



# Committee of Adjustment Meeting

**January 26, 2022**

**Electronic Meeting Only**

**6:00 p.m.**

## Agenda

Pursuant to the direction of Public Health Ontario, this public meeting will take place in an electronic format to maintain social/physical distancing. Consequently, the meeting is open to the public through electronic participation only. In-person attendance by the public will not be permitted. Members of the public may still view meeting web streams online live and following the meeting as archived on the City's website. Members of the public may submit written correspondence regarding an item on the agenda by 4:30 p.m. on the day of the Committee meeting for the Committee's consideration. Staff will e-mail the correspondence to all members of the Committee.

Members of the public may request to address Committee as a delegation through remote electronic access regarding an application on the agenda by submitting a written request to Tim Ryan at [tryan@oshawa.ca](mailto:tryan@oshawa.ca) a minimum of two business days prior to the meeting.

The City of Oshawa's Committee of Adjustment webpage ([www.oshawa.ca/business-and-investment/committee-of-adjustment.asp](http://www.oshawa.ca/business-and-investment/committee-of-adjustment.asp)) provides a list of upcoming Committee of Adjustment meetings, agendas and minutes, and a link to the live webstream player to enable easy access to view the meeting live.

### **Notice to Correspondents:**

The personal information contained in your correspondence to the 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 relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

For inquiries about this agenda, or to make arrangements for alternate formats or other accommodations, please call Tim Ryan at 905-436-3311, extension 2376 or at [tryan@oshawa.ca](mailto:tryan@oshawa.ca) no later than January 24, 2022.

Questions regarding the Committee of Adjustment may be directed to Tim Ryan at 905-436-3311, extension 2376 or at [tryan@oshawa.ca](mailto:tryan@oshawa.ca).

## 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:

Robert Adams  
Jerry Conlin  
Fred Eismont  
Andrew Johnson  
Pralhad Uprety

The Committee of Adjustment primarily 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.

Committee of Adjustment meetings are held at 6:00 p.m. on the following dates in 2022:

January 26, 2022  
February 9, 2022 and February 23, 2022  
March 9, 2022 and March 23, 2022  
April 13, 2022 and April 27, 2022  
May 11, 2022 and May 25, 2022  
June 8, 2022 and June 22, 2022  
July 13, 2022 and July 27, 2022  
August 10, 2022 and August 24, 2022  
September 14, 2022 and September 28, 2022  
October 13, 2022 and October 26, 2022  
November 9, 2022 and November 23, 2022  
December 14, 2022

You or your agent 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.

### **Please Note**

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

All who attend meetings electronically in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

# Committee of Adjustment

January 26, 2022

File	Particulars
A-2021-87	953 Taggart Crescent Eric King To permit a single detached dwelling with an accessory apartment with reduced parking space length, lot frontage and landscaped open space in the front yard, and increased encroachment for an air conditioner in the east interior side yard
A-2021-91	536 King Street East Helder de Oliveira on behalf of Natalia Ferreira To permit unenclosed steps and landing associated with a single detached dwelling to be partially located in the required interior side yard
A-2022-01	399 King Street West Tran Dieu & Associates Inc. on behalf of 10692697 Canada Inc. To permit a mixed use building with a restaurant and flat with reduced parking, parking aisle width, distance of a parking area to a street line and driveway width
A-2022-02	210 Bond Street West Mohammad Ghofrani on behalf of Walter and Penny Intendencia To permit a personal service establishment and a take-out restaurant with reduced parking, parking aisle width, distance of a parking area to a street line, driveway width, parking space length and to permit tandem parking
A-2022-03	105 Celina Street Yaso Somalingham on behalf of Radium-7 Developments Ltd. To permit a semi-detached building and semi-detached dwellings with reduced lot frontage, lot area and rear yard depth and increased lot coverage and building height
A-2022-04	1128 Central Park Boulevard North David Laing To permit a semi-detached dwelling with an accessory apartment with reduced lot frontage and parking partially off-site

File	Particulars
A-2022-05	754 Oshawa Boulevard North Nicholas McNairn To permit an addition to a single detached dwelling with reduced front yard depth
A-2022-06	1669 Ballantrae Drive David Igelman on behalf of Vincenzo & Francesca De Franco To permit an accessory building ancillary to a single detached dwelling with reduced setback from an interior side lot line
A-2022-07	464 Nipigon Street Susan Lee Davies To permit accessory buildings ancillary to a single detached dwelling with increased lot coverage
A-2022-08	823 Briarwood Drive Lori Chenier on behalf of Lorraine and Shawn Shalla To permit an accessory building (detached garage) with increased lot coverage

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, email the Secretary-Treasurer at [cchase@oshawa.ca](mailto:cchase@oshawa.ca). Thank you.



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2021-87**) submitted by **Eric King** for **953 Taggart Crescent** (Plan 40M-2309, Lot 88), Oshawa, for minor variances from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the revised application is to permit a single detached dwelling with an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling with an accessory apartment in a R1-E(13) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5m	5.75m
Minimum Landscaped Open Space in the Front Yard	41%	50%
Minimum Lot Frontage	9m	11m
Maximum Permitted Encroachment of an Air Conditioner into the Required Minimum Interior Side Yard	0m to the east interior side lot line	1.2m provided the encroachment is no closer than 0.6m to a lot line

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

### Meeting

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

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on **January 26, 2022**. Submissions are accepted by email at [tryan@oshawa.ca](mailto:tryan@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on. **To Obtain Additional information:** For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on **January 21, 2022** or any day thereafter.

**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than **January 25, 2022**. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued January 14, 2022.

Address: 953 Taggart Crescent

City of Oshawa  
Development Services Department



**JASON KING**  
953 TAGGART CRES., OSHAWA, ON.

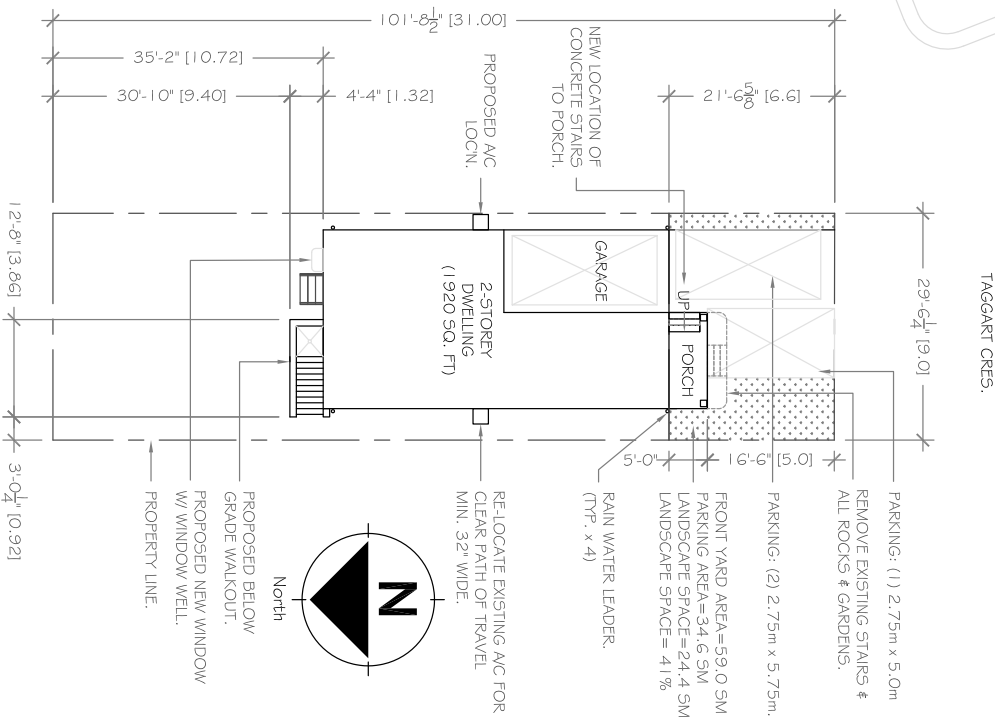
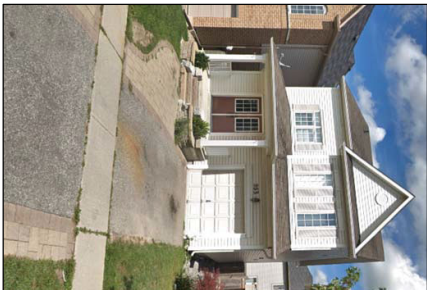
INDEX:

DRAWINGS

1. INDEX SHEET & SITE PLAN
2. BASEMENT FLOOR PLAN CW NEW BELOW GRADE WALKOUT
3. EXTERIOR ELEVATION-NORTH SIDE
4. EXTERIOR ELEVATION-WEST SIDE
5. EXPOSED BUILDING FACE
6. PROPOSED BELOW GRADE WALKOUT PLAN VIEW
7. BELOW GRADE WALKOUT SECTION
7. TACBOC DETAILS- B01a, B01b, B01d & B02a

SCOPE OF PROJECT

- PROPOSED BELOW GRADE WALKOUT.
- ONE NEW BASEMENT WINDOW.
- ONE NEW WINDOW IN LOWER STAIRCASE
- TWO ENLARGED BASEMENT WINDOWS.



The enclosed contains a preliminary regulatory and engineering drawing. It is intended to provide a visual representation of the proposed project and is not to be used for construction. It is subject to change without notice. The City of Oshawa is not responsible for the accuracy of the information contained herein. The user of this drawing shall be responsible for verifying the accuracy of the information contained herein. The user of this drawing shall be responsible for obtaining all necessary permits and approvals. The user of this drawing shall be responsible for obtaining all necessary insurance. The user of this drawing shall be responsible for obtaining all necessary professional services. The user of this drawing shall be responsible for obtaining all necessary legal services. The user of this drawing shall be responsible for obtaining all necessary financial services. The user of this drawing shall be responsible for obtaining all necessary other services. The user of this drawing shall be responsible for obtaining all necessary other services.



**JENASYS DRAFTING & DESIGN**

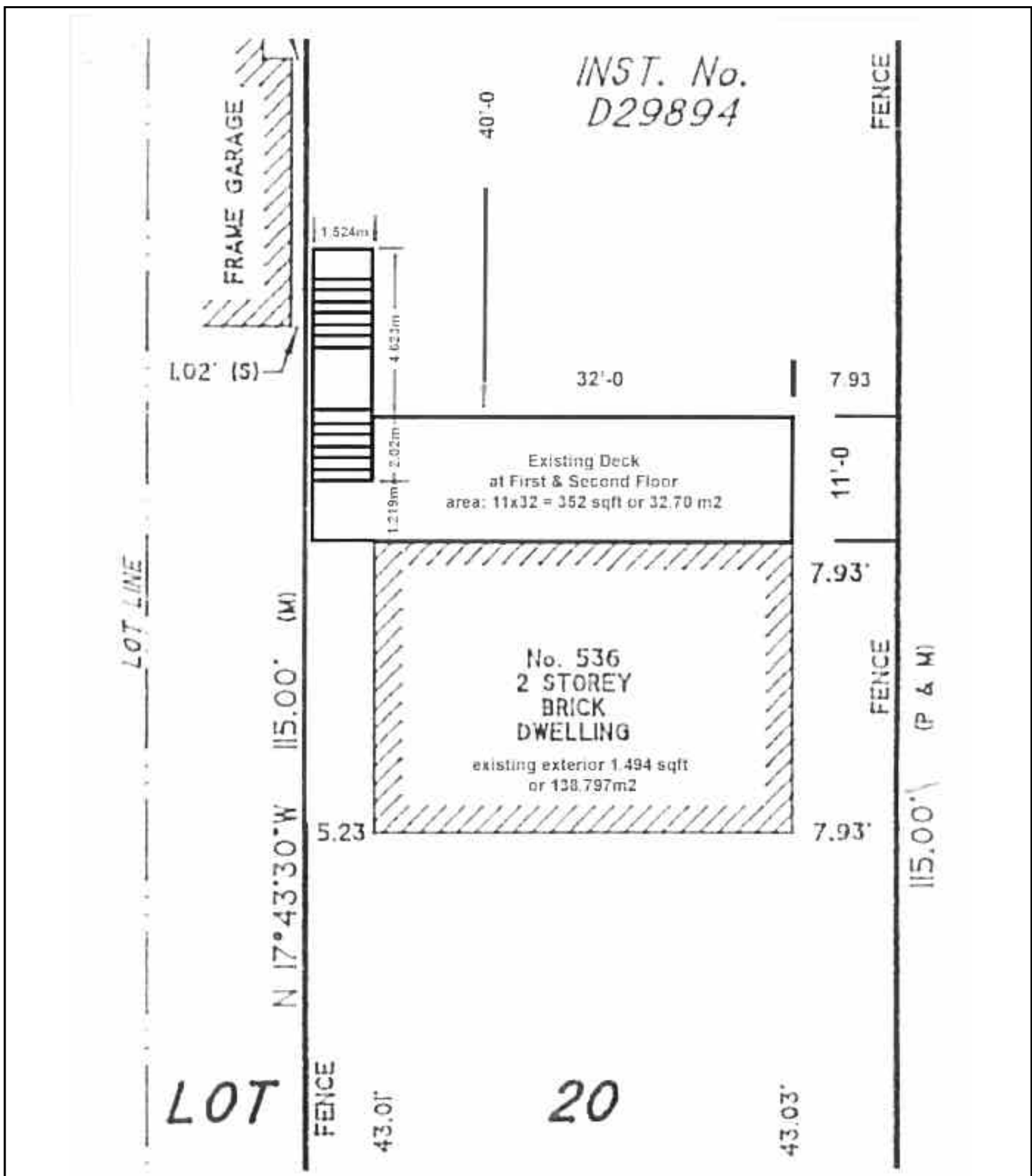
Professional Drafting & Design INC. #839732

1000 Lakeshore Blvd. East, Suite 200, Oshawa, ON L1G 4L1

Phone: 905-254-4593  
Email: jennifer@jenasysdesign.com

PROJECT #	2021-16	DATE	SEPT. 2021
SCALE	N.T.S.	DRAWN BY	JKTCHEN
DRAWING TITLE	BASE SHEET - SITE PLAN		
PROJECT	JASON KING 953 TAGGART CRES. OSHAWA, ON		
DATE	SEPT. 2021	SHEET #	1

Address: 536 King Street East







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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-01**) submitted by **Tran Dieu & Associates Inc. on behalf of 10692697 Canada Inc.** for **399 King Street West** (Plan 178, Pt Lts 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 a mixed use building containing a restaurant and a flat 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 restaurant and flat within the existing building in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum parking required for basement of restaurant provided the basement is used only for storage and a washroom	1 parking space per 90m <sup>2</sup> of gross floor area	1 parking space per 11m <sup>2</sup> of gross floor area
Minimum parking required for ground floor of restaurant	1 parking space per 14m <sup>2</sup> of gross floor area	1 parking space per 11m <sup>2</sup> of gross floor area
Minimum Parking Aisle Width	0m	6.5m
Minimum Distance of a Parking Area to a Street Line	0m	3m
Minimum Driveway Width	0m	3m

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**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-02**) submitted by **Mohammad Ghofrani on behalf of Walter and Penny Intendencia** for **210 Bond Street West** (Plan 174, Pt Lt 70), 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 personal service establishment (massage therapy) and a take-out restaurant within the existing building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a personal service establishment and take-out restaurant in a PSC-A (Planned Strip Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces	6	7
Tandem Parking	To Permit	Not Permitted
Minimum Parking Aisle Width	0m	6.5m
Minimum Distance of a Parking Area to a Street Line	0m	3m
Minimum Driveway Width	0m	3m
Minimum Parking Space Length for Parking Spaces at a Parking Angle Between 0-20 Degrees	5.4m	6.7m
Minimum Parking Space Length	4.5m	5.4m

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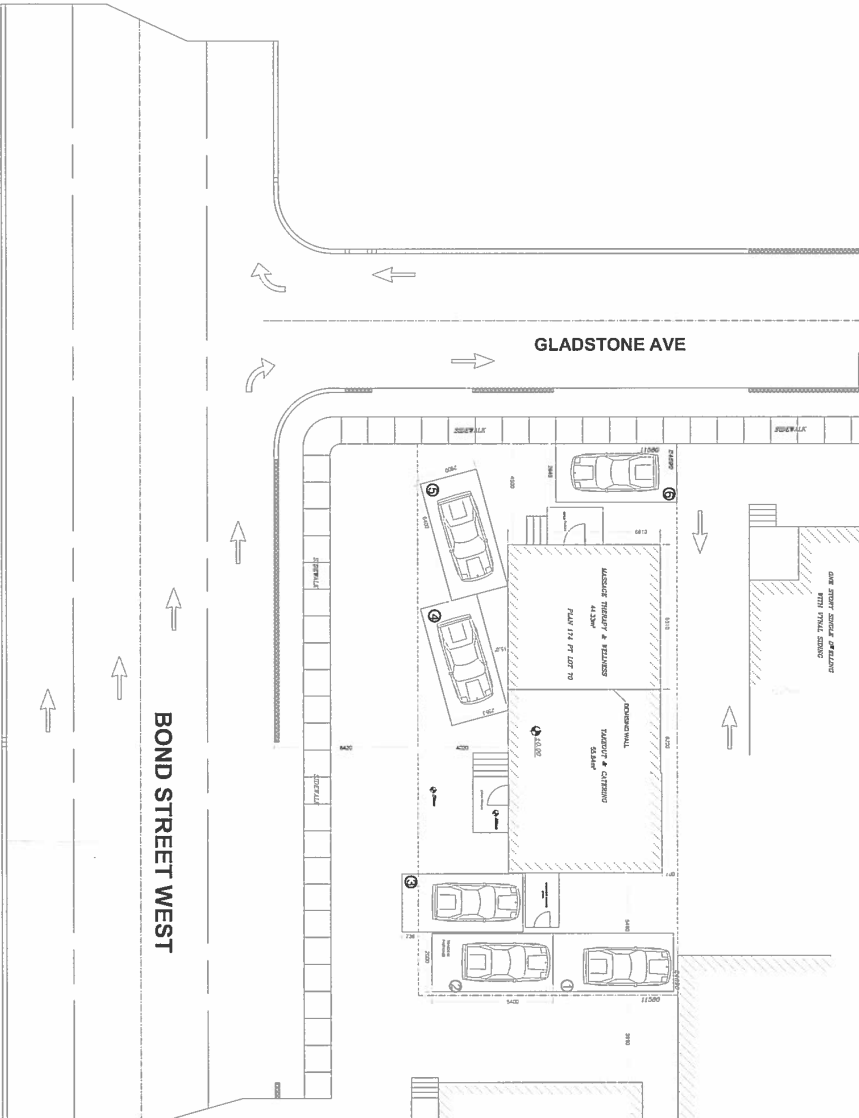
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This Notice issued January 14, 2022.

Address: 210 Bond Street West

City of Oshawa  
Development Services Department



# SITE PLAN

SCALE: 1:200



**RECEIVED**  
DEC 07 2021  
DEVELOPMENT SERVICES



GrandDesign Engineering Inc  
49 Ball crescent whitby on L1P 1W5

Tel : (289)992-7484 Email : mohammad@granddesign.ca  
TITLE: INTERIOR ALTERATION & CHANGE OF USE ARCHITECT:  
ADDRESS: 210 BOND ST W OSHAWA ON DETAIL:

CLIENT: WALTON/ PENNY	DATE:	SCALE:	CONT. NO.
DRAWN: MOH	DATE: OCT.27.2021	1:200	2083
REVISIONS:	DATE: DEC.06.2021	REF:	A1.00 SITE PLAN



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-03**) submitted by **Yaso Somalingham on behalf of Radium-7 Developments Ltd.** for **105 Celina Street** (Plan H-50005, Pt Lt 13, RP 40R-3746 Part 2), Ontario, 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 building and semi-detached dwellings on proposed lots 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 building and semi-detached dwellings in a R2/R3-AR6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage for a Semi-Detached Building	12.5m	15m
Minimum Lot Frontage for a Semi-Detached Dwelling	6.45m	7.5m
Minimum Lot Area for a Semi-Detached Building	390m <sup>2</sup>	450m <sup>2</sup>
Minimum Lot Area for a Semi-Detached Dwelling	195m <sup>2</sup>	225m <sup>2</sup>
Minimum Rear Yard Depth	6m	7.5m
Maximum Lot Coverage for a Semi-Detached Building	48.5%	40%
Maximum Lot Coverage for a Semi-Detached Dwelling	48.5%	40%
Maximum Height	9.75m	9m

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**Purpose and Effect:** The purpose and effect of the application is to permit a semi-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 semi-detached dwelling with an accessory apartment in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	9.5m	11m
Parking Space Location	Parking partially off-site	Parking shall be made and maintained on the same lot for every land, building or structure

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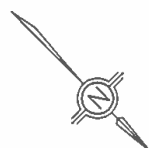
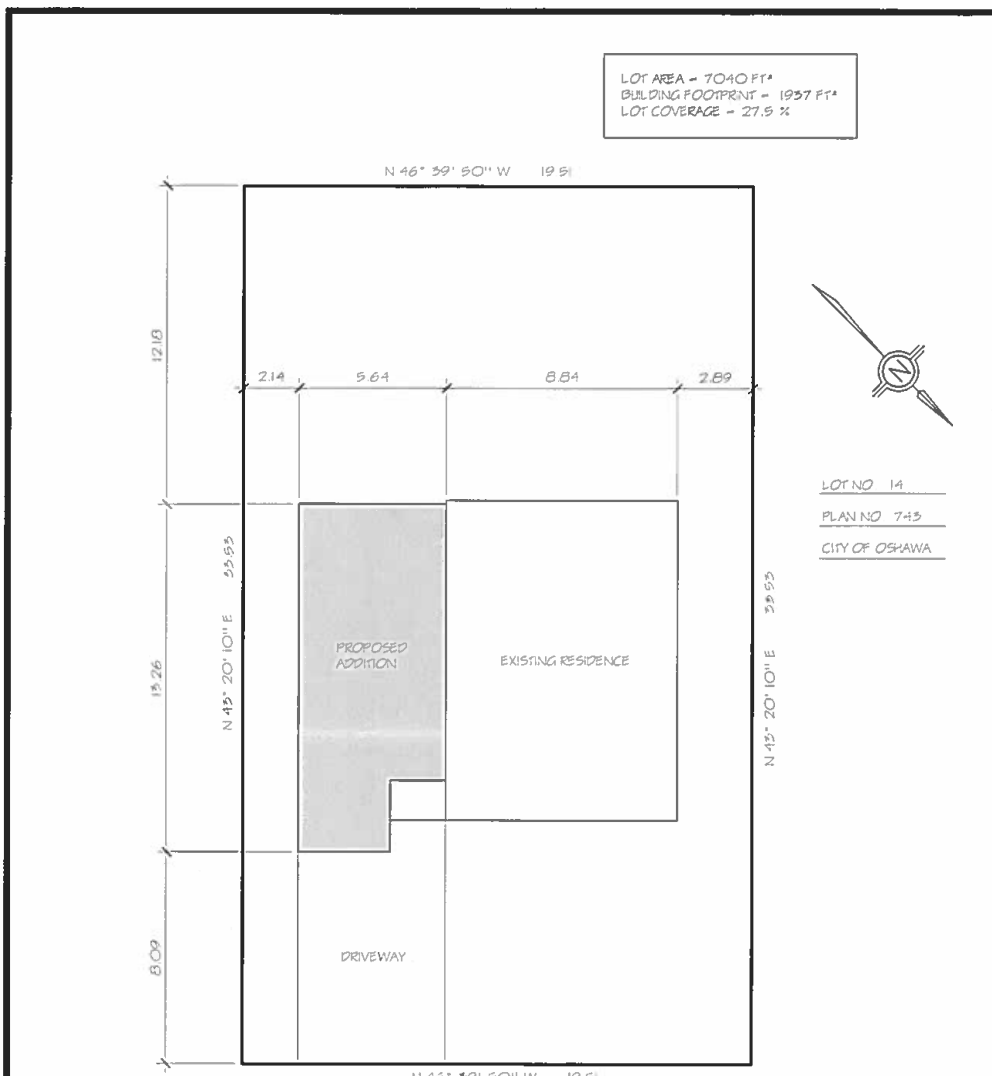
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Address: 754 Oshawa Boulevard North

City of Oshawa  
Development Services Department



LOT NO 14  
PLAN NO 743  
CITY OF OSHAWA

OSHAWA BOULEVARD NORTH

MINOR VARIANCE REQUIRED

- FRONT YARD REQUIRED SET BACK 15.9 m
- PROPOSED FRONT YARD SET BACK 15.809 m

<p>The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the <u>Ontario Planning Act</u> as a designer</p> <p>Barry Jones <i>[Signature]</i> 29452 NAME SQUARE PCN new castle drafting &amp; design inc. 29016 FIRM NAME DCN</p>		<p>PLAN OF PROPOSED ADDITION FOR 754 OSHAWA BLVD. NORTH OSHAWA ONTARIO</p>		
<p><b>new castle</b> drafting &amp; design inc. 76 Baldwin St. Newmarket, Ontario L1B 1H1 PH: 905-987-5263 FAX: 905-987-1180 web site: www.newcastledrafting.ca email: ncdrafting@gon.sbn.com</p>		<p>SCALE 1:150</p>	<p>DATE JUNE, 4, 21</p>	<p>DRAWN TRJ</p>
<p>SHT <u>1</u> OF <u>1</u></p>		<p>DRAWING NUMBER <b>21-06-04</b></p>		



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-05**) submitted by **Nicholas McNairn** for **754 Oshawa Boulevard North** (Plan 743, Lot 14), Oshawa, for a minor variance from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a single detached dwelling with a minimum front yard depth of 8m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-A (Residential) Zone.

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

### Meeting

Pursuant to the direction of Public Health Ontario, this public meeting will take place in an electronic format to maintain social/physical distancing. Consequently, the meeting is open to the public through electronic participation only, and in-person delegations are not possible at this time. Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on **January 26, 2022** in order for your correspondence to be provided to Committee members for the **January 26, 2022** public meeting.

Members of the public may request to verbally address the Committee as a delegation through remote electronic access regarding an application on the agenda by submitting a written request to the City Contact shown below by 4:30 p.m. on **January 24, 2022**.

The City of Oshawa's Committee of Adjustment webpage (<https://www.oshawa.ca/business-and-investment/committee-of-adjustment.asp>) provides a list of upcoming Committee of Adjustment meetings and agendas, and a link to the live webstream player to enable easy access to view the meeting live.

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

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on **January 26, 2022**. Submissions are accepted by email at [tryan@oshawa.ca](mailto:tryan@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

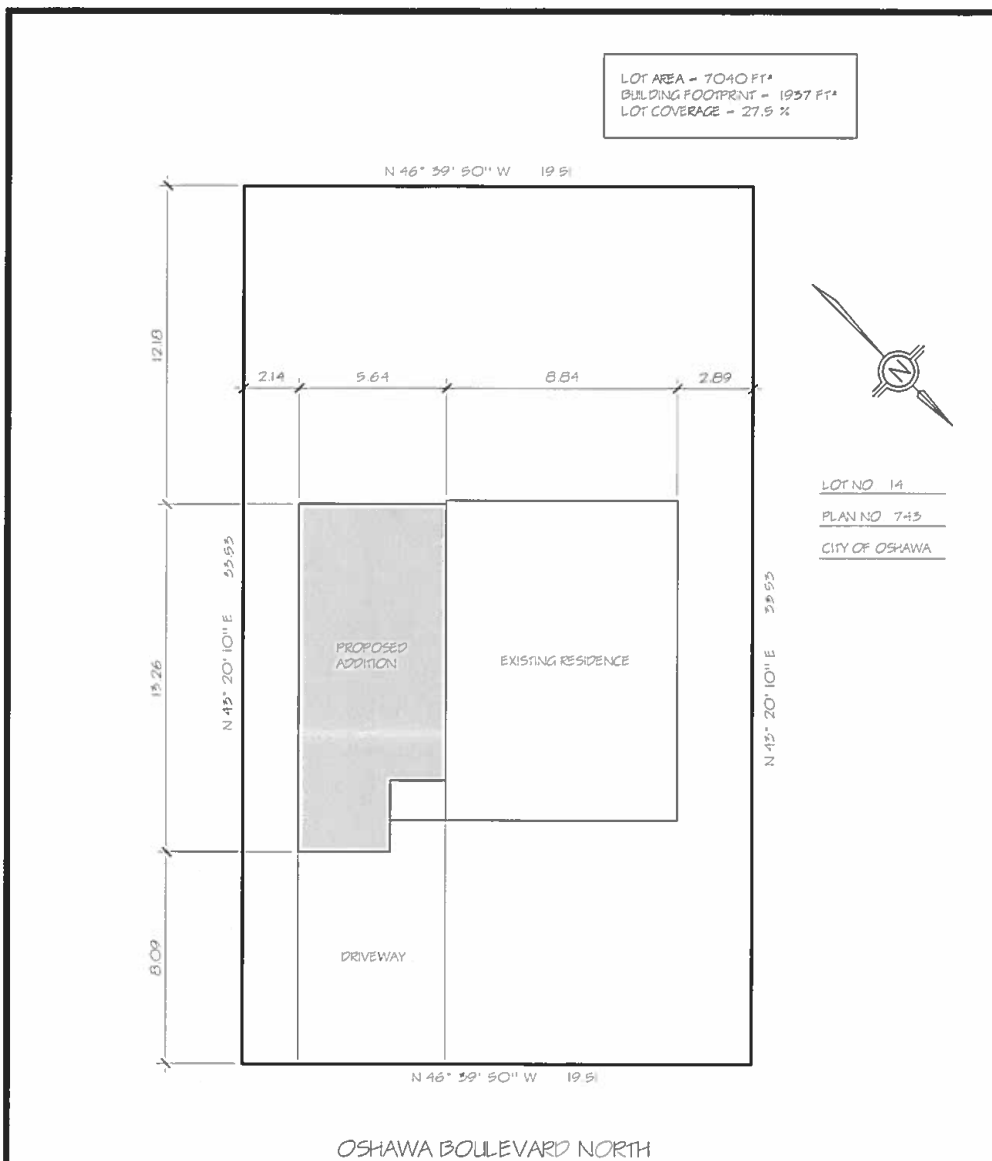
**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on **January 21, 2022** or any day thereafter.

**Accessibility:** The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than **January 25, 2022**. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued January 14, 2022.

Address: 754 Oshawa Boulevard North



MINOR VARIANCE REQUIRED

- FRONT YARD REQUIRED SET BACK 15.9 m
- PROPOSED FRONT YARD SET BACK 15.809 m

<p>The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the <u>Ontario Planning Act</u> as a designer</p> <p>BARRY JONES 29452 NAME SQUARE PCN new castle drafting &amp; design inc. 29016 FIRM NAME DCN</p>		<p>PLAN OF PROPOSED ADDITION FOR 754 OSHAWA BLVD. NORTH OSHAWA ONTARIO</p>		
<p><b>new castle</b> drafting &amp; design inc. 76 Baldwin St. Newmarket, Ontario L1B 1H1 PH: 905-987-5263 FAX: 905-987-1180 web site: www.newcastledrafting.ca email: ncdrafting@gon.sbn.com</p>		<p>SCALE 1:150</p>	<p>DATE JUNE, 4, 21</p>	<p>DRAWN TRJ</p>
<p>SHT <u>1</u> OF <u>1</u></p>		<p>DRAWING NUMBER <b>21-06-04</b></p>		



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-06**) submitted by **David Igelman on behalf of Vincenzo & Francesca De Franco** for **1669 Ballantrae Drive** (Plan 40M-2262, Lot 189), 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 an accessory building ancillary to a single detached dwelling with a minimum setback of 0.1m from an interior side lot line, whereas Zoning By-law 60-94 requires a minimum setback of 0.6m for an accessory building ancillary to a single detached dwelling in a R1-B(2) (Residential) Zone.

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

### Meeting

Pursuant to the direction of Public Health Ontario, this public meeting will take place in an electronic format to maintain social/physical distancing. Consequently, the meeting is open to the public through electronic participation only, and in-person delegations are not possible at this time. Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on **January 26, 2022** in order for your correspondence to be provided to Committee members for the **January 26, 2022** public meeting.

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

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on **January 26, 2022**. Submissions are accepted by email at [tryan@oshawa.ca](mailto:tryan@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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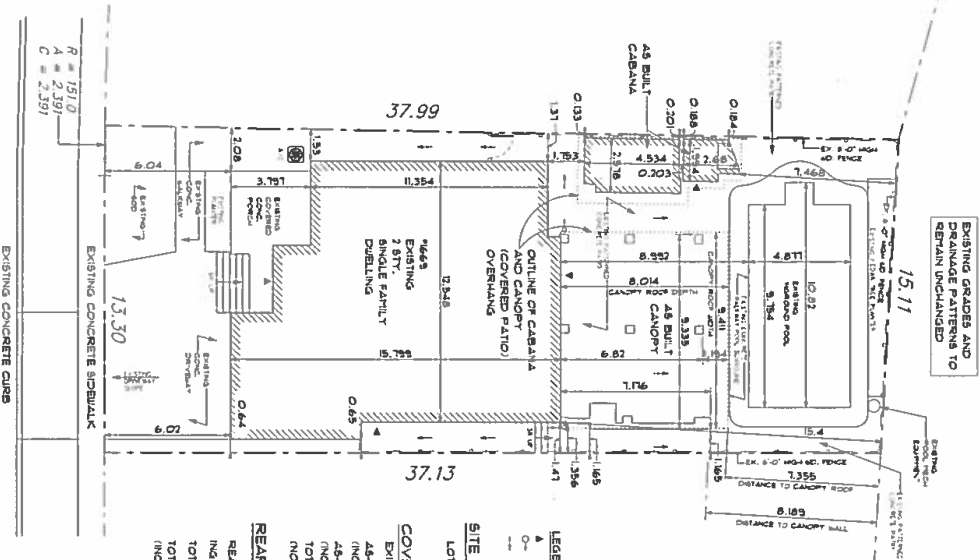
This Notice issued January 14, 2022.

Address: 1669 Ballantrae Drive

City of Oshawa  
Development Services Department



BALLANTRAE DRIVE



**SITE PLAN**

LOT 189

REGISTERED PLAN 40M-2262

CITY OF OSHTAWA  
REGISTRATION DEPARTMENT  
ONTARIO  
SCALE 1:100



THIS SITE PLAN HAS BEEN PREPARED FOR INFORMATION PURPOSES BASED ON FIELD MEASUREMENTS AND INFORMATION TAKEN FROM SURVEY BY DOMINION HERITAGE AND ARCHITECTURE. IT DOES NOT REPRESENT LEGAL OR SURVEY DIMENSIONS. IF LEGAL OR SURVEY DIMENSIONS ARE REQUIRED, REFERENCE MUST BE MADE TO A LEGAL SURVEY OF THE SUBJECT PROPERTY.

- LEGEND**
- ▲ DENOTES ENTRY POINTS
  - RAIN WATER LEADER
  - GRADE SLOPE DIRECTION

**SITE STATISTICS**

LOT AREA 6274.34 sq. ft. 578.26 sq. m.

**COVERAGE**

EXISTING DWELLING COVERAGE (30.8%) 1927.00 sq. ft. 178.04 sq. m.  
 AS-BUILT CABANA (3.9%) 239.00 sq. ft. 22.08 sq. m.  
 AS-BUILT CANOPY (COVERED PATIO) (0.1%) 84.70 sq. ft. 7.83 sq. m.  
 TOTAL COVERAGE (INCLUDES ROOF OVERHANG) (41.8%) 2250.70 sq. ft. 209.95 sq. m.  
 TOTAL COVERAGE (NOT INCLUDING FRONT CONC. PORCH)

**REAR YARD LANDSCAPING STATISTICS**

REAR LOT AREA 2618.40 sq. ft. 242.78 sq. m.  
 INGROUND POOL AREA (0.2%) 571.80 sq. ft. 53.03 sq. m.  
 TOTAL SOFT SURFACE (4.6%) 1202.00 sq. ft. 111.84 sq. m.  
 TOTAL HARD SURFACE (78.2%) 1965.40 sq. ft. 182.61 sq. m.  
 INCLUDES CABANA, COVERED PATIO AND CONCRETE WALKING SURFACES)

NOT FOR CONSTRUCTION

MASTTECH DESIGN INC.  
115 BROADVIEW AVE.  
SCARBOROUGH, ONT. M1S 1L4  
TEL: (416) 291-1111  
FAX: (416) 291-0822  
www.masttechdesign.com

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
21-032	1 of 3





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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-07**) submitted by **Susan Lee Davies** for **464 Nipigon Street** (Plan 620, Pt Lot 57), 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 accessory buildings 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 accessory buildings ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage as a Percentage of Lot Area for all Accessory Buildings	10%	8%
Maximum Lot Coverage as a Percentage of the Main Building for all Accessory Buildings	71.5%	50%
Maximum Ground Floor Area for all Accessory Buildings	66m <sup>2</sup>	60m <sup>2</sup>

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

### Meeting

Pursuant to the direction of Public Health Ontario, this public meeting will take place in an electronic format to maintain social/physical distancing. Consequently, the meeting is open to the public through electronic participation only, and in-person delegations are not possible at this time. Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on **January 26, 2022** in order for your correspondence to be provided to Committee members for the **January 26, 2022** public meeting.

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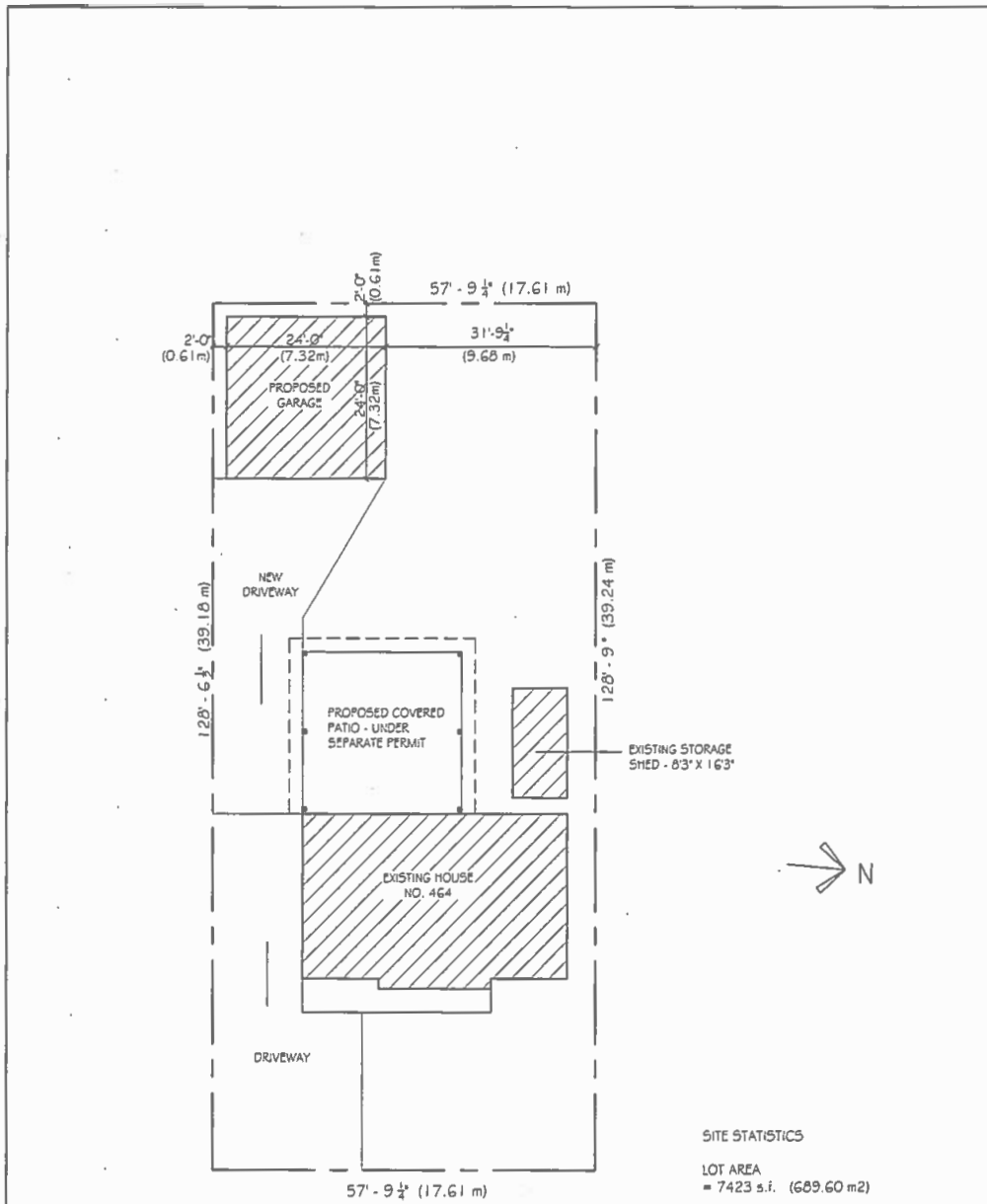
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued January 14, 2022.

Address: 464 Nipigon Street



City of Oshawa  
Development Services Department



SITE STATISTICS

LOT AREA  
= 7423 s.f. (689.60 m<sup>2</sup>)

EXISTING HOUSE COVERAGE  
= 1000 s.f. (92.9 m<sup>2</sup>) = 13.47 %

EXISTING SHED COVERAGE  
= 134.06 s.f. (12.45m) = 1.81 %

PROPOSED GARAGE COVERAGE  
= 576 s.f. (53.51 m<sup>2</sup>) = 7.76%

TOTAL COVERAGE  
= 1710.06 s.f. (158.86 m<sup>2</sup>) = 23.04%

PROPOSED GARAGE 464 NIPIGON ST. OSHAWA, ON	The undersigned has reviewed and accepts responsibility for this design, and hereby certifies that it meets the requirements set out in the Ontario Building Code as best designed. QUALIFICATION INFORMATION Bobbi Ann Brooks <i>Bob Brooks</i> BCIN #26313 REGISTRATION INFORMATION TOP FLOOR DESIGN BCIN #33385	top floor design 76 FARNCOMB CRES. BOWMANVILLE, ON L1C 4L8 PHONE: 905-623-0670		Sheet Title SITE PLAN	Project Number b21-88
		Scale 1" = 15'	Drawn by BAB	Drawing No.	Date NOV. 2021
		Checked by BAB	1 of 1		



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on **January 26, 2022** at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-08**) submitted by **Lori Chenier on behalf of Lorraine and Shawn Shalla** for **823 Briarwood Drive** (Plan 40M-1867, Lot 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 accessory building (detached garage) 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 accessory buildings ancillary to a single detached dwelling in a R1-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Ground Floor Area for all Accessory Buildings	72m <sup>2</sup>	60m <sup>2</sup>
Maximum Lot Coverage as a Percentage of Lot Area for all Accessory Buildings	9%	8%

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

### Meeting

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**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on **January 26, 2022**. Submissions are accepted by email at [tryan@oshawa.ca](mailto:tryan@oshawa.ca) or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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This Notice issued January 14, 2022.

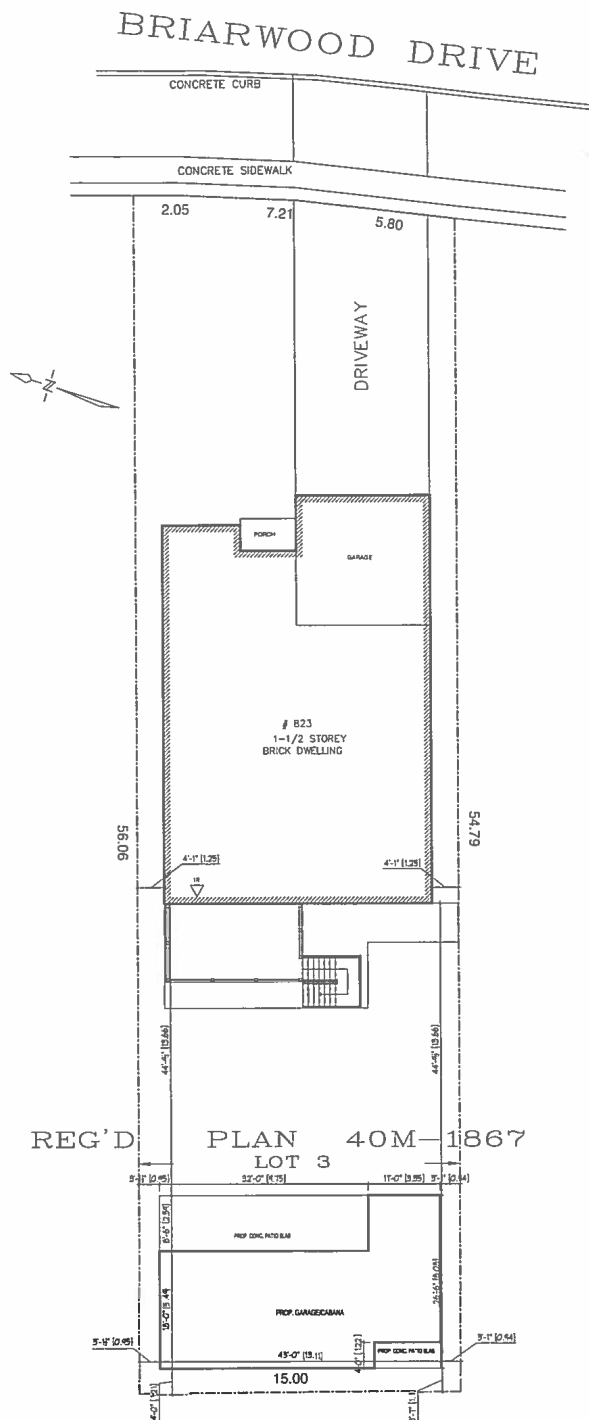
Address: 823 Briarwood Drive



City of Oshawa  
Development Services Department



**FOR PERMIT**



**PROPOSED SITE PLAN**

1:192

**CUSTOM GARAGE/CABANA**

Address

823 BRIARWOOD DR.  
OSHAWA, ONTARIO

5		
4		
3		
2		
1	ISSUED FOR PERMIT	AUG 22
No.	Description	Date

Sheet Title

PROPOSED SITE PLAN

Scale		Date		Drawing No. <b>SP</b>
AS NOTED		AUG '21		
Drawn by OWNER				