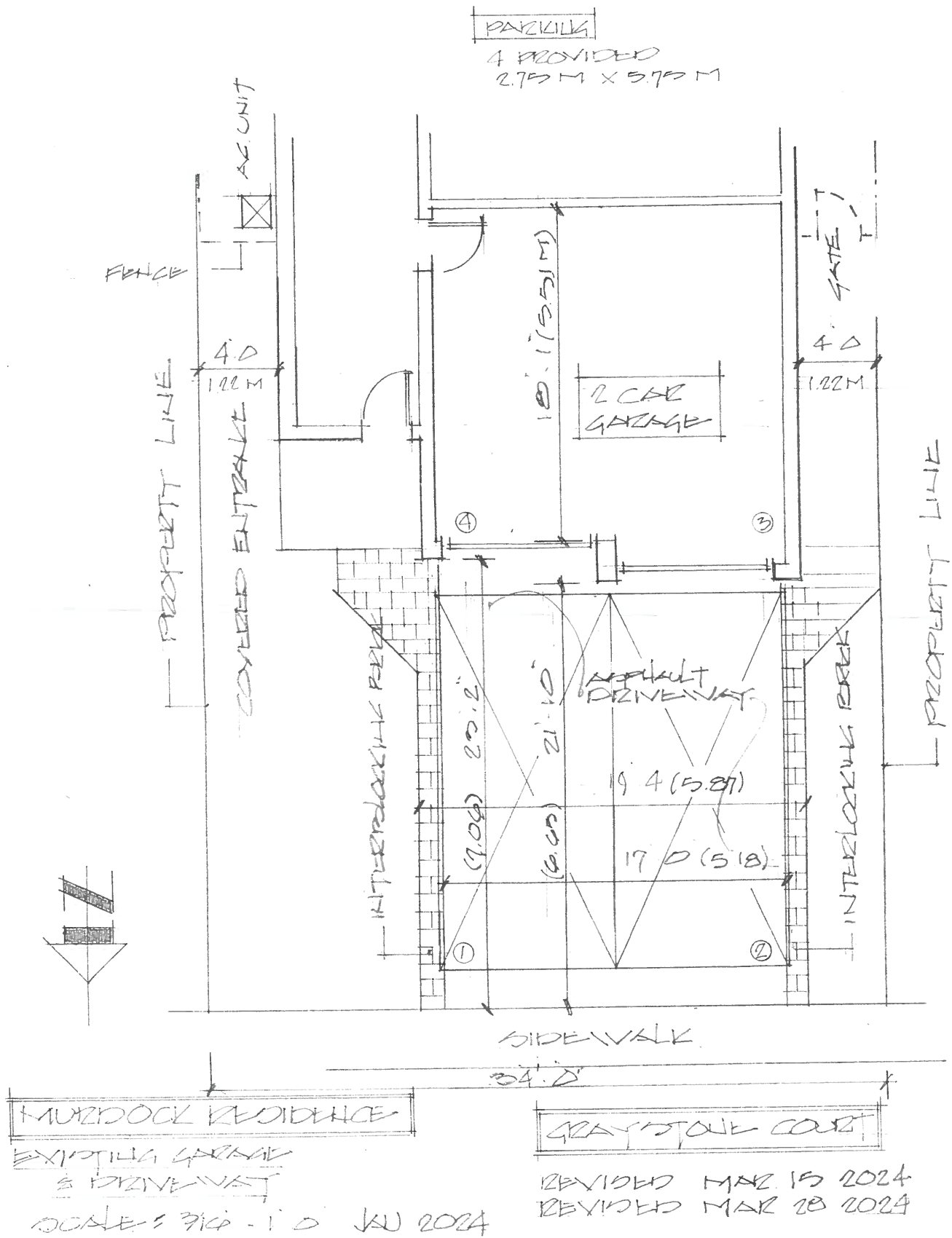
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This Notice issued May 17, 2024.

Address: 783 Greystone Court



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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 of 42% landscaped open space in the front yard, whereas Zoning By-law 60-94 requires a minimum 50% landscaped open space in the front yard for a single detached dwelling in a R1-E(24) (Residential) Zone.

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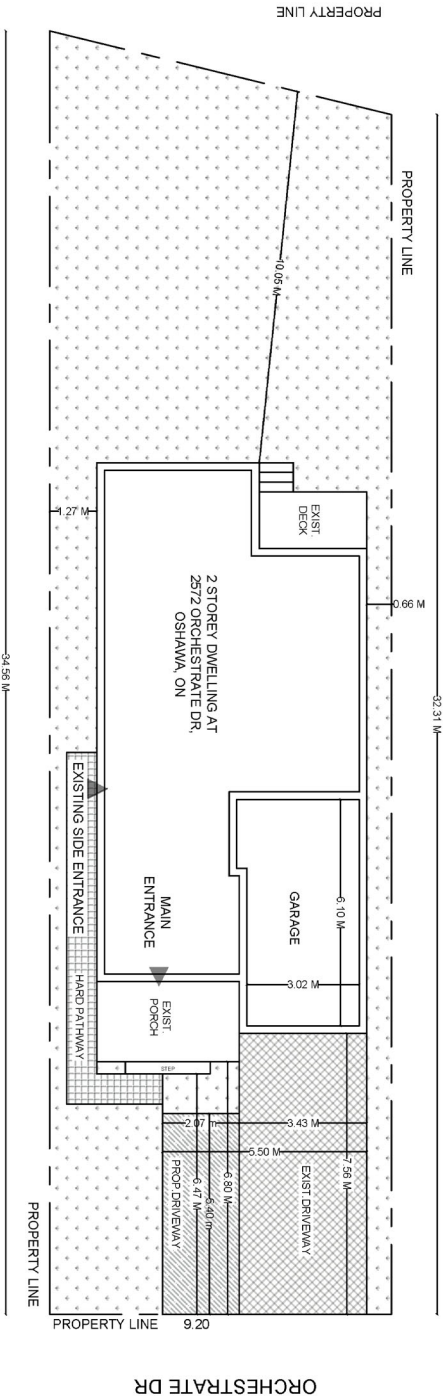
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This Notice issued May 17, 2024.

Address: 2572 Orchestrate Drive



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

PRINCIPAL RESIDENCE	
EXISTING MAIN FLOOR G.F.A.	= 78.4 M ²
EXISTING SECOND FLOOR G.F.A.	= 94.7 M ²
TOTAL G.F.A.	= 173.1 M ²
BASEMENT APARTMENT G.F.A.	= 78.41 M ²

ENTRANCE / EGRESS

SCOPE OF WORK

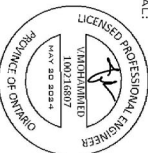
A- PROPOSED BASEMENT PLAN FOR ACCESSORY APARTMENT

B- ENLARGEMENT TO EXISTING WINDOWS

C- NEW FIRE RATED WINDOW

LANDSCAPED OPEN AREA CALCULATION	
GROSS AREA OF FRONT YARD	625.63 ft ² / 78.70 m ²
FRONT YARD PARKING AREA	399.60 ft ² / 37.12 m ²
PARKING AREA %	48.40%
FRONT YARD PORCH INCLUDING STEP	97.26 ft ² / 9.04 m ²
FRONT YARD PORCH INCLUDING STEP %	11.79%
FRONT YARD HARD LANDSCAPED AREA	44.13 ft ² / 4.10 m ²
HARD LANDSCAPED AREA %	5.35%
FRONT YARD SOFT LANDSCAPED AREA	284.64 ft ² / 26.44 m ²
SOFT LANDSCAPED AREA %	34.47%

GENERAL NOTES:
DRAWINGS ARE TO BE READ NOT
CONTRACTOR MUST VERIFY ALL
DIMENSIONS AND CONDITIONS
ON SITE BEFORE BEGINNING
WORK. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND
APPROVALS FROM THE
APPLICABLE AGENCIES.
THE CONTRACTOR SHALL
PROTECT ALL EXISTING UTILITIES
AND STRUCTURES.
ALL DESIGN AND CONSTRUCTION
SHALL BE IN ACCORDANCE
WITH THE OSHAWA ZONING
BY-LAW AND THE OSHAWA
BUILDING CODE.
THE DESIGNER SHALL
BE RESPONSIBLE FOR THE
DESIGN AND CONSTRUCTION
OF THE PROJECT.



1	ISSUED FOR	MAY 20 2024
2	REVISION	MAY 20 2024
3	REVISION	MAY 20 2024
4	REVISION	MAY 20 2024
5	REVISION	MAY 20 2024
6	REVISION	MAY 20 2024
7	REVISION	MAY 20 2024
8	REVISION	MAY 20 2024
9	REVISION	MAY 20 2024
10	REVISION	MAY 20 2024

ENGINEER:
Mechways Inc.
ADDRESS : 2751 TANKERS DRIVE
TEL : (905) 881-1111
FAX : (905) 881-1112
EMAIL : INFO@MECHWAYS.COM
RESIDENT : 3000 HIGHWAY 10
CONSULTANT:

PROJECT:
2572 ORCHESTRATE
DR, OSHAWA,
ON L1L 0R4

SHEET TITLE:
SITE PLAN

CHECKED: MSB
DRAWN: MSA
SCALE: 1 : 125
DATE: MAR 15 2024

DRAWING:

A O.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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-51**) submitted by **Sarah Dyck on behalf of In Soo Chang** for **1-100 Nonquon Road** (PL 357 SHEET 10D4 PT LT 20), 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 automobile rental establishment as an accessory use to a retail store without any additional parking, whereas Zoning By-law 60-94 does not permit an automobile rental establishment in a R6-B/CC-A (Residential/Convenience Commercial) Zone.

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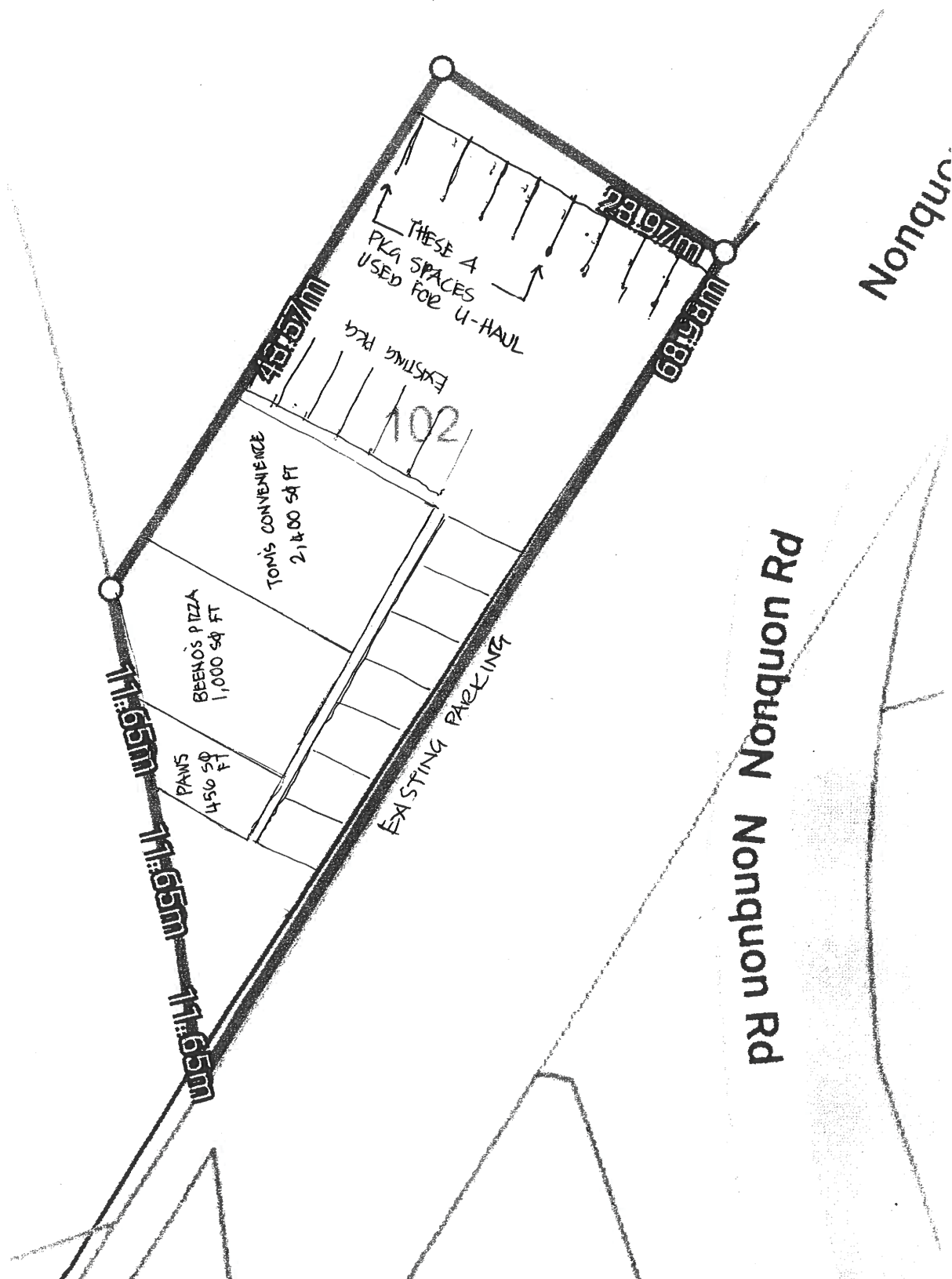
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued May 17, 2024.

Address: 100 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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-52**) submitted by **Thirupathi Rommidi** for **2348 Dobbinton Street** (PL 40M2566 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 deck to encroach 3.6m into the required rear yard of a single detached dwelling, whereas Zoning By-law 60-94 permits a maximum encroachment of a deck of 2.4m into the required rear yard for a single detached dwelling in a R1-D(3) (Residential) Zone.

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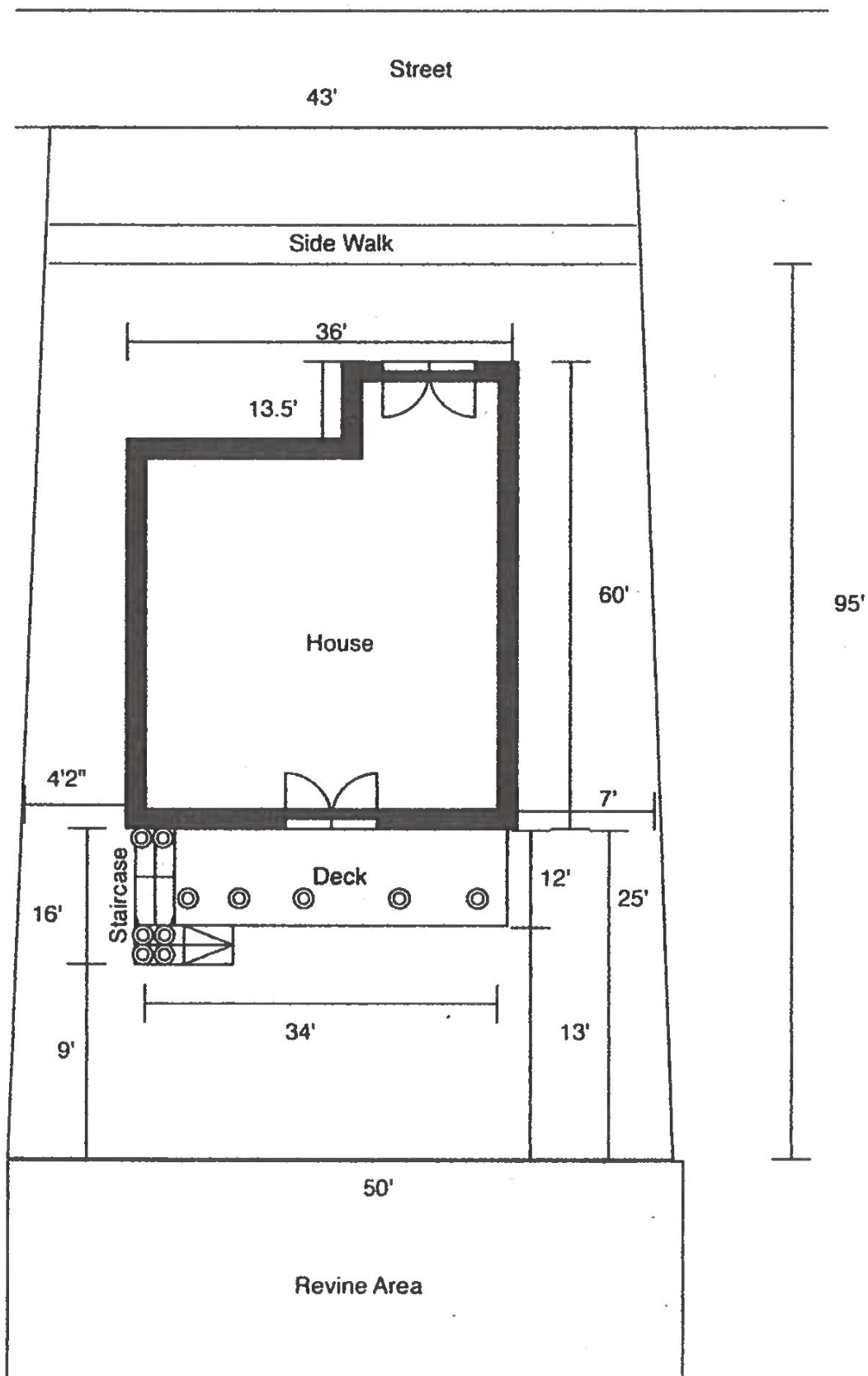
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Address: 2348 Dobbinton Street



City of Oshawa
Economic and Development Services



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 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 Zone.

Zoning Item	Column 1	Column 2
Maximum lot coverage of accessory buildings	9%	8%
Maximum lot coverage of accessory buildings as a percentage of the main building on the lot	61%	50%
Maximum ground floor area for accessory buildings	62m ²	60m ²
Maximum height of an accessory building	5.4m	4.5m
Minimum exterior side yard setback for an accessory building	1.8m	2.4m

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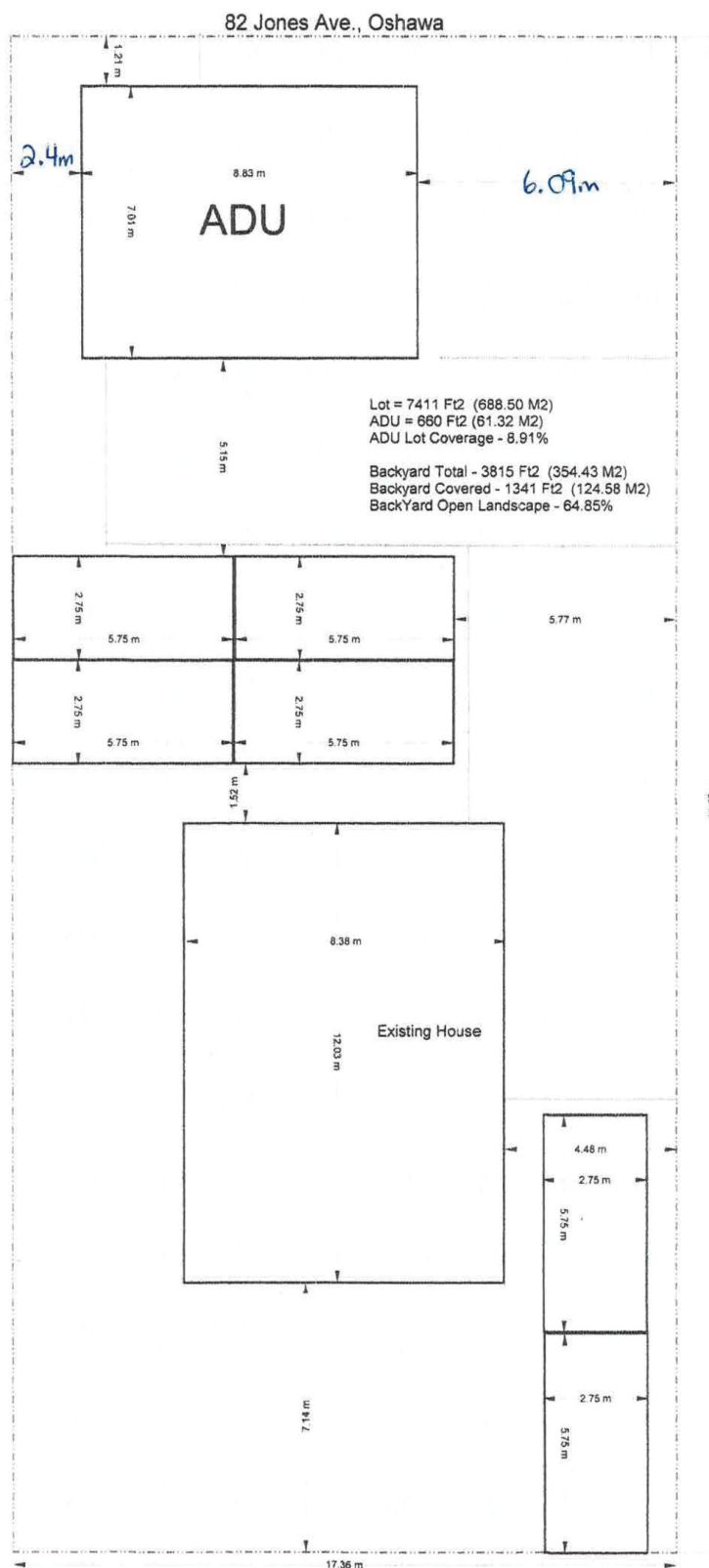
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This Notice issued May 17, 2024.

Address: 82 Jones Avenue



City of Oshawa
Economic and Development Services



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-54**) submitted by **Groundstone Corporation** for **1153 Somerville Street** (PL 318 PT LTS 95 AND 96 RP 40R30690 PT 2), 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 2 accessory apartments 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.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front yard	43%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

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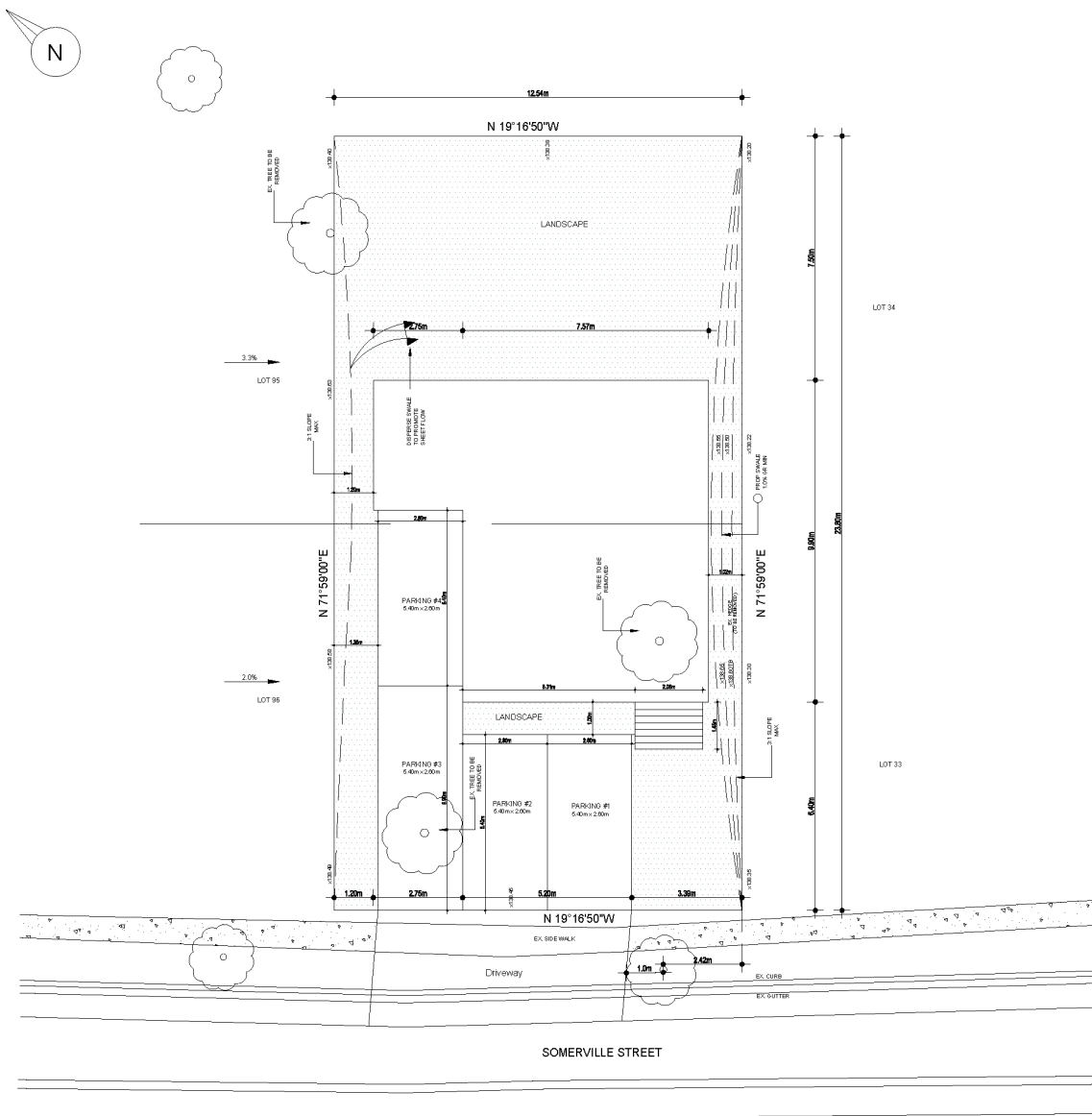
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued May 17, 2024.

Address: 1153 Somerville Street



City of Oshawa
Economic and Development Services



A4

SITE PLAN

REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:

SITE PLAN

1153 Somerville Street, Oshawa

DATE:

22/05/2024

SCALE:

NTS

SHEET:

A-4

**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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-55**) submitted by **Clinton Dochuk on behalf of Stefan Bonnici** for **405 Burnley Court** (PL M1090 LT 74), 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 with an accessory apartment ancillary to a single detached 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 accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum ground floor area for accessory buildings	63m ²	60m ²
Maximum lot coverage of an accessory building to the main building on the lot	69%	50%
Minimum distance of an accessory building containing an accessory apartment to the main building	2.8m	3m

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 May 27, 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 May 29, 2024 in order for your correspondence to be provided to Committee members for the May 29, 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 May 29, 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 May 24, 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 May 27, 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 May 17, 2024.

Address: 405 Burnley Court

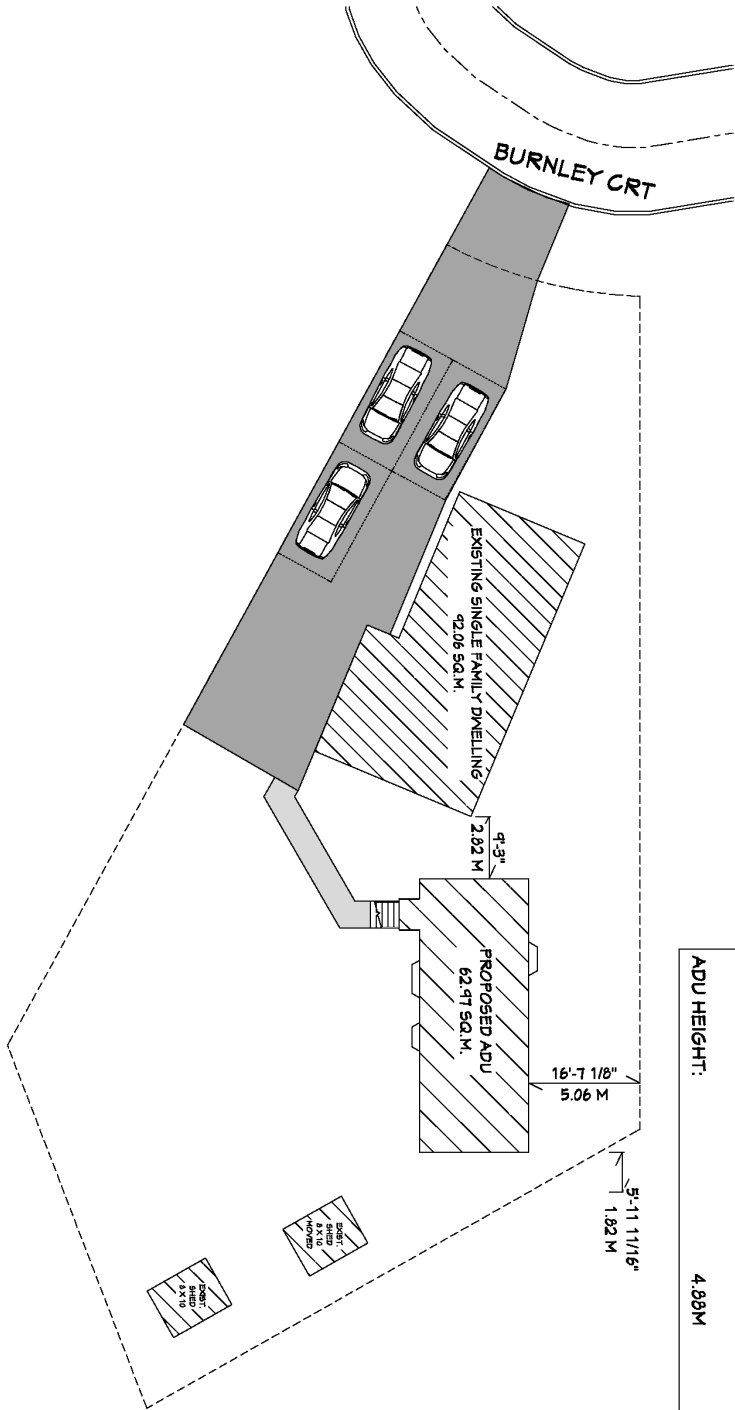


LOT DETAILS

LOT AREA:	941.68 SQ.M.	
LOT COVERAGE:	155.03 SQ.M.	(16.36%)
PRINCIPAL DWELLING AREA:	92.06 SQ.M.	(9.71%)
PROPOSED ADU AREA:	62.97 SQ.M.	(6.64% LOT COVERAGE)
ADDITIONAL ACCE. BULD.	14.86 SQ.M.	(1.57% LOT COVERAGE)
ADU HEIGHT:	4.89M	(84.55% OF PRIMARY)

SITE PLAN

SCALE 3/16"=1'



GENERAL NOTES:

DRAWINGS ARE TO BE READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS REVIEWED AND APPROVED THE DRAWINGS. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL, UNLESS REVISED BY DESIGNER. IF ANY DISCREPANCIES ARE NOTICED, THE DRAWINGS AND DOCUMENTS PROVIDED HERE ARE WITHIN THE EXCLUSIVE PROPERTY OF HON DRAFTING 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 QUALITY AND ACCURACY OF THE DESIGN REVIEWED BY THE OSHAWA BUILDING CODE TO BE A DESIGNER.

NAME	B.G.M.
HON DRAFTING AND DESIGN	11997
DESIGN FIRM	B.G.M.

NUMBER	DATE	REVISIONS / DESCRIPTION

PROJECT NORTH:

TRUE NORTH:



DRAWN BY: MTA
PROJECT ADDRESS: 405 BURNLEY CRT, OSHAWA
PROJECT NUMBER: 2023-085
SCALE(S) INDICATED
DRAWING TITLE: AS INDICATED
SHEET NO.

A-1003

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-56**) submitted by **Independent Project Managers on behalf of Riverbank Homes Ltd.** for **109 Colborne Street West** (PL 19 PT LT 15), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a R6-D.T25/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	468 u/ha	300 u/ha
Minimum Lot Frontage	18m	30m
Minimum Length of Front Lot Line	12.8m	15m
Minimum Front Yard Depth	2.2m	6m
Minimum Interior Yard Depth	2.6m	9m
Minimum Exterior Yard Depth	0.3m	9m
Parking Space in a Driveway Sight Triangle	To Permit	Not Permitted
Maximum Lot Coverage	51%	45%
Minimum Landscaped Open Space	19%	25%
Minimum Landscaped Open Space in Rear Yard of a Corner Lot	5%	50%
Minimum Parking	0.177 space/unit (14 spaces)	1 space/unit (79 spaces)
Minimum Distance of Parking Area to Street Line	0.3m	3m

The subject site is also subject to an application for Site plan approval (File SPA-2023-12).

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 May 27, 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 May 29, 2024 in order for your correspondence to be provided to Committee members for the May 29, 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 May 29, 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 May 24, 2024 or any day thereafter.

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This Notice issued May 17, 2024.


Unit Mix	1B	1B 8/F	2B	2B 8/F	Total
Ground Fl	5	1	3		9
Level 2	8	2	3	1	14
Level 3	8	2	3	1	14
Level 4	8	2	3	1	14
Level 5	8	2	3	1	14
Level 6	8	2	3	1	14
Total	45	11	18	5	79
8/F Unit Total		11		5	

No.	DESCRIPTION	DATE	BY
1	Cost Estimate	Aug 11 2004	BAK
2	Cost Estimate	Aug 11 2004	BAK
3	Cost Estimate	Aug 11 2004	BAK
4	Cost Estimate	Aug 11 2004	BAK
5	Cost Estimate	Aug 11 2004	BAK
6	Cost Estimate	Aug 11 2004	BAK
7	Cost Estimate	Aug 11 2004	BAK



PROJECT:
**79 UNIT AFFORDABLE
RESIDENTIAL DEVELOPMENT**

DRAWING:
SITE PLAN

PROJECT NO: 23140	Architects BARRY BEYAN ASSOCIATES		
	Project Manager 201-500-7666 (office) 201-500-7667 (cell) Fax: 201-500-6612 E-mail: bbeyan@bbaa.net		
DRAWING NO: A101	DATE June 14, 2003		REVISIONS NO. DATE BY COMMENTS 1 11/1/01 T.M. 1. INITIAL
	SHEET SCHEDULE FLOOR PLAN		

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-20**) submitted by **Batory Planning + Management on behalf of Nutshell Investments Ltd.** for **126 Farewell Street** (PL 302 LT 12 PT LT 13), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit the severance of a 480.9 sq. m. residential parcel of land, retaining a 480.9 sq. m. residential parcel of land.

The subject site is also subject to an applications for Minor Variance (File A-2024-43 & A-2024-44).

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 May 27, 2024.

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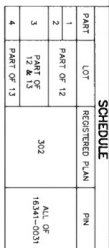
Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal 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 May 28, 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 May 15, 2024.



PLAN OF SURVEY OF
LOT 12 & PART OF LOT 13,
REGISTERED PLAN 302
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250 METRES

0 5 10 20

THE INTENDED PLOT SIZE OF THIS PLAN IS 457M
IN WIDTH BY 457M IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:250

- | | | |
|------|---|--|
| | LEGEND | |
| ■ | DENOTES SURVEY MONUMENT FOUND | |
| SMB | DENOTES SURVEY MONUMENT SET | |
| SSB | DENOTES SHORT STAKED NON BAR | |
| NSB | DENOTES NON BAR | |
| PB | DENOTES PLASTIC BAR | |
| CP | DENOTES CONCRETE PIN | |
| WT | DENOTES WITNESS | |
| M | DENOTES MEASURED | |
| P1 | DENOTES SURETY BY SURETORS LTD., O.S. | |
| P2 | DENOTES SURETY BY D.DOLAS COGNAN, O.S. | |
| P3 | DENOTES REGISTERED PLAN 302 | |
| OJ | DENOTES OTHER JURISDICTION | |
| CO | DENOTES CO-OWNERSHIP | |
| 1414 | DENOTES C.D.DOLAS COGNAN CO. LTD., O.S. | |
| 1416 | DENOTES H. DOLAS COGNAN, O.S. | |
| 1418 | DENOTES HW SURETORS LTD., O.S. | |

BEARING NOTES

LOCATION—THE UTM GRID, DERIVED FROM OBSERVED REFERENCE BEAKINGS ARE UTM 18Q, 81M, 81N, 81P, 81R, 81S, 81T, 81U, 81V, 81W, 81X, 81Y, 81Z, 82A, 82B, 82C, 82D, 82E, 82F, 82G, 82H, 82J, 82K, 82L, 82M, 82N, 82P, 82Q, 82R, 82S, 82T, 82U, 82V, 82W, 82X, 82Y, 82Z, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83J, 83K, 83L, 83M, 83N, 83P, 83Q, 83R, 83S, 83T, 83U, 83V, 83W, 83X, 83Y, 83Z, 84A, 84B, 84C, 84D, 84E, 84F, 84G, 84H, 84J, 84K, 84L, 84M, 84N, 84P, 84Q, 84R, 84S, 84T, 84U, 84V, 84W, 84X, 84Y, 84Z, 85A, 85B, 85C, 85D, 85E, 85F, 85G, 85H, 85J, 85K, 85L, 85M, 85N, 85P, 85Q, 85R, 85S, 85T, 85U, 85V, 85W, 85X, 85Y, 85Z, 86A, 86B, 86C, 86D, 86E, 86F, 86G, 86H, 86J, 86K, 86L, 86M, 86N, 86P, 86Q, 86R, 86S, 86T, 86U, 86V, 86W, 86X, 86Y, 86Z, 87A, 87B, 87C, 87D, 87E, 87F, 87G, 87H, 87J, 87K, 87L, 87M, 87N, 87P, 87Q, 87R, 87S, 87T, 87U, 87V, 87W, 87X, 87Y, 87Z, 88A, 88B, 88C, 88D, 88E, 88F, 88G, 88H, 88J, 88K, 88L, 88M, 88N, 88P, 88Q, 88R, 88S, 88T, 88U, 88V, 88W, 88X, 88Y, 88Z, 89A, 89B, 89C, 89D, 89E, 89F, 89G, 89H, 89J, 89K, 89L, 89M, 89N, 89P, 89Q, 89R, 89S, 89T, 89U, 89V, 89W, 89X, 89Y, 89Z, 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90J, 90K, 90L, 90M, 90N, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 91A, 91B, 91C, 91D, 91E, 91F, 91G, 91H, 91J, 91K, 91L, 91M, 91N, 91P, 91Q, 91R, 91S, 91T, 91U, 91V, 91W, 91X, 91Y, 91Z, 92A, 92B, 92C, 92D, 92E, 92F, 92G, 92H, 92J, 92K, 92L, 92M, 92N, 92P, 92Q, 92R, 92S, 92T, 92U, 92V, 92W, 92X, 92Y, 92Z, 93A, 93B, 93C, 93D, 93E, 93F, 93G, 93H, 93J, 93K, 93L, 93M, 93N, 93P, 93Q, 93R, 93S, 93T, 93U, 93V, 93W, 93X, 93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94J, 94K, 94L, 94M, 94N, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95J, 95K, 95L, 95M, 95N, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96J, 96K, 96L, 96M, 96N, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97J, 97K, 97L, 97M, 97N, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98J, 98K, 98L, 98M, 98N, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99J, 99K, 99L, 99M, 99N, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 00A, 00B, 00C, 00D, 00E, 00F, 00G, 00H, 00J, 00K, 00L, 00M, 00N, 00P, 00Q, 00R, 00S, 00T, 00U, 00V, 00W, 00X, 00Y, 00Z, 01A, 01B, 01C, 01D, 01E, 01F, 01G, 01H, 01J, 01K, 01L, 01M, 01N, 01P, 01Q, 01R, 01S, 01T, 01U, 01V, 01W, 01X, 01Y, 01Z, 02A, 02B, 02C, 02D, 02E, 02F, 02G, 02H, 02J, 02K, 02L, 02M, 02N, 02P, 02Q, 02R, 02S, 02T, 02U, 02V, 02W, 02X, 02Y, 02Z, 03A, 03B, 03C, 03D, 03E, 03F, 03G, 03H, 03J, 03K, 03L, 03M, 03N, 03P, 03Q, 03R, 03S, 03T, 03U, 03V, 03W, 03X, 03Y, 03Z, 04A, 04B, 04C, 04D, 04E, 04F, 04G, 04H, 04J, 04K, 04L, 04M, 04N, 04P, 04Q, 04R, 04S, 04T, 04U, 04V, 04W, 04X, 04Y, 04Z, 05A, 05B, 05C, 05D, 05E, 05F, 05G, 05H, 05J, 05K, 05L, 05M, 05N, 05P, 05Q, 05R, 05S, 05T, 05U, 05V, 05W, 05X, 05Y, 05Z, 06A, 06B, 06C, 06D, 06E, 06F, 06G, 06H, 06J, 06K, 06L, 06M, 06N, 06P, 06Q, 06R, 06S, 06T, 06U, 06V, 06W, 06X, 06Y, 06Z, 07A, 07B, 07C, 07D, 07E, 07F, 07G, 07H, 07J, 07K, 07L, 07M, 07N, 07P, 07Q, 07R, 07S, 07T, 07U, 07V, 07W, 07X, 07Y, 07Z, 08A, 08B, 08C, 08D, 08E, 08F, 08G, 08H, 08J, 08K, 08L, 08M, 08N, 08P, 08Q, 08R, 08S, 08T, 08U, 08V, 08W, 08X, 08Y, 08Z, 09A, 09B, 09C, 09D, 09E, 09F, 09G, 09H, 09J, 09K, 09L, 09M, 09N, 09P, 09Q, 09R, 09S, 09T, 09U, 09V, 09W, 09X, 09Y, 09Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10J, 10K, 10L, 10M, 10N, 10P, 10Q, 10R, 10S, 10T, 10U, 10V, 10W, 10X, 10Y, 10Z, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11J, 11K, 11L, 11M, 11N, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12J, 12K, 12L, 12M, 12N, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13J, 13K, 13L, 13M, 13N, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14J, 14K, 14L, 14M, 14N, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15J

DISTANCE NOTES – METRIC

DISTANCES AND COORDINATES ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE).
NAD83(CSRS)(2010).

POINT ID	NORTHING	EASTING
A	4851093.23	873647.20
B	4852014.60	873630.37

CAUTION: COORDINATE VALUES ARE BASED ON THE DATUMS LISTED ON THE DRAWING. COORDINATES OF BOUNDARIES SHOWN ON THIS DRAWING ARE BASED ON THE DATUMS LISTED ON THE DRAWING.



IBWSURVEYORS.COM | 1.800.667.0696

SURETYOR'S CERTIFICATE
I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURETYOR'S ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON

DRAFT

DATE XXXXXXXXXXXX, O.L.S.

SEE PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION (OAL V-XXXXX

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (File **A-2024-43** and **A-2024-44**) submitted by **Batory Planning + Management on behalf of Nutshell Investments Ltd.** for **126 Farewell Street** (PL 302 LT 12 PT LT 13), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are to permit a single detached dwelling on each proposed lot, which may each contain 2 accessory apartments, 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.

Zoning Item	Column 1	Column 2
Maximum Height	10.3m	9.0m
Minimum Parking Aisle Width	3.25m	6.5m

The subject site is also subject to an application for Consent (File B-2024-20).

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 May 27, 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 May 29, 2024 in order for your correspondence to be provided to Committee members for the May 29, 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.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on May 29, 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 May 24, 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 May 27, 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.

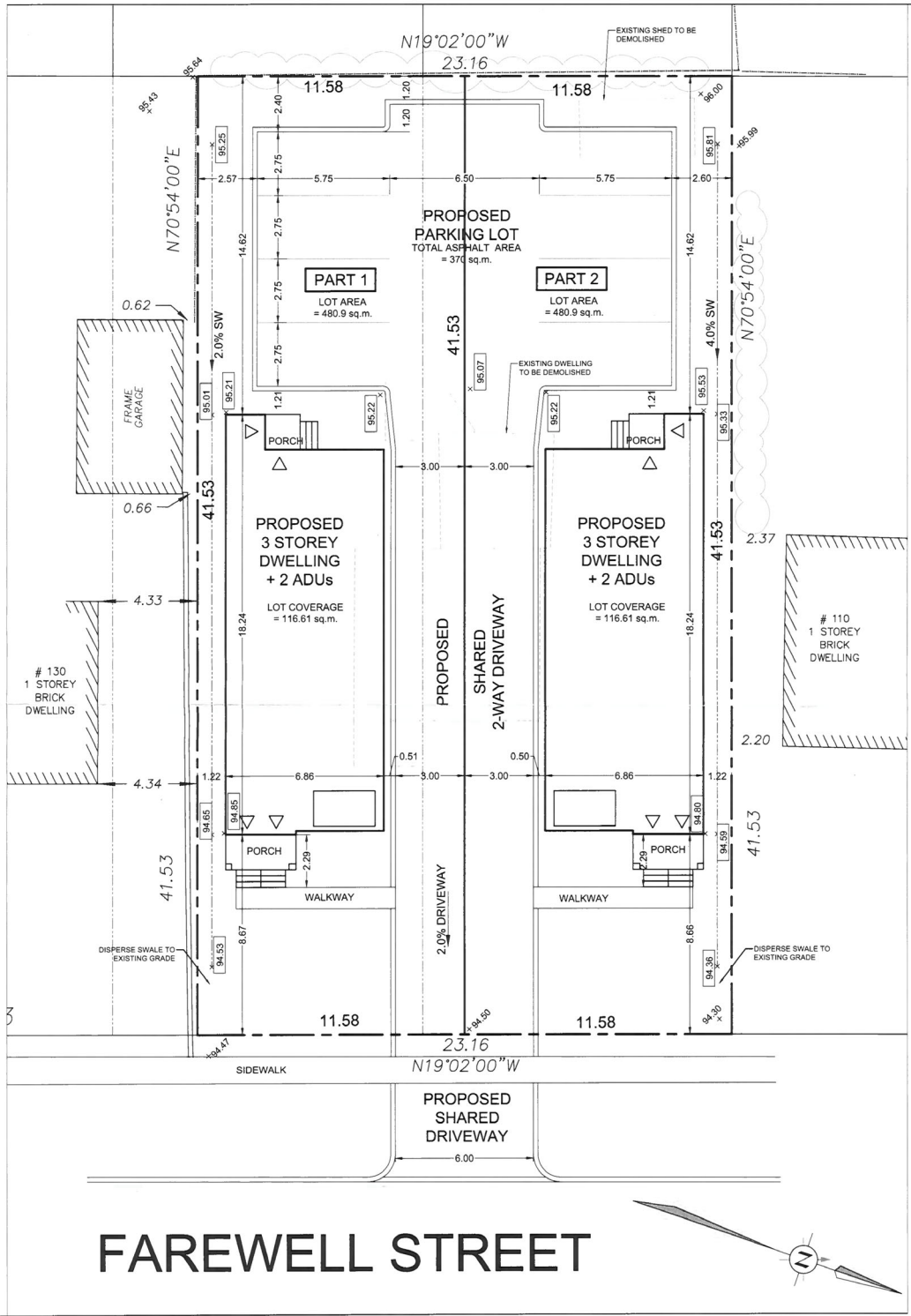
This Notice issued May 17, 2024.

Address: 126 Farewell Street



City of Oshawa
Economic and Development Services

FOR REVIEW



FAREWELL STREET

		Project 116 FAREWELL ST, OSHAWA		Project No. 23-02	
vaid@danlyn.ca tel: 289-948-3903		Date FEB 9, 2024		Drawing No.	
1. I, the undersigned, declare that I have reviewed and have design responsibility for the design shown on this drawing.		2. I have reviewed and have design responsibility for the design shown on this drawing.		3. I have reviewed and have design responsibility for the design shown on this drawing.	
4. I have reviewed and have design responsibility for the design shown on this drawing.		5. I have reviewed and have design responsibility for the design shown on this drawing.		6. I have reviewed and have design responsibility for the design shown on this drawing.	
7. I have reviewed and have design responsibility for the design shown on this drawing.		8. I have reviewed and have design responsibility for the design shown on this drawing.		9. I have reviewed and have design responsibility for the design shown on this drawing.	
Form BCIN: 103186 Qualified Designer BCIN: 102972 Date:		Sheet Title PROPOSED SITE PLAN		Scale 1:150	

H:\PLAN07-11 Mgm05-Data Trans\Attachments - Committee\04\Attachment202406 - May29\pds\A-2024-43&44.pdf

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-21**) submitted by **GBR Planning on behalf of Iqbal Reshmawala** for **310 Pacific Avenue** (PL 296 LT 108), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit the severance of a 317.17 sq. m. residential parcel of land, retaining a 430.72 sq. m. residential parcel of land with an existing single detached dwelling and garage to remain.

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 May 27, 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 May 29, 2024 in order for your correspondence to be provided to Committee members for the May 29, 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 May 29, 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.

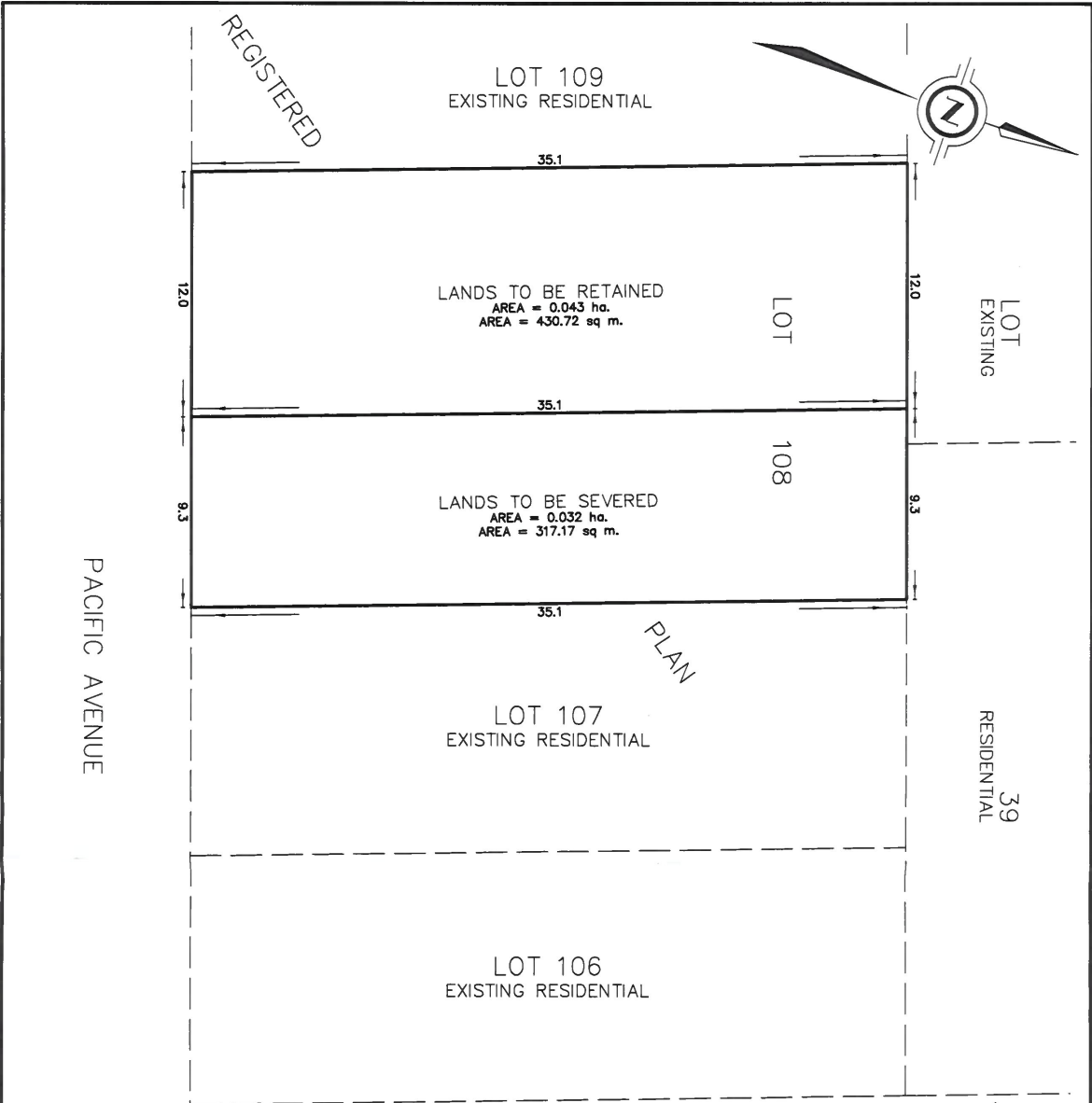
To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

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 May 24, 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.

Address: 310 Pacific Avenue



No. 296

SEVERANCE SKETCH OF

LOT 108

REGISTERED PLAN No. 296

(GEOGRAPHIC TOWNSHIP OF EAST WHITBY)

NOW IN THE

CITY OF OSHAWA

REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 200



J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

GRANTOR'S NAME: IQBAL NAEEM RESHAMWALA

LEGEND

— DENOTES GRANTOR'S HOLDINGS



J.D. BARNES
LIMITED

SURVEYING
MAPPING
GIS

LAND INFORMATION SPECIALISTS
110 SCOTIA COURT, UNIT 38, WHITBY, ON L1N 8Y7
T: (905) 723-1212 F: (905) 723-4234
www.jdbarnes.com

DRAWN BY: B.C. CHECKED BY: G.C.L. REFERENCE NO: 24-25-248-00

PLOTTED: 3/25/2024 DATED: 03/25/2024

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 May 28, 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 May 15, 2024.

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2024-22 to 24**) submitted by **Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.** for **800 and 850 Wilson Road South** (PL 335 SHEET 26 PT LT C6 NOW RP 40R4383 PT 1, 2 AND RP 40R7535 PT 1,2), Oshawa for consent.

Purpose and Effect:

B-2024-22: The purpose and effect of the application is to permit the severance of a 0.49 ha industrial parcel of land with an existing building, retaining a 1.48 ha industrial parcel of land with an existing building.

B-2024-23: The purpose and effect of the application is to permit the severance of a 0.47 ha industrial parcel of land with an existing building, retaining a 1.01 ha industrial parcel of land.

B-2024-24: The purpose and effect of the application is to permit the severance of a 0.44 ha industrial parcel of land, retaining a 0.57 ha industrial parcel of land.

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 May 27, 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 May 29, 2024 in order for your correspondence to be provided to Committee members for the May 29, 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 May 29, 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.

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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 May 24, 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.

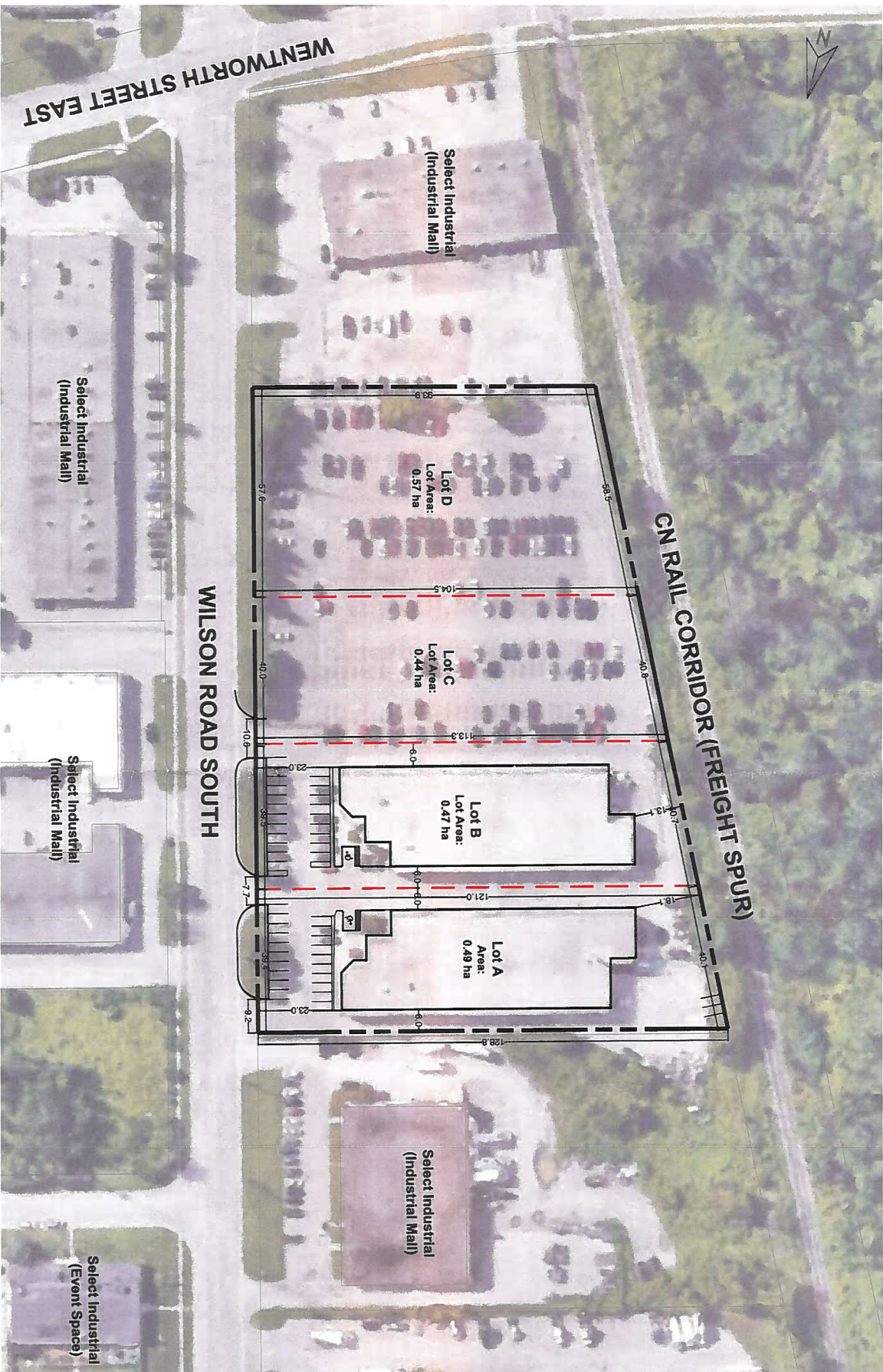
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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This Notice issued May 15, 2024.

Address: 800 & 850 Wilson Road South



Severance
Sketch

ADDRESS:
800-850 Wilson Rd S.
Oshawa

Project No:
23088
Scale:
1:1000

Drawing No:
CSP-01

March 25, 2024

Designed By: EC

BIGLIERI
GROUP

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 May 29, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2024-25** and **B-2024-26**) submitted by **Osler, Hoskin & Harbour on behalf of CSH Wynfield Retirement Residence Inc.** for **431 and 451 Woodmount Drive** (EAST WHITBY CON 4 PT LT 8 RP 40R26194 PTS 1 2 4 5 TO 7 and EAST WHITBY CON 4 PT LT 8 RP 40R26194 PTS 3 AND 8 TO 12), Oshawa for consent.

Purpose and Effect:

B-2024-25: The purpose and effect of the application is create easements over 431 Woodmount Drive for access and servicing in favour of 451 Woodmount Drive.

B-2024-26: The purpose and effect of the application is create easements over 451 Woodmount Drive for access and servicing in favour of 431 Woodmount Drive.

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

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Meeting

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This Notice issued May 15, 2024.

Address: 431 & 451 Woodmount Street

