



Committee of Adjustment Meeting Agenda

**November 13, 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 November 13, 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 October 23, 2024 be adopted.

Minor Variance Staff Reports

A-2024-114	804 Ritson Road South	Ward 5
	Swapnil Narkar on behalf of Kumar Muraleetharan	
	To permit a take-out restaurant as an accessory use within a food preparation plant	
A-2024-115	235 Cabot Street	Ward 4
	Christopher Pinto	
	To permit a single detached dwelling with an accessory apartment with reduced parking space length and landscaped open space in the front yard	

A-2024-116 39 Athol Street West Ward 4

Independent Project Managers on behalf of Central Clear View Developments Inc.

To permit an apartment building with reduced exterior side yard, rear yard and interior side yard depth, reduced ground floor height, increased retail floor space and front yard depth and to permit tandem parking

A-2024-117 2545 Simcoe Street North Ward 2

Tribute (Simcoe Street) Limited

To permit all lands to be considered one lot for the purposes of applying zoning regulations

A-2024-118 2545 Simcoe Street North Ward 2

Tribute (Simcoe Street) Limited

To permit block townhouses with reduced landscaped open space in the front yard and front lot line length

A-2024-119 2580 Craftsman Drive Ward 2

Heamapriyan Tharumaratinam on behalf of Aravind Krishnan

To permit a single detached dwelling with an accessory apartment with a reduced number of parking spaces

A-2024-120 280 Taunton Road West Ward 2

D. G. Biddle and Associates on behalf of Graham Hill

To permit two triplexes with reduced interior side yard depth, lot frontage, and increased lot coverage

Combined Minor Variance and Consent Staff Reports

A-2024-112 288 Hillside Avenue (East Side) Ward 5

1000728855 Ontario Inc.

To permit a semi-detached building/dwellings reduced front yard depth and parking space length and to consider the north property line as the rear property line

A-2024-113 288 Hillside Avenue (West Side) Ward 5

1000728855 Ontario Inc.

To permit a semi-detached building/dwellings reduced front yard depth and parking space length and to consider the north property line as the rear property line

B-2024-33 288 Hillside Avenue Ward 5

1000728855 Ontario Inc.

Consent to sever a 426.1 sq. m. parcel of land, retaining a 427.2 sq. m. parcel of land with the existing building to be demolished

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

Imran Khan on behalf of Choudhury Anwarul Azim

To permit a new residential lot with reduced lot area, and a retained lot with a single detached dwelling with reduced front yard depth

B-2024-11 794 Ritson Road South Ward 5

Imran Khan on behalf of Choudhury Anwarul Azim

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

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

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____



Committee of Adjustment

File: **A-2024-114**

Ward: **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 November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-114**) submitted by **Swapnil Narkar on behalf of Kumar Muraleetharan** for **804 Ritson Road South** (PL 322 PT BLK C AND 40R-2101 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 take-out restaurant within accessory to a food preparation plant, whereas Zoning By-law 60-94 does not permit a take-out restaurant in a GI-A (General Industrial) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on November 11, 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 November 13, 2024 in order for your correspondence to be provided to Committee members for the November 13, 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 November 13, 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 November 8, 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 November 11, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

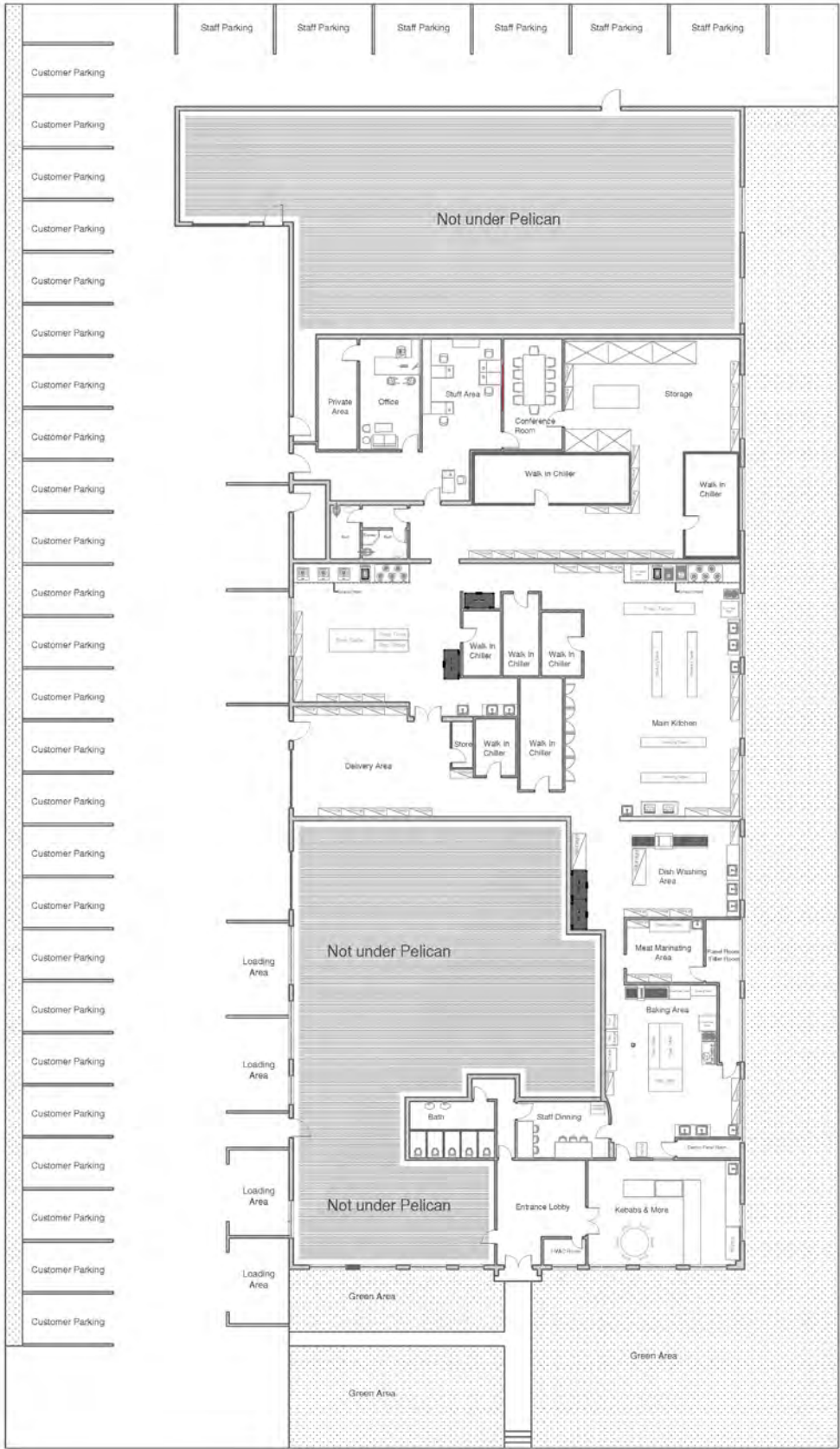
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued November 1, 2024.

Address: 804 Ritson Road South



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 November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-115**) submitted by **Christopher Pinto** for **235 Cabot Street** (PL 627 PT LT 195,196), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5m	5.75m
Minimum Landscaped Open Space in Front Yard	48%	50%

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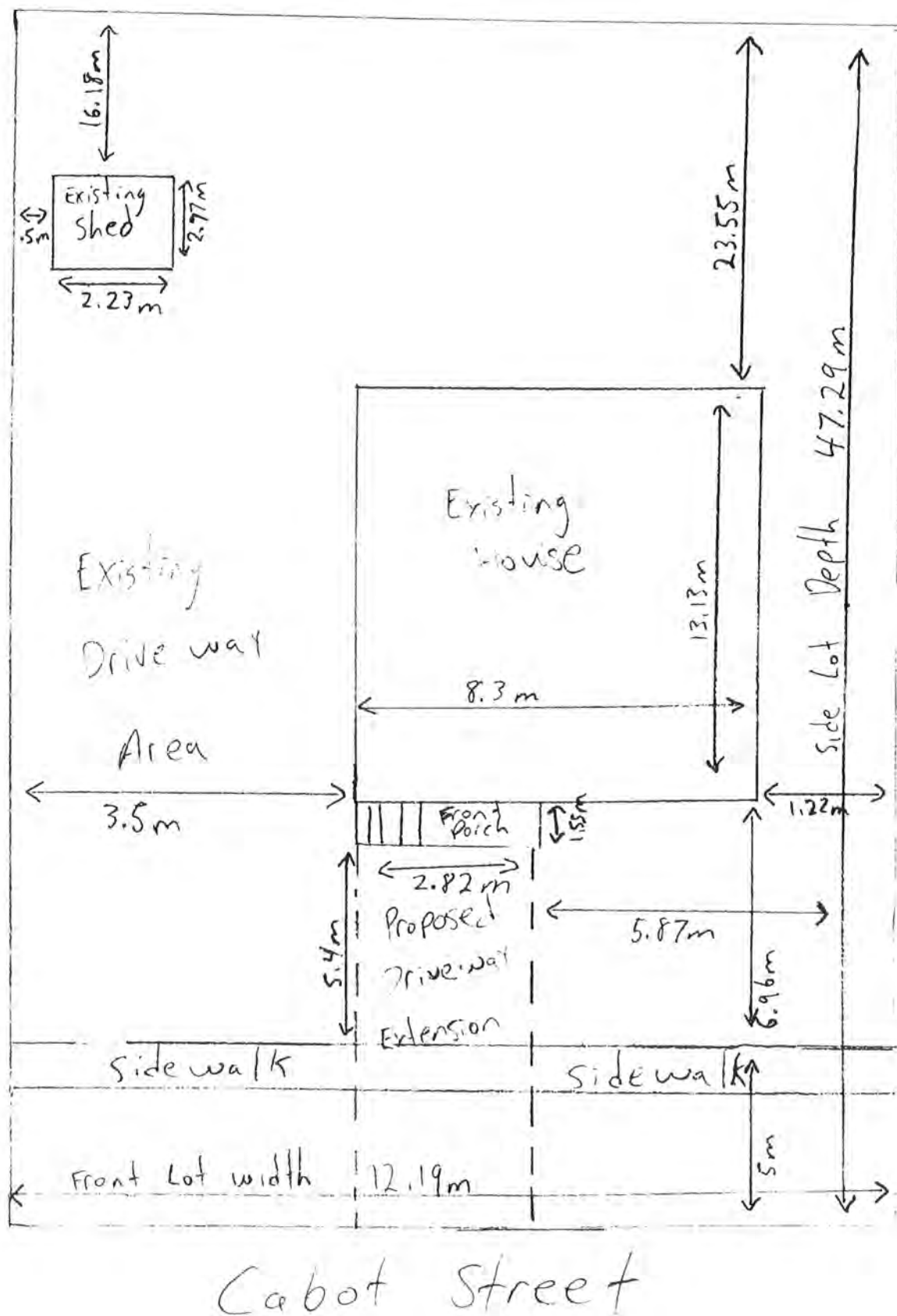
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This Notice issued November 1, 2024.

Address: 235 Cabot Street



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 November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-116**) submitted by **Independent Project Managers on behalf of Central Clear View Developments Inc.** for **39 Athol Street West** (PL H50004 PT BLK D LT 12 PT LTS 2 AND 11 RP 40R-31503 PTS 2 AND 3), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit 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 an UGC-B (Urban Growth Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Exterior Side Yard Depth for any portion of building greater than 13.5m in height	1.4m (Athol Street West)	3m (Athol Street West)
Maximum Front Yard Depth for any portion of building greater than 13.5m in height	7m (Centre Street South)	6m (Centre Street South)
Minimum Rear Yard Depth for any portion of building between 13.5m and 25m in height	0m	3m
Minimum Rear Yard Depth for any portion of building greater than 25.0m in height	5.5m	10m
Minimum Interior Side Yard Depth for any portion of building greater than 25.0m in height	5m	10m
Minimum Height of Ground Floor	4m	4.5m
Maximum Gross Floor Area of Retail Floor Space (m ²)	156m ²	25% of the gross floor area of the first storey excluding basements, or 90m ² whichever is greater
Tandem Parking	To Permit	Not Permitted

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-03).

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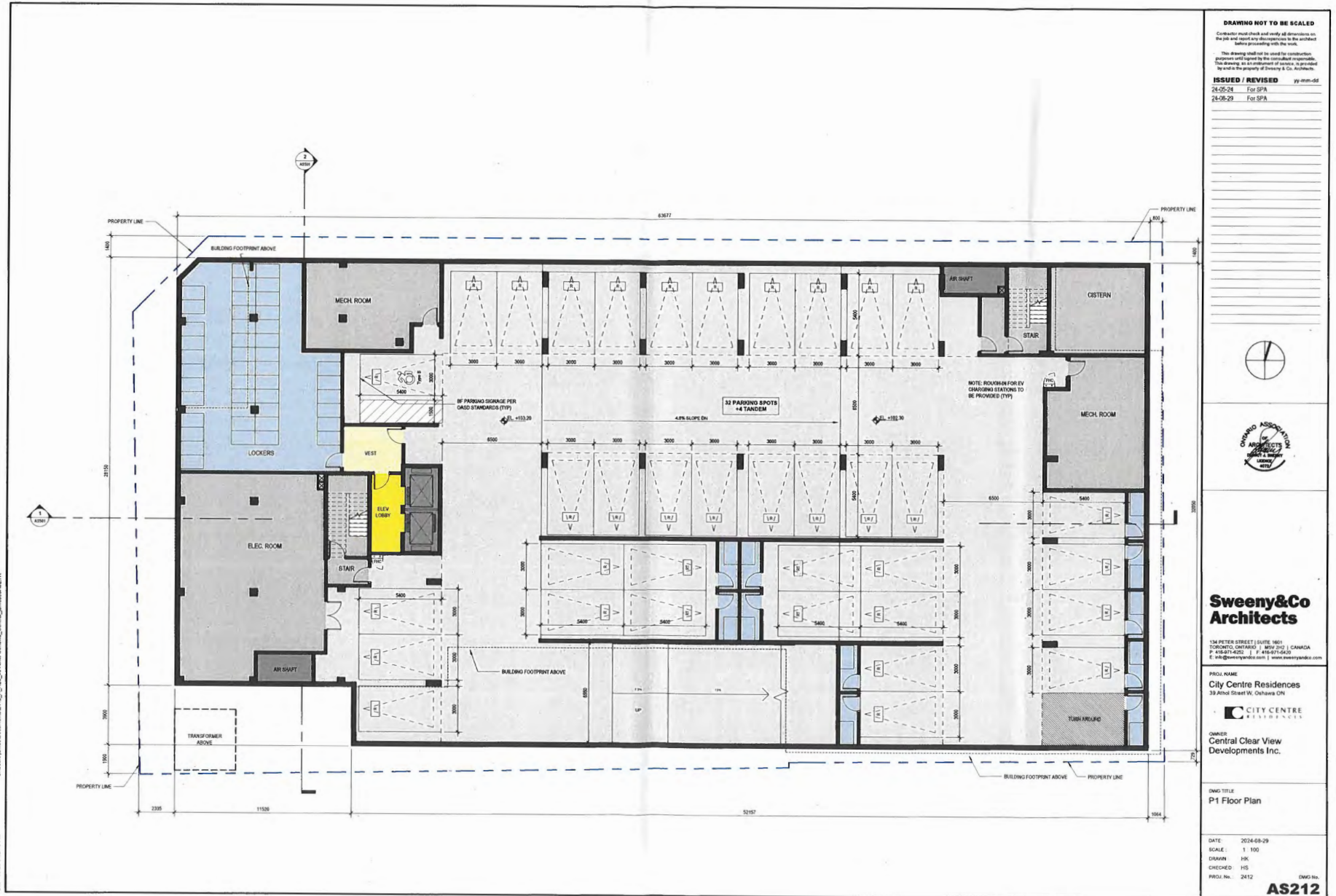
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This Notice issued November 1, 2024.

Address: 39 Athol Street West





Committee of Adjustment

File: **A-2024-117**

Ward: **2**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-117**) submitted by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North** (PL 40M-2605 PT BLK 9), 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 all lands in a PCC-A(4) "h-57" (Planned Commercial Centre) Zone to be considered to be one lot for the purposes of applying zoning regulations, whereas Zoning By-law 60-94 defines a "lot" as a parcel of land described in a single transfer/deed of land of legal effect registered in the Land Registry Office or Land Titles Office for the Land Registry Division of Durham.

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-04).

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Meeting

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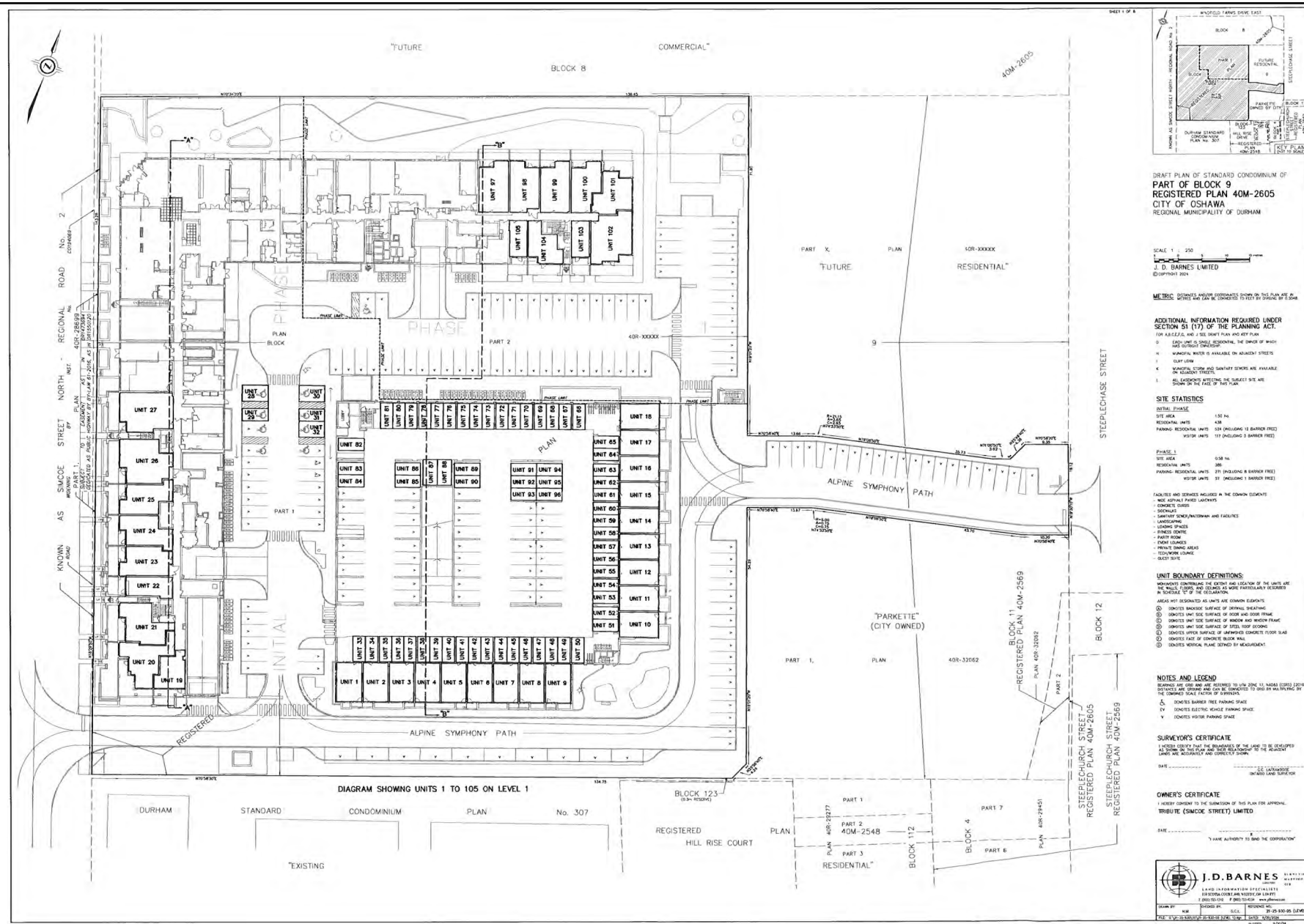
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Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-118**) submitted by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North** (PL 40M-2605 PT BLK 9), 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 block townhouses on a 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 block townhouses in a PCC-A(4) “h-57” (Planned Commercial Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	33%	50%
Minimum Property Line Length of a parcel of tied land abutting a common element condominium road	5.1m	5.5m

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-04).

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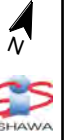
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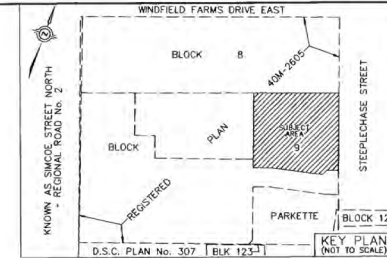
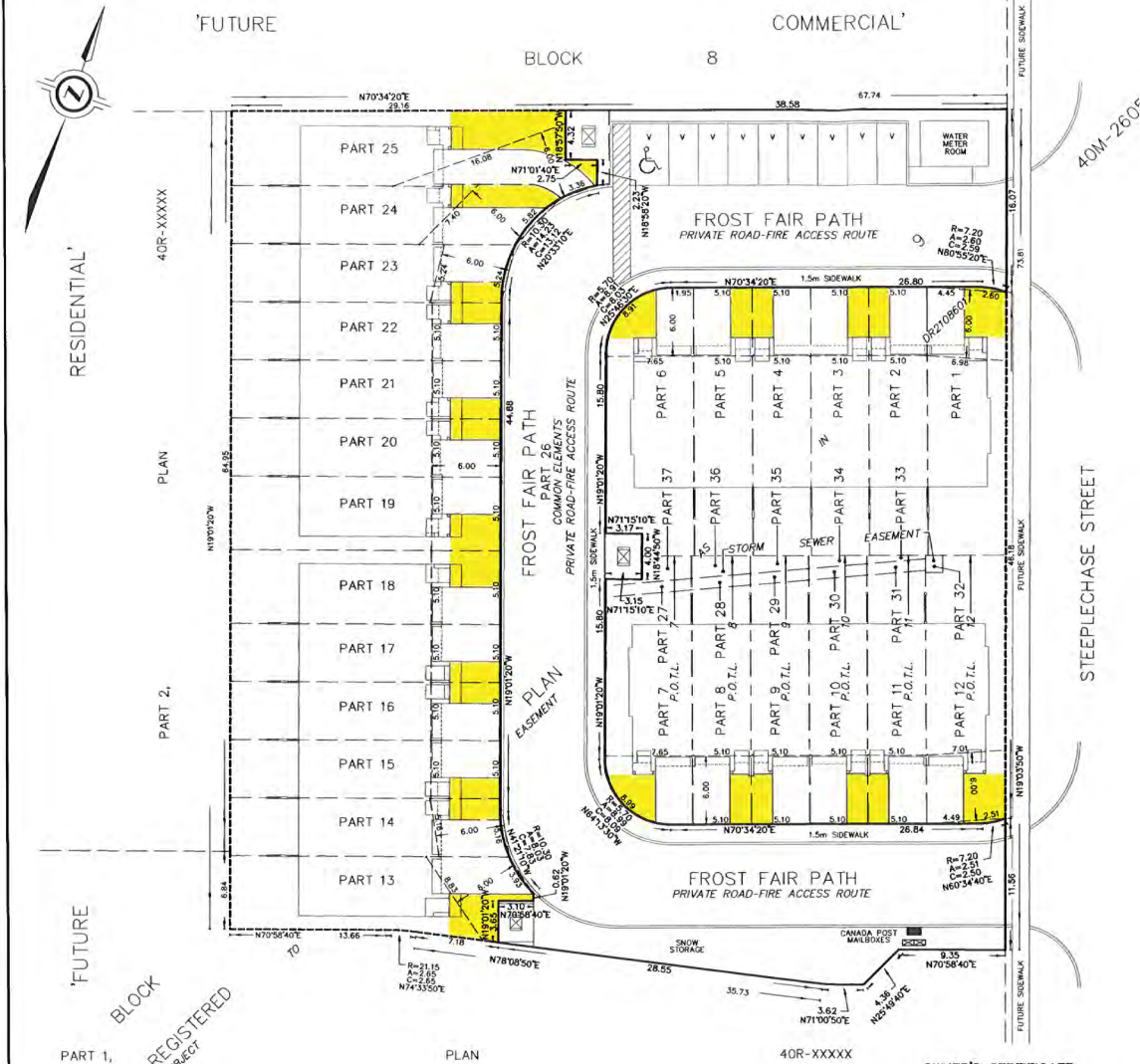
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This Notice issued November 1, 2024.

Address: 2545 Simcoe Street North



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



DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM
PART OF BLOCK 9
REGISTERED PLAN 40M-2605
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1 : 250

J. D. BARNES LIMITED
© COPYRIGHT 2024

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.
FOR A,B,C,E,F,G AND J SEE DRAFT PLAN AND KEY PLAN

- D PARTS 1-6, 7/27/37, 6/28/36, 9/29/35, 10/30/34, 11/31/33, 12/32 AND 13-25, ON PROPOSED REFERENCE PLAN WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM.
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS
- I CLAY LOAM
- K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
- L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

SITE STATISTICS

SITE AREA	0.158 ha.
TOTAL NUMBER OF P.O.T.L.S	56
RESIDENT PARKING	50
VISITOR PARKING (INCLUDING 1 ACCESSIBLE SPACE)	9

FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:

- ASPHALT LANEWAY
- CONCRETE CURBS/SIDEWALKS
- STREET LIGHTS
- SANITARY/STORM SEWERS
- WATERMAIN AND FACILITIES
- LANDSCAPING
- WATER METER ROOM
- UTILITIES
- MAILBOXES

NOTES

BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, MAG33 (ORIGINAL) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999245.

- P.O.T.L. DENOTES PROPOSED PARCEL OF TIED LAND
V DENOTES VISITOR PARKING SPACE
C DENOTES BARRIER FREE PARKING SPACE
— DENOTES CONDOMINIUM BOUNDARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

ZONING:

		J.D. BARNES LIMITED		SURVEYING MAPPING GIS	
LAND INFORMATION SPECIALISTS 118 SCOTIA COURT, #46, WHITBY, ON L9Y 4Y7 T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com					
DRAWN BY:	N.M.	CHECKED BY:	G.C.L.	REFERENCE NO.:	21-25-930-07-A
TITLE:	g/21-25-930/07/46-25-25-930-07-A.dgn			DATE:	10/22/2024

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.
TRIBUTE (SIMCOE STREET) LIMITED

DATE _____ PRESIDENT _____
I HAVE AUTHORITY TO BIND THE CORPORATION



Committee of Adjustment

File: **A-2024-119**

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 November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-119**) submitted by **Heamapriyan Tharumaratinam on behalf of Aravind Krishnan** for **2580 Craftsman Drive** (PL 40M-2690 LT 21), 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 an accessory apartment with two parking spaces, whereas Zoning By-law 60-94 requires a minimum of three parking spaces for a single detached dwelling in a R1-E(24) (Residential) Zone.

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

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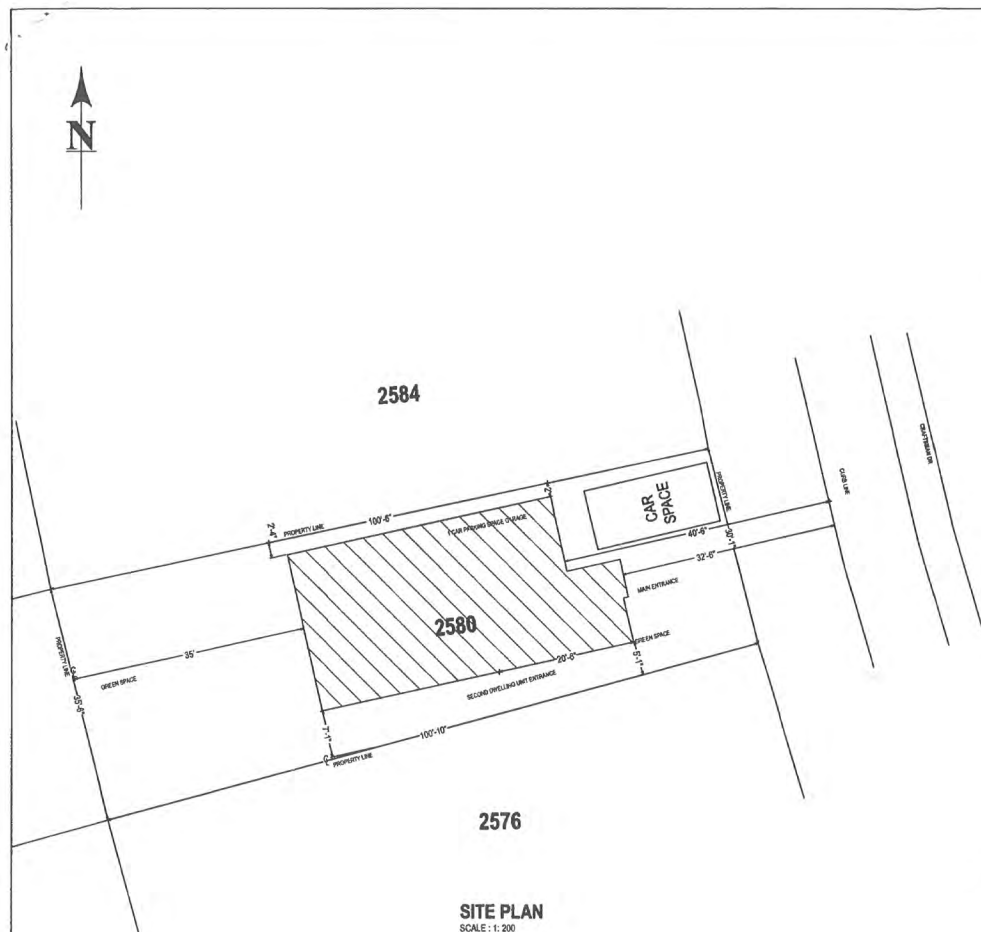
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This Notice issued November 1, 2024.



BASEMENT APARTMENT GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND REGULATIONS
2. FRAMING NOTES:
2.1. DIMENSIONAL LUMBER TO BE S-P-F GRADE 1 OR 2.
2.2. INSULATION WALLS R12 OR R14.
2.3. VAPOUR BARRIER GML, POLY.

WALL DETAILS

EXTERIOR WALL CONSTRUCTION - PROPOSED

- ADD IN FOLLOWING ORDER TO EXISTING CONCRETE WALL
1. DAMP PROOFING PAPER
 2. 1" AIR SPACE
 3. R20 MINERAL FIBRE INSULATION
 4. 2"x4" WOOD STUDS @ 16" O.C.
 5. 5/8" POLY VAPOR BARRIER
 6. 1/2" DRYWALL

INTERIOR WALL CONSTRUCTION : (PROPOSED)

- 1/2" DRYWALL
- 2" X 4" WOOD STUD @ 16" O.C.

60 MIN FIRE SEPARATION WALL OBC SBT "W1a" : (PROPOSED)

- . 15.5MM TYPE X GYPSUM BOARD
 . 32MM X 89MM WOOD STUDS SPACED 406MM OR 810 MM
 . 89MM THICK ABSORPTIVE MATERIAL -ROCKWOOL SAFE N SOUND STC 52
 . 15.5MM TYPE X GYPSUM BOARD

CE* CEILING CONSTRUCTION : 45 MM FIRE SEPARATION STC 50, OBC, BB-3 F8d (PROPOSED)

- SUBFLOOR OF 15.5MM PLYWOOD, OSB OR WAFERSBOARD, OR 17MM TONGUE AND GROOVE LUMBER
- ON WOOD JOIST OR WOOD JOIST SPACED NOT MORE THAN 610MM O.C
- ABSORPTIVE MATERIAL IN CAVITY
- RESILIENT METAL CHANNELS SPACED 610MM
- 15.5MM TYPE X GYPSUM BOARD

REFERENCE

- ① EXISTING AIR SUPPLY REGISTER AT CEILING
- ② AIR RETURN REGISTER AT FLOOR LEVEL
- ③ INTERCONNECTED SMOKE ALARM - SHOULD HAVE VISUAL SIGNALING COMPONENT INTEGRATED
- ④ CARBON MONOXIDE DETECTOR
- ⑤ EXHAUST FAN
- ⑥ CULINARY
- ⑦ GLASS BULB TYPE SPRINKLER HEAD FED BY CITY WATER SUPPLY
- ⑧ SMOKE DETECTOR TO BE INSTALLED IN THE SUPPLY OF AIR TO AIR DUCT SYSTEM WHICH WOULD TURN OFF THE ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR
- ⑨ 3-WAY ELECTRICAL SWITCH
- ⑩ RESIDENTIAL FIRE SPRINKLER

NOTES:

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE DESIGNER.
2. DO NOT SCALE DRAWINGS.
3. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE PREPARED FOR THIS PROJECT ONLY, ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE DESIGNER WRITTEN PERMISSION.
4. UNTIL SIGNED BY THE DESIGNER, THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.

REVISIONS		
LABEL	DATE	DESCRIPTION

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

B.C.J.N. 110753
ASHLEY DESIGNERS
B.C.J.N. 127563

 **Ashley Designers**
The Design Experts
650 KING ST E, UNIT 209,
OSHAWA,
ON, L1H 1G5
www.ashleyinc.ca
905 441 7446

DRAWING TITLE

SITE PLAN AND GENERAL NOTES

PROJECT:

2580 CRAFTSMAN DRIVE
OSHAWA
L1L 0P3

CHECKED BY: HT

SCALE:

PROJECT NO: BA-158

DRAWING NO.

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-120**) submitted by **D. G. Biddle and Associates on behalf of Graham Hill** for **280 Taunton Road West** (CON 4 PT LT 13 AND PL 462 PT LT 2 TO 4 NOW RP 40R-5137 PT 1), 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 two triplexes 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 triplex in a R4-A/R6-B “h-76” (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	1.5m	4.5m
Maximum Lot Coverage	24%	22%
Minimum Lot Frontage	22m	25m

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-19).

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on November 11, 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 November 13, 2024 in order for your correspondence to be provided to Committee members for the November 13, 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 November 13, 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.

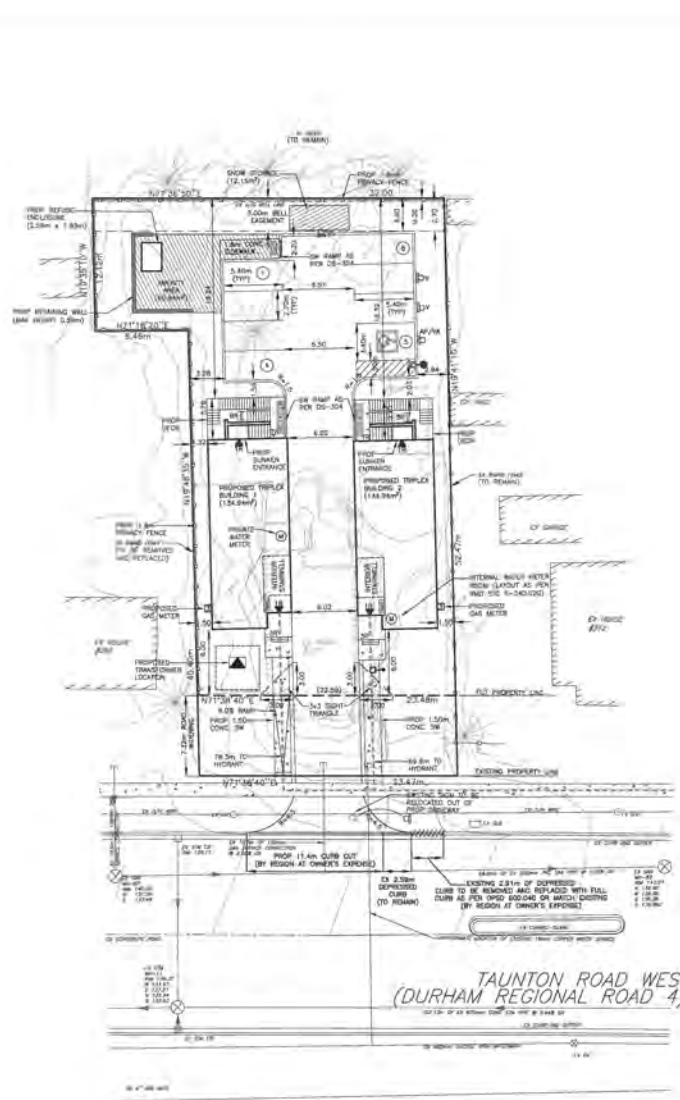
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued November 1, 2024.

Address: 280 Taunton Road West



TAUNTON ROAD WEST
(DURHAM REGIONAL ROAD 4)



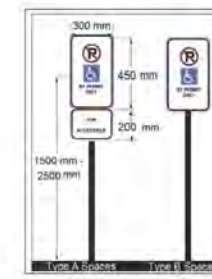
EXISTING HYDRANT LOCATION
SCALE: 1:1000



ACCESSIBLE PARKING
LINE PAINTING



SNOW STORAGE
SIGN (SS)



VAN ACCESSIBLE /
ACCESSIBLE PARKING
SIGN (AS/VA)



KEY PLAN
NOT TO SCALE

BENCH MARK
ELEVATIONS WERE ARE REDUCED AND REFERRED TO THE GANONG GEODETIC VERTICAL DATUM
(COORDINATES BY DIRECT MEASUREMENT, TOPOGRAPHIC SURVEY BY SUB. B. WILLIAMS, DATED 1985
SURVEYED L.S. (JULY 8, 2017)

SITE STATISTICS		(R4-A/RS-B "1-78")
EXISTING	PROPOSED	REQUIRED
SITE AREA	1330.87m ²	7.32m
NET SIDE AREA	7.32m (171.82m ²)	7.32m
NET SIDE AREA	1164.05m ²	—
BUILDING AREA	269.85m ² (23.2%)	22%
ASPHALT AREA	387.25m ² (33.3%)	—
LANDSCAPE AREA	629.6m ² (43.5%)	30%
AMENITY AREA	60.94m ²	85m ²
LOT FRONTAGE	22.58m	25.00m
INTERIOR SIDE YARD	1.50m	4.50m
FRONT YARD SETBACK	6.0m	8.0m

PARKING	PARKING REQUIRED (1.33 SP/UNIT)	8 SPACES
PARKING PROVIDED		8 SPACES (8 TOTAL)

SNOW STORAGE AREA	
SNOW STORAGE REQUIRED	10.94m ²
SNOW STORAGE PROVIDED	12.15m ²

LEGEND	
VISITOR PARKING SIGN	VPS
SNOW STORAGE SIGN	SS
VAN ACCESSIBLE PARKING SIGN	VAS
ACCESSIBLE PARKING SPACE	AS
WATER METER LOCATION	WM
PROP. TRANSFORMER	TR
PROP. GAS METER	GM
PROP. BIKE RACK	BR
PROP. MAIL BOX	MB
PROPOSED 1.8m BOARD FENCE	BF
POLE LIGHT	PL
POLE LIGHT W/ CONCRETE BASE	PLC
	PRELIMINARY NOT FOR CONSTRUCTION

REV	DATE	REVISION	BY
1	05/2024	REVISED PER 180 SUBMISSION COMMENTS	C.J.F.
2	APRIL/2024	REVISED PER 1ST SUBMISSION COMMENTS	C.J.F.
NO.	DATE	REVISION	BY

280 TAUNTON ROAD WEST, OSHAWA

SITE PLAN

D.G. Biddle & Associates Limited
consulting engineers and planners
98 KING STREET EAST • OSHAWA, ON L1H 1B8
PHONE: (905) 576-8300 • FAX: (905) 576-8730
info@dgbside.com

SCALE:	1:200	PROJECT NO.	121030
DRAWN BY:	C.J.F.	DRAWING NO.	SP-1
DESIGN BY:	C.J.F.		
CHECKED BY:	K.S.K.		
DATE:	APRIL 2021		

Notice of Hearing under the Planning Act

Concerning an Application for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-112**) submitted by **1000728855 Ontario Inc.** for **288 Hillside Avenue (East Side)** (PL 296 LT 55 PT LT 20, 21), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a semi-detached dwelling which may include 1 accessory apartment on a 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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	4m	6m
Minimum Parking Space Length	5.4m	5.75m
Interpretation of Rear Lot Line	North property line	A straight line 6.0m in length parallel to a line joining the points of intersection of the side lot lines with the front lot line

The subject site is also subject to an application for Consent (File B-2024-33).

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on November 11, 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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This Notice issued November 1, 2024.



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on November 13, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-113**) submitted by **1000728855 Ontario Inc.** for **288 Hillside Avenue (West Side)** (PL 296 LT 55 PT LT 20, 21), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a semi-detached dwelling which may include 2 accessory apartments on a 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 semi-detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

The subject site is also subject to an application for Consent (File B-2024-33).

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on November 11, 2024.

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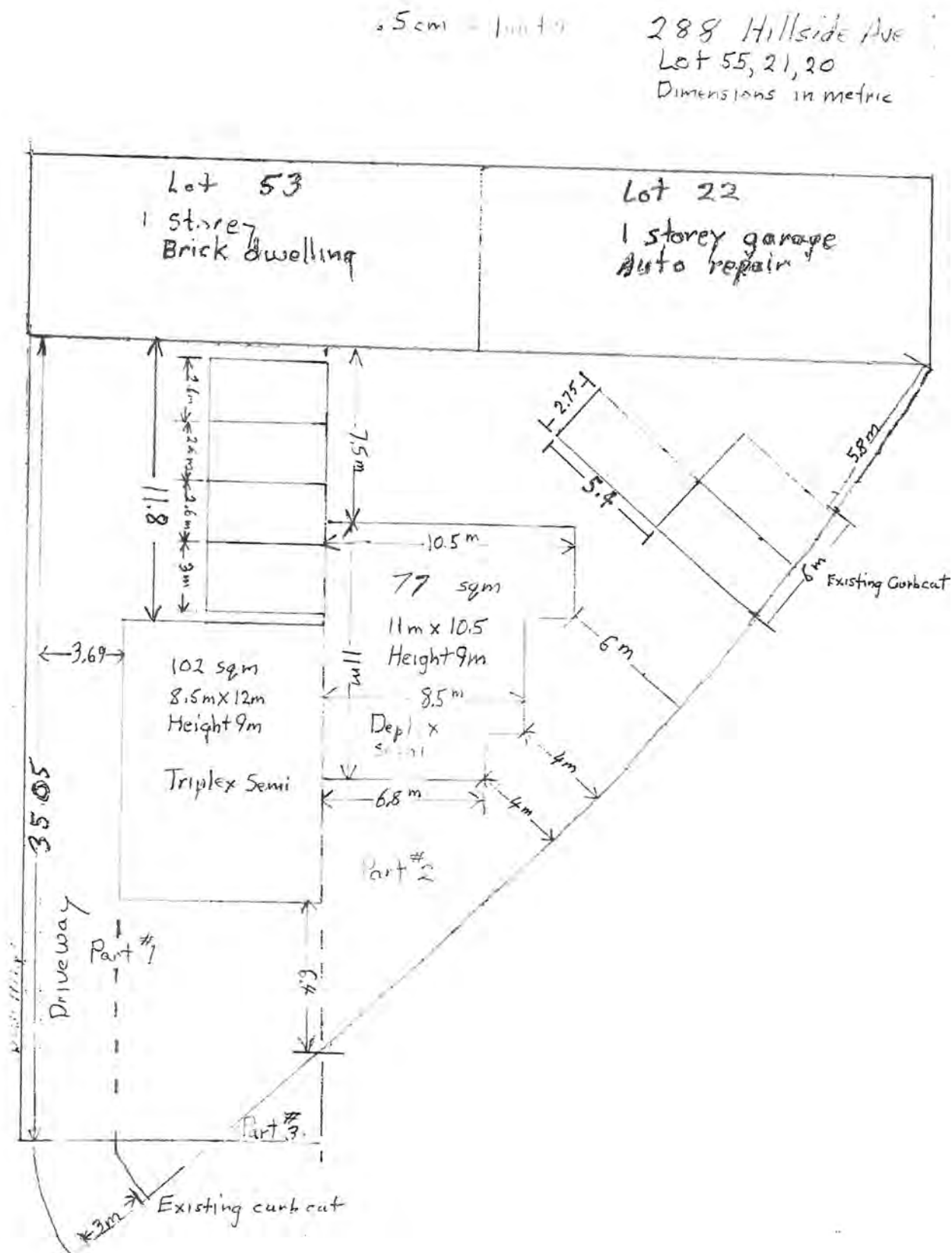
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This Notice issued November 1, 2024.

Address: 288 Hillside Avenue



City of Oshawa
Economic and Development Services





OBSERVED REFERENCE POINTS (ORP): JUN ZONE 17
(NWEST LONGITUDE) M0403 (GSR5/2010).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN
ACCORDANCE WITH SECTION 14(2) OF O. REG. 216/10.

ORP	DESCRIPTION	NORTHING	EASTING
A	SSR(ORP)	48604026.16	355555.51
B	IR(ORP)	4860470.87	355585.04

CAUTION: COORDINATES CANNOT IN
THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS
PLAN.

HILLSIDE AVENUE

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE

DRAFT

DATE _____

MICHAEL A. GRIFFITHS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ACLS
PLAN SUBMISSION FORM NUMBER _____

<p>1. REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT</p> <p>DATE _____</p> <p>RECEIVED AND DEPOSITED</p> <p>DATE _____</p>			
<p>PLAN 40R-</p>			
<p>MICHAEL A. GRIFFITHS ONRINO LAND SURVEYOR</p>			
<p>DRAFT</p>			
<p>REPRESENTATIVE FOR THE LAND DIVISION OF DURHAM (No. 40)</p>			
<p>SCHEDULE</p>			
PART	LOT	PLAN	PLAN, AREA(m) ²
1	ALL OF LOT 55		414.6
2	PLOT OF LOT 21	286	426.1
3	PART OF LOT 20	PIN16420-0202 (17)	12.6

PLAN OF SURVEY OF
LOT 55, PART OF LOT 20, AND
PART OF LOT 21
REGISTERED PLAN 296
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:200

THOM SURVEYING LIMITED, O.L.S.

5 0 5
TO METRES

METRIC

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

LEGEND

- [illegible]

NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B (SHOWN HEREON), BY REAL-TIME NETWORK (RTN) OBSERVATIONS, AND REFERRED TO UTM ZONE 17 (41° WEST LONGITUDE). MAORS (CSRS)(2010).

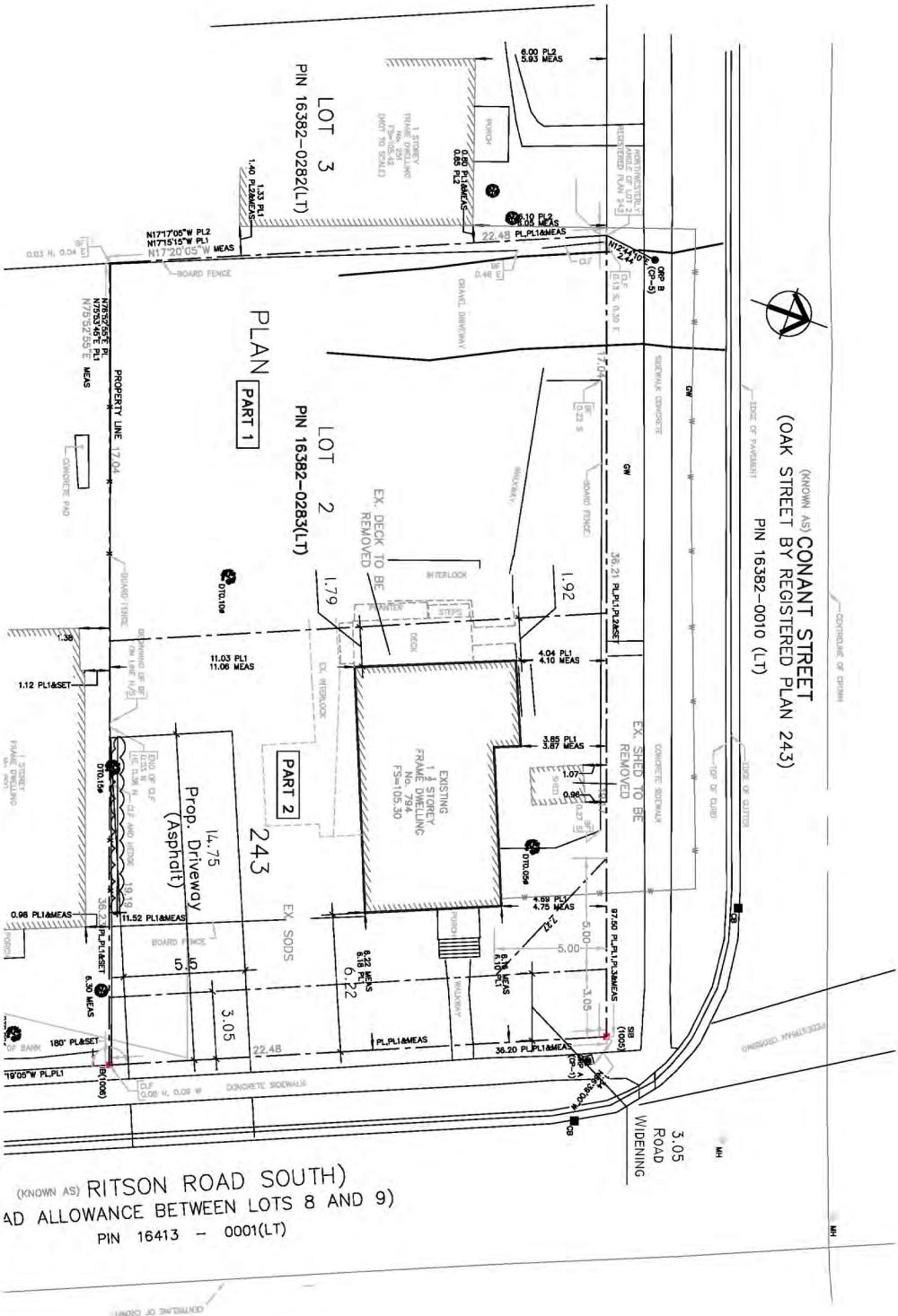
BEARINGS HAVE BEEN ROTATED COUNTERCLOCKWISE ON THE FOLLOWING PLANS TO ACCOUNT FOR CONVERSION TO UTM GRID BEARINGS. — RP AND PL BY 072420°

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE ADJUSTED BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99989661.

Address: 794 Ritson Road South



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



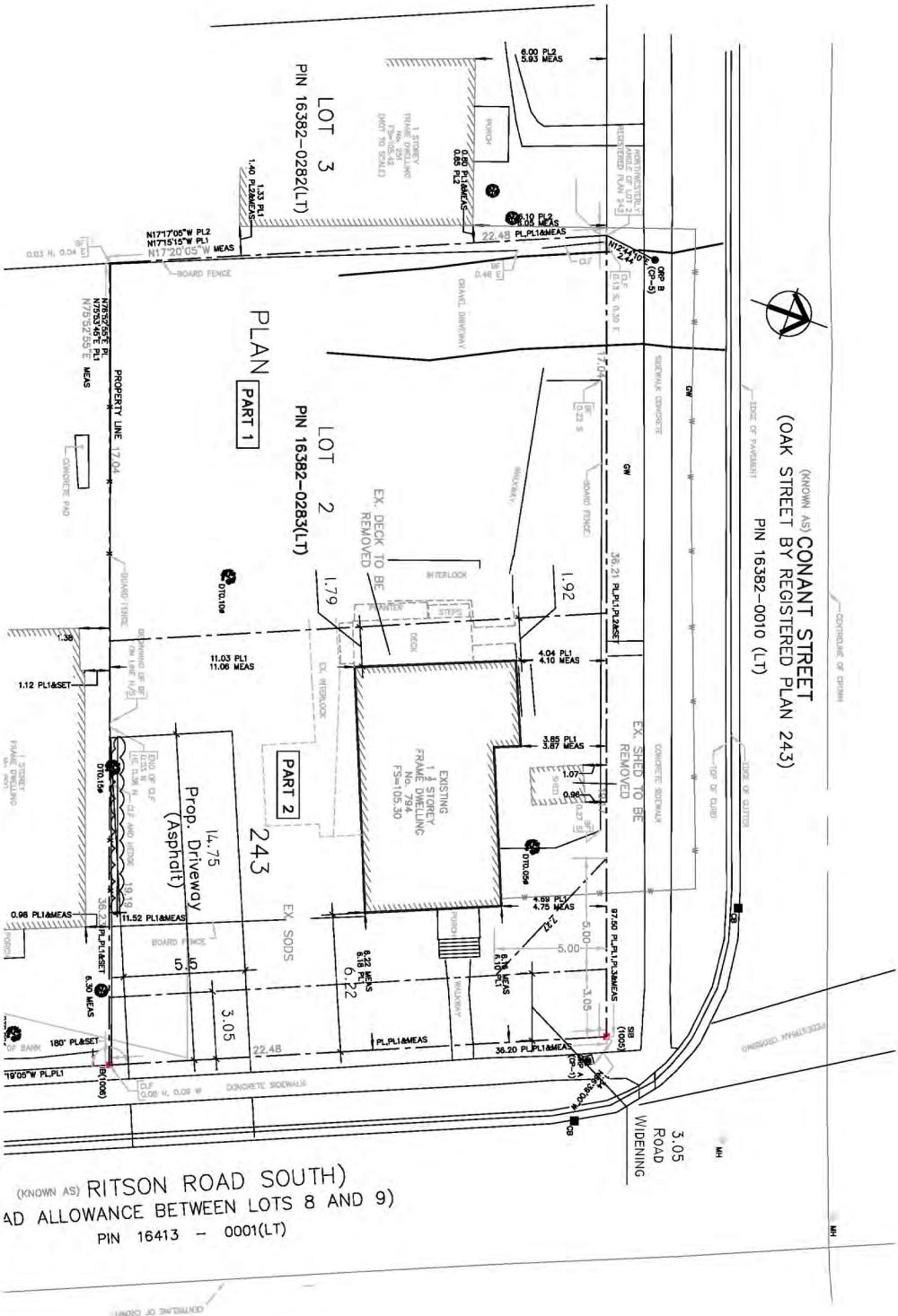
LEGAL DESCRIPTION	
LOT 2	REGISTERED PLAN 243
LOT 3	TOWN OF ALAM
SURVEY INFORMATION	
WAS TAKEN FROM SURVEY	
PREPARED BY:	
THAM SURVEYING LTD.	
DATED JULY 6, 2023	
8888 KEELE ST. UNIT 7	
TORONTO, ON L4K 2N2	
TEL: 905-761-6521	
SITE STATISTICS -	
TOTAL SITE AREA:	812.84 sm (0.02 ac)
PART 1	
LOT FRONTAGE	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

Address: 794 Ritson Road South

City of Oshawa
Economic and Development Services



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



LEGAL DESCRIPTION
LOT 2
REGISTERED PLAN 243
TOWN OF ALAM

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. LOT. COVERAGE NIL

PART 2
LOT FRONTAGE 19.17 m
LOT AREA 430.52 sm
EX. LOT. COVERAGE 76.66 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

IMRAN KHAN,
ARCHITECT

RENOR & ASSOCIATES INC
1806 PARKSIDE DRIVE PICKERING, ONTARIO L1V 3N5
EMAIL: Rkhan@renorinc.com, Tel: (416) 662-7983
DATE: SEPT. 20/24 PROJ. NO. 22-58