



Committee of Adjustment Meeting

April 13, 2022

Committee Meeting Room

Council Building 6:00 p.m.

Agenda

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on **April 13, 2022**

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on April 13, 2022 in order for your correspondence to be provided to Committee members for the **April 13, 2022** public meeting.

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.

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 no later than April 12, 2022.

Questions regarding the Committee of Adjustment may be directed to Tim Ryan at 905-436-3311, extension 2376 or at 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
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

April 13, 2022

A-2022-03 105 Celina Street

Yaso Somalingham on behalf of Radium-7 Developments Ltd.

To permit a semi-detached building/semi-detached dwellings with reduced lot frontage, lot area and rear yard depth and increased lot coverage and building height

A-2022-25 103 Ritson Road South

Daniel Allan on behalf of Ian Szabo and Tanya Williams

To permit a 3-unit apartment building with reduced lot frontage, front lot line length, exterior and interior side yard depths, rear yard depth, distance of parking area to street line and parking aisle width, and increased lot coverage and encroachment of a bay window

A-2022-31 569 Berwick Crescent

Michael Mendez

To permit a semi-detached dwelling with an accessory apartment with reduced lot frontage and landscaped open space in the front yard

A-2022-32 839 Glenforest Street

Kevin and Karen Stickwood

To permit an addition to an existing single detached dwelling with reduced front yard depth

A-2022-33 1675 Whitestone Drive

Donna McFarlane

To permit a single detached dwelling with an accessory apartment with reduced lot frontage, parking space width and landscaped open space in the front yard

A-2022-34 and

A-2022-35 566 and 568 Simcoe Street South

Joseph Solomon on behalf of Michael Porco

To permit a semi-detached dwelling on each lot as a result of a severance of a lot containing a legal non-conforming semi-detached building

A-2022-36 713 Emerson Avenue

Martin Topolie on behalf of Robert Shaw

To permit an addition to an existing single detached dwelling with reduced interior side yard depth

A-2022-37 1356 Simcoe Street South

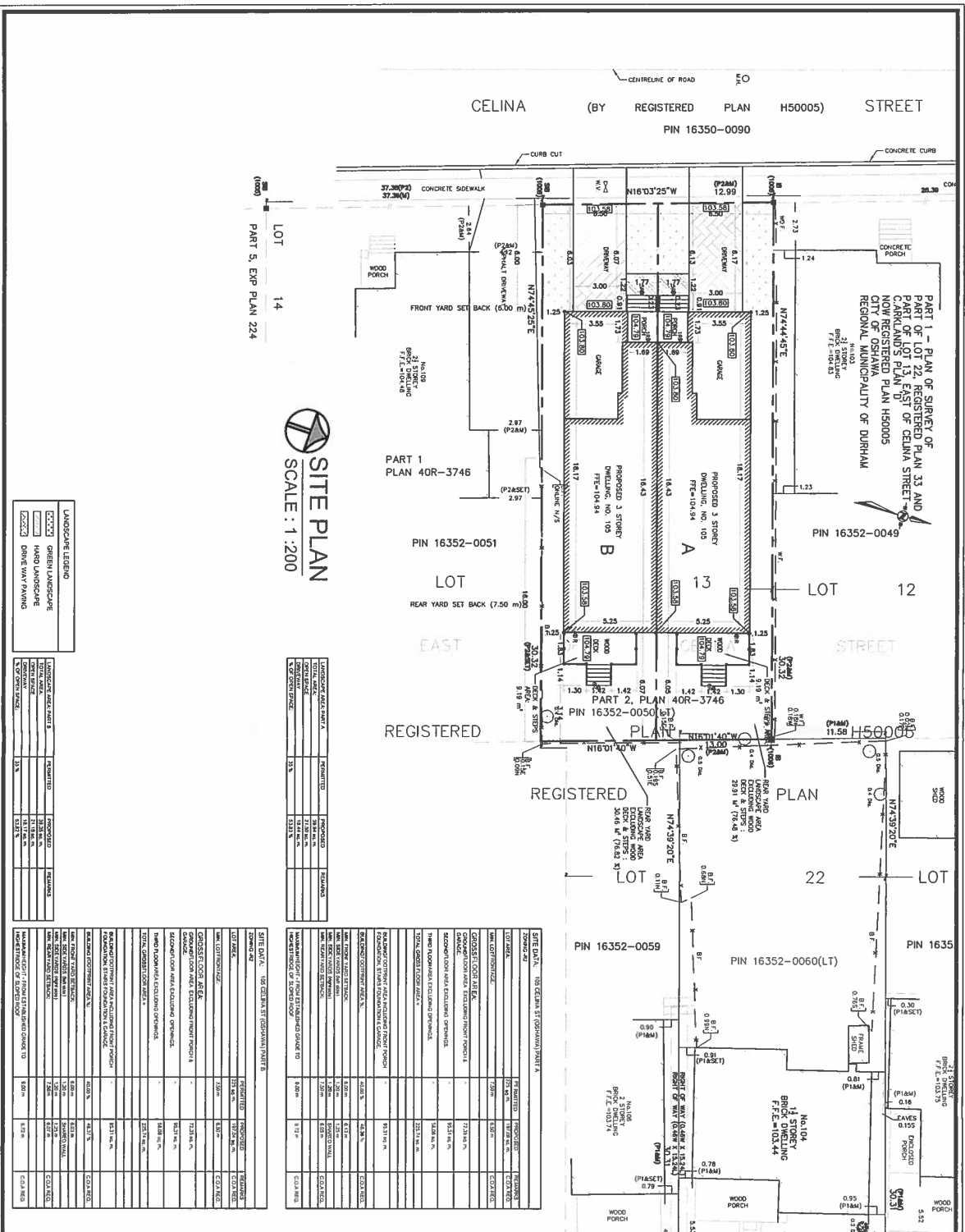
Independent Project Managers

To permit a women's shelter as an additional permitted use

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. Thank you.

Address: 105 Celina Street

City of Oshawa
Development Services Department



SITE PLAN
SCALE: 1:200

LANDSCAPE LEGEND

	GREEN LANDSCAPE
	HARD LANDSCAPE
	DRIVE WAY PAVING

LANDSCAPE AREA (M ²)	REQUIRED	PROPOSED	REMARKS
TOTAL AREA	31.3%	31.3%	
GREEN LANDSCAPE	15.6%	15.6%	
HARD LANDSCAPE	15.7%	15.7%	
DRIVE WAY PAVING	0.0%	0.0%	

SITE DATA - 105 CELINA STREET (PART 1)		SITE DATA - 105 CELINA STREET (PART 2)	
ZONING	R-1	ZONING	R-1
LOT AREA	10,000 M ²	LOT AREA	10,000 M ²
FRONT YARD SETBACK	6.00 M	FRONT YARD SETBACK	6.00 M
REAR YARD SETBACK	7.50 M	REAR YARD SETBACK	7.50 M
MAXIMUM HEIGHT	11.0 M	MAXIMUM HEIGHT	11.0 M
MAXIMUM FLOOR AREA	1,000 M ²	MAXIMUM FLOOR AREA	1,000 M ²
MAXIMUM GARAGE FLOOR AREA	100 M ²	MAXIMUM GARAGE FLOOR AREA	100 M ²
MAXIMUM DRIVEWAY WIDTH	3.0 M	MAXIMUM DRIVEWAY WIDTH	3.0 M
MAXIMUM DRIVEWAY LENGTH	10.0 M	MAXIMUM DRIVEWAY LENGTH	10.0 M
MAXIMUM DRIVEWAY AREA	30.0 M ²	MAXIMUM DRIVEWAY AREA	30.0 M ²
MAXIMUM DRIVEWAY WIDTH AT DRIVE	3.0 M	MAXIMUM DRIVEWAY WIDTH AT DRIVE	3.0 M
MAXIMUM DRIVEWAY LENGTH AT DRIVE	10.0 M	MAXIMUM DRIVEWAY LENGTH AT DRIVE	10.0 M
MAXIMUM DRIVEWAY AREA AT DRIVE	30.0 M ²	MAXIMUM DRIVEWAY AREA AT DRIVE	30.0 M ²

RECEIVED
DEC 10 2021

DEVELOPMENT SERVICES

CANTAM Group Ltd.
PLANNING & BUILDING CONSULTANTS
693 TASCOTT RD UNIT H STURBORO ON N1X 1K6
TEL: (416) 335-3833 • FAX: (416) 335-7911 • CELL: (416) 551-1785

PROPOSED THREE STOREY SEMI-DETACHED RESIDENCE AT 105 CELINA ST OSHAWA, ON

DATE: 21 JULY 2021
SCALE: AS NOTED
DRAWING NO: A1



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 March 23, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-25**) submitted by **Daniel Allan on behalf of Ian Szabo and Tanya Williams** for **103 Ritson Road South** (Plan 335, Sheet 15, Pt Lt C10), 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 3-unit apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	12.0m	25m
Minimum Length of the Front Lot Line	12.0m	12.5m
Minimum Exterior Side Yard Depth	1.5m	3m
Minimum Interior Side Yard Depth	2.8m	3m
Minimum Rear Yard Depth	14.4m	16m
Maximum Lot Coverage	27%	22%
Minimum Distance of a Parking Area to the Gliddon Avenue Street Line	0m	3m
Minimum Parking Aisle Width	6m	6.5m
Maximum Permitted Encroachment of a Bay Window in the Exterior Side Yard	0.9m	0.6m

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on April 11, 2022.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on April 13, 2022 in order for your correspondence to be provided to Committee members for the April 13, 2022 public meeting.

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City Contact: Robert Bedic, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2401 or by email to rbedic@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 13, 2022. Submissions are accepted by email at rbedic@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on April 8, 2022 or any day thereafter.

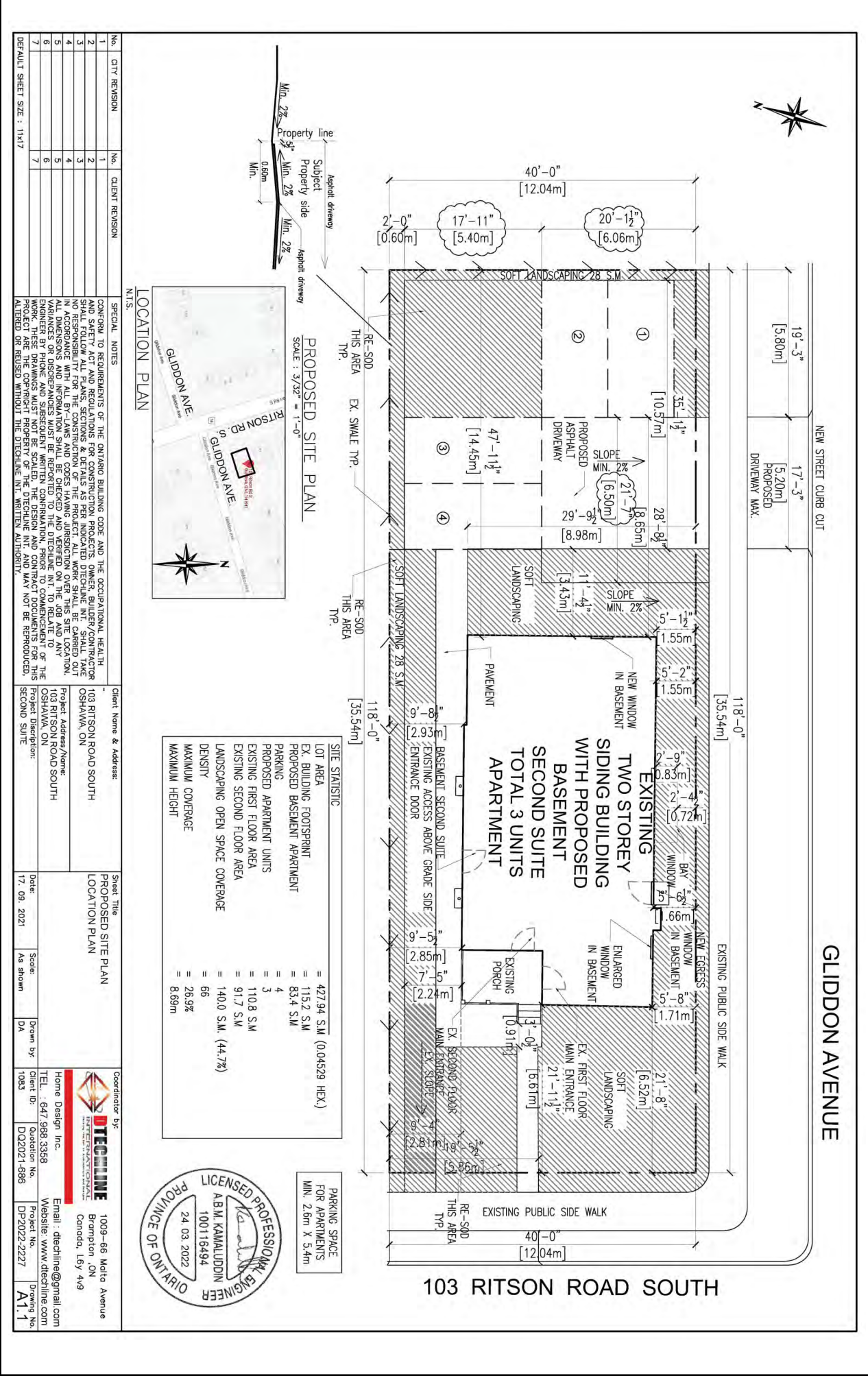
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than April 12, 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 April 1, 2022.

Address: 103 Ritson Road South

City of Oshawa
Development Services Department



SITE STATISTIC

LOT AREA	= 427.94 S.M (0.04529 HEX.)
EX. BUILDING FOOTPRINT	= 115.2 S.M
PROPOSED BASEMENT APARTMENT	= 83.4 S.M
PARKING	= 4
PROPOSED APARTMENT UNITS	= 3
EXISTING FIRST FLOOR AREA	= 110.8 S.M
EXISTING SECOND FLOOR AREA	= 91.7 S.M
LANDSCAPING OPEN SPACE COVERAGE	= 140.0 S.M. (44.7%)
DENSITY	= 66
MAXIMUM COVERAGE	= 26.9%
MAXIMUM HEIGHT	= 8.69m



No.	CITY REVISION	No.	CLIENT REVISION
1	1	1	
2	2	2	
3	3	3	
4	4	4	
5	5	5	
6	6	6	
7	7	7	

DEFAULT SHEET SIZE : 11x17

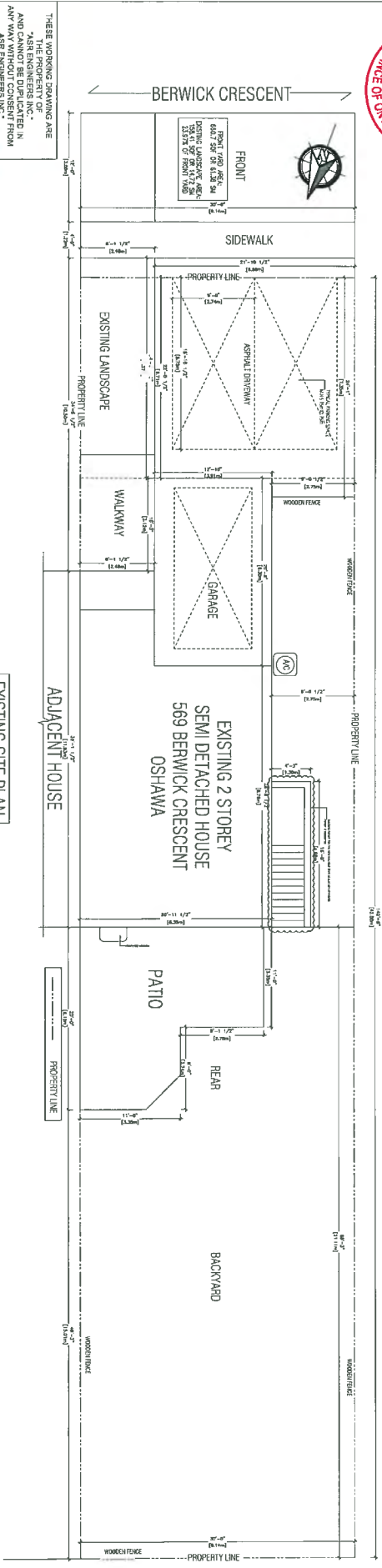
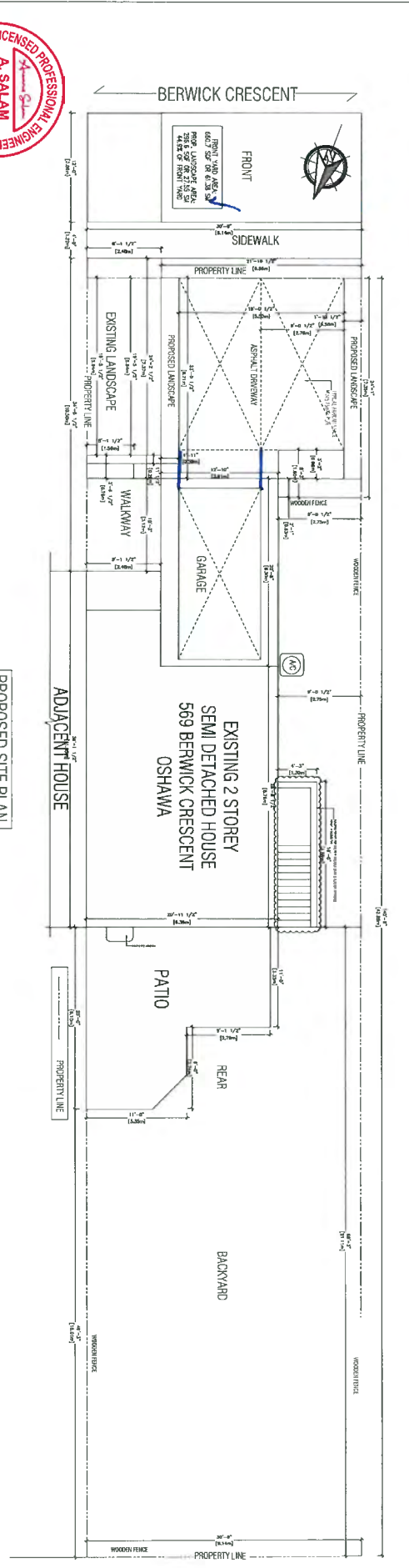
SPECIAL NOTES
CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. OWNER, BUILDER/CONTRACTOR HAS NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND SPACING SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIATIONS FROM THE DRAWINGS SHALL BE APPROVED BY THE ENGINEER. THE ENGINEER'S WORK BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THIS PROJECT. THESE DRAWINGS MUST NOT BE SCALED. THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE SOLE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, COPIED, ALTERED OR REPRODUCED WITHOUT THE WRITTEN AUTHORITY OF THE ENGINEER.

Client Name & Address:	103 RITSON ROAD SOUTH OSHAWA, ON
Project Address/Name:	103 RITSON ROAD SOUTH
Project Description:	SECOND SUITE
Sheet Title:	PROPOSED SITE PLAN
Date:	17.09.2021
Scale:	As shown
Drawn by:	DA
Coordinator by:	DP
Home Design Inc.:	1009-66 White Avenue Brimpton, ON Canada, L9V 4V9
TEL.:	947.968.3358
Client ID:	DP2022-986
Question No.:	1083
Project No.:	DP2022-2227
Drawing No.:	A1.1

103 RITSON ROAD SOUTH

Address: 569 Berwick Crescent

City of Oshawa
Development Services Department



THESE WORKING DRAWINGS ARE THE PROPERTY OF ASR ENGINEERS INC. AND CANNOT BE REPRODUCED OR COPIED IN ANY WAY WITHOUT CONSENT FROM ASR ENGINEERS INC.

I, ANNVAR SALAM have reviewed and take responsibility for the design work and am qualified in the appropriate category as an engineer. These design entries relate to the construction of a home as defined under the Ontario new home warranties Plan Act.

Proj #100208334

Signature _____

DRAWING TITLE: SITE PLAN
PROJECT NAME: 569 BERWICK CRESCENT, OSHAWA

ASR ENGINEERS INC.
647-745-5040
www.asringineers.ca
418 MIDLAND AVENUE
SCARBOROUGH, ON M1M4A5

DRAWN BY: A. SALAM	CHECKED BY: A. SALAM
DATE: 27/11/2021	
SCALE: 3/32" = 1"	
REV: 02	
DRAWING NO: A0.02	



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-32**) submitted by **Kevin and Karen Stickwood** for **839 Glenforest Street** (PL 688, LT 164), 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 addition to an existing single detached dwelling resulting in a minimum front yard depth of 6.9m, 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

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on April 11, 2022.

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How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 13, 2022. Submissions are accepted by email at rbedic@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on April 8, 2022 or any day thereafter.

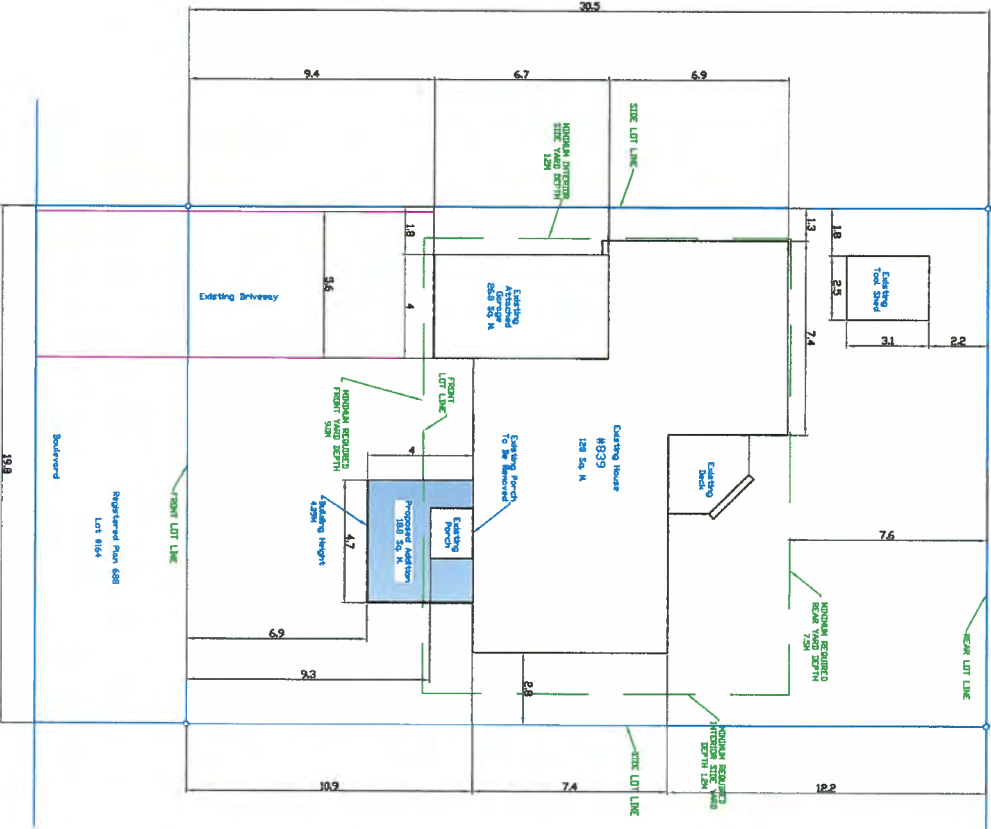
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This Notice issued April 1, 2022.

Address: 839 Glenforest Street

City of Oshawa
Development Services Department



Coverage Calculations:
 Lot Area: 30.5m x 18.8m = 603.9q. m.
 Registered Building Footprint: 3.1m x 2.5m = 7.75q. m.
 Existing Footprint: 7.75q. m.
 Coverage: 7.75/603.9 x 100 = 1.28%

ALL DIMENSIONS ARE SHOWN IN METRES

Legend:
 - LOT LINE
 - PROPOSED BUILDING FOOTPRINT

Additional Information:
 Accessory Building: (as above)
 Existing House: 128 Sq. M
 Existing Garage: 45.4 Sq. M
 Existing Porch: 45.4 Sq. M
 Total: 219.2 Sq. M
 Coverage: 219.2/603.9 x 100 = 36.29%

RECEIVED
 MAR 15 2022
 DEVELOPMENT SERVICES

STICKWOOD PROPOSED ADDITION	
Owner:	Kevin & Karen Stickwood Address: 839 Glenforest St., Oshawa Ontario, L1J 5C2
Project:	Proposed House Addition
Dwg:	Site Plan
Date:	Mar 5, 2022
Drawn by:	K. STICKWOOD
Shr. No.	1 of 1
Dwg. No.	1-22
Scale:	1:500



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-33**) submitted by **Donna McFarlane** for **1675 Whitestone Drive** (PL 40M-2120, LT 43), 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 with an accessory apartment in a R1-E.Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.6m	11m
Minimum Parking Space Width	2.5m	2.75m
Minimum Front Yard Landscaped Open Space	48%	50%

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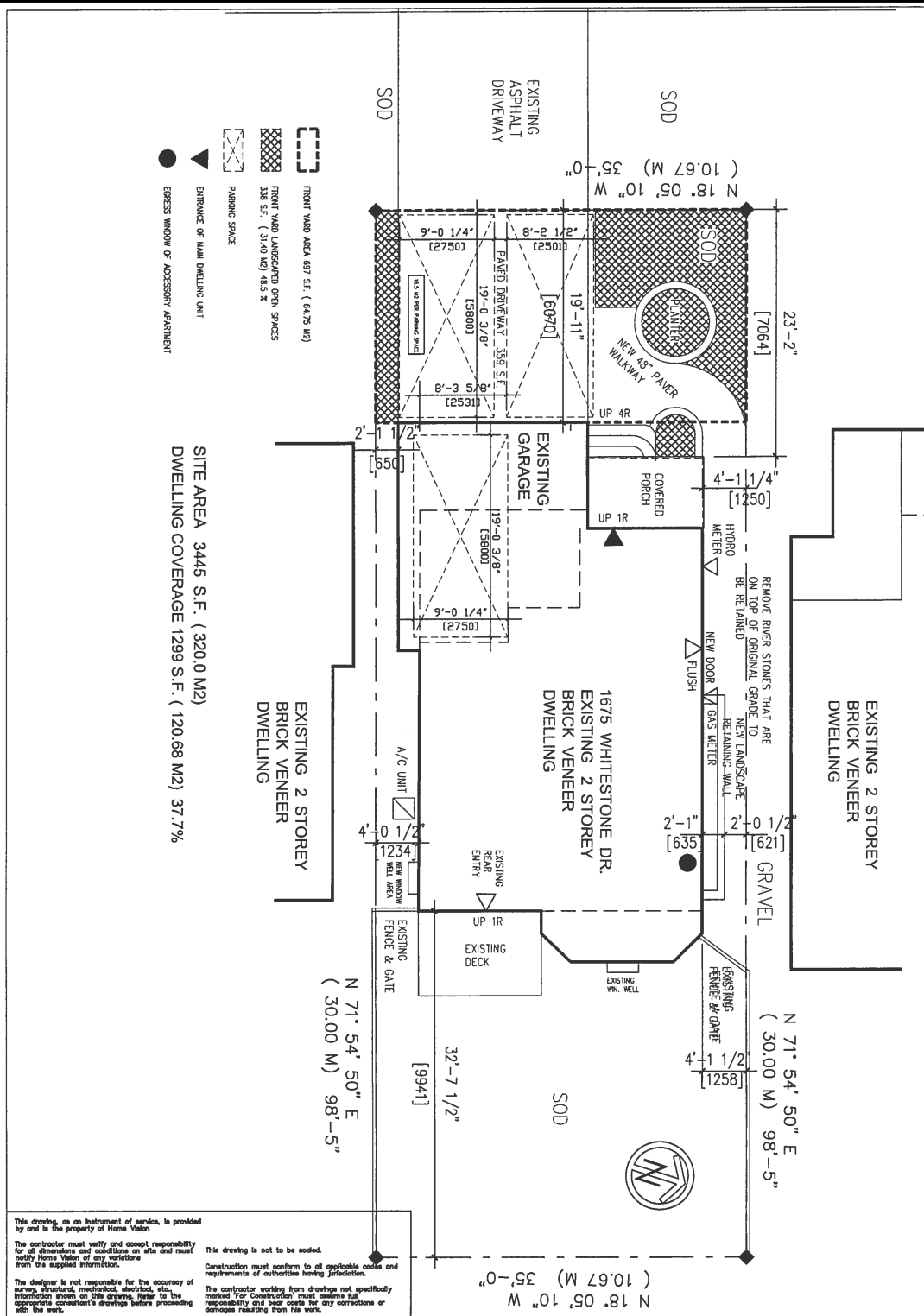
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This Notice issued April 1, 2022.

Address: 1675 Whitestone Drive

City of Oshawa
Development Services Department



This drawing, as an instrument of service, is provided by and is the property of Home Vision.

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Home Vision of any variations from the supplied information.

The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. It is the contractor's responsibility and best efforts for any corrections or damages resulting from this work.

This drawing is not to be scaled.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked 'for Contractor' must assume full responsibility and bear costs for any corrections or damages resulting from this work.

<p>Project McFarlane Residence 1675 Whitestone Drive Oshawa, ON. L1K 2X2</p> <p>HOME VISION 123 Gartshore Dr. Whitby L1P 1N8 TEL: 905-441-2302 carlos@home-vision.ca</p>	<p>The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION NAME - CARLOS LECA BCIN -28434</p> <p>SIGNATURE <i>Carlos Leca</i></p> <p>REGISTRATION INFORMATION NAME - HOME VISION BCIN -34796</p>	<p>LOT 43 R-PLAN 40M-2120</p> <table border="1"> <tr><td>5</td><td>REVISED SIDE GRADING</td><td>MAR. 17/22</td><td>CL</td></tr> <tr><td>4</td><td>ISSUED FOR BUILDING PERMIT</td><td>MAR. 1/22</td><td>CL</td></tr> <tr><td>3</td><td>REVISED PARKING FOR CoFA</td><td>FEB. 18/22</td><td>CL</td></tr> <tr><td>2</td><td>ISSUED FOR BUILDING PERMIT</td><td>JAN. 21/22</td><td>CL</td></tr> <tr><td>1</td><td>ISSUED FOR CLIENT REVIEW</td><td>JAN. 4/22</td><td>CL</td></tr> </table> <p>No. / Revision / Description / Date / By</p>	5	REVISED SIDE GRADING	MAR. 17/22	CL	4	ISSUED FOR BUILDING PERMIT	MAR. 1/22	CL	3	REVISED PARKING FOR CoFA	FEB. 18/22	CL	2	ISSUED FOR BUILDING PERMIT	JAN. 21/22	CL	1	ISSUED FOR CLIENT REVIEW	JAN. 4/22	CL	<p>Sheet Title PROPOSED SITE PLAN</p> <p>Scale 1 = 100 Date MAR. 17, 2022</p> <p>Drawn by CARLOS Drawing No. A1</p> <p>Project No.</p>
5	REVISED SIDE GRADING	MAR. 17/22	CL																				
4	ISSUED FOR BUILDING PERMIT	MAR. 1/22	CL																				
3	REVISED PARKING FOR CoFA	FEB. 18/22	CL																				
2	ISSUED FOR BUILDING PERMIT	JAN. 21/22	CL																				
1	ISSUED FOR CLIENT REVIEW	JAN. 4/22	CL																				



Notice of Hearing under the Planning Act Concerning an Application for a Change in Non-Conforming Use

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2022-34** and **A-2022-35**) submitted by **Joseph Solomon on behalf of Michael Porco** for **566 and 568 Simcoe Street South** (PL 7, PT LT 13), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications is to permit a semi-detached dwelling on each lot as a result of a severance of the lands containing a legal non-conforming semi-detached building, whereas Zoning By-law 60-94 does not permit a semi-detached building or semi-detached dwelling in a PSC-A (Planned Strip Commercial) Zone.

The subject site is also subject to an application for Land Division (Consent) (File LD-2021-86).

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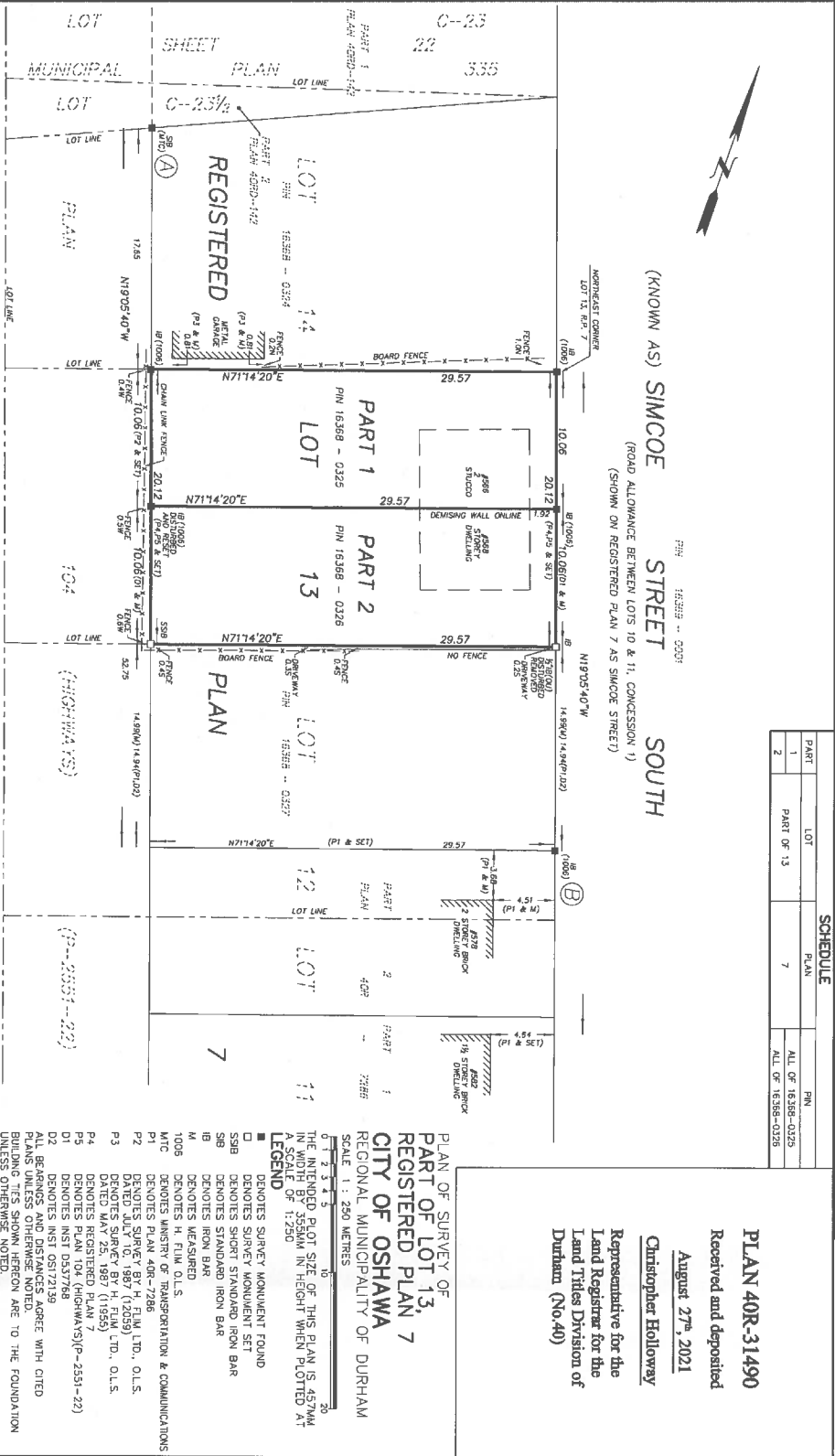
This Notice issued April 1, 2022.

Address: 566 & 568 Simcoe Street South

City of Oshawa
Development Services Department



SCHEDULE		
PART	LOT	PLAN
1	PART OF 13	7
2		



THE KING'S HIGHWAY 401

SURVEYOR'S CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 19, 2021.

DATE: AUGUST 26, 2021
Ivan B. Wallace, O.L.S.

THIS PLAN OF SURVEY RELATES TO A015 PLAN SUBMISSION FORM NUMBER V-15122

PLAN 40R-31490
Received and deposited
August 27th, 2021
Christopher Holloway
Representative for the
Land Registrar for the
Land Titles Division of
Durham (No.40)

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SHORT STANDARD IRON BAR
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- M DENOTES MEASURED
- 1005 DENOTES H. FILM O.L.S.
- MTC DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- P1 DENOTES PLAN 40R-7286
- P2 DENOTES SURVEY BY H. FILM LTD., O.L.S.
- P3 DENOTES SURVEY BY H. FILM LTD., O.L.S. DATED MAY 25, 1987 (11955)
- P4 DENOTES REGISTERED PLAN 7
- P5 DENOTES PLAN 104 (HIGHWAYS)(P-2531-22)
- D1 DENOTES INST 0537768
- D2 DENOTES INST 0537239
- D3 DENOTES INST 0537239
- D4 DENOTES INST 0537239
- PLANS UNLESS OTHERWISE NOTED BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 60° WEST (NAD83/CSRS2011)

URBAN ACCURACY PER SEC. 14(2), OREG. 216/10

POINT ID	NORTHING	EASTING
A	4881022.88	672119.12
B	4881022.88	672119.12

IBW SURVEYORS.COM | 1.800.667.0896

DISTANCE NOTES - METRIC
DISTANCES ARE GIVEN IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999954.

BEARING NOTES
BEARINGS ARE GIVEN FROM OBSERVED REFERENCE POINTS TO THE NEAREST CENTIMETER. THE BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. THE BEARINGS ARE GIVEN IN TRUE BEARINGS UNLESS OTHERWISE NOTED.
FOR BEARING COMPUTATIONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P1, P2, P3 - 127°40' COUNTER-CLOCKWISE



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-36**) submitted by **Martin Topolie on behalf of Robert Shaw** for **713 Emerson Avenue** (PL 568, LT 62), 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 addition to an existing single detached dwelling resulting in a minimum interior side yard depth of 0.7m, whereas Zoning By-law 60-94 requires a minimum interior side yard depth of 1.2m for a single detached dwelling in a R1-C (Residential) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on April 11, 2022.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on April 13, 2022 in order for your correspondence to be provided to Committee members for the April 13, 2022 public meeting.

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: Robert Bedic, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2401 or by email to rbedic@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on April 13, 2022. Submissions are accepted by email at rbedic@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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This Notice issued April 1, 2022.

Address: 713 Emerson Avenue



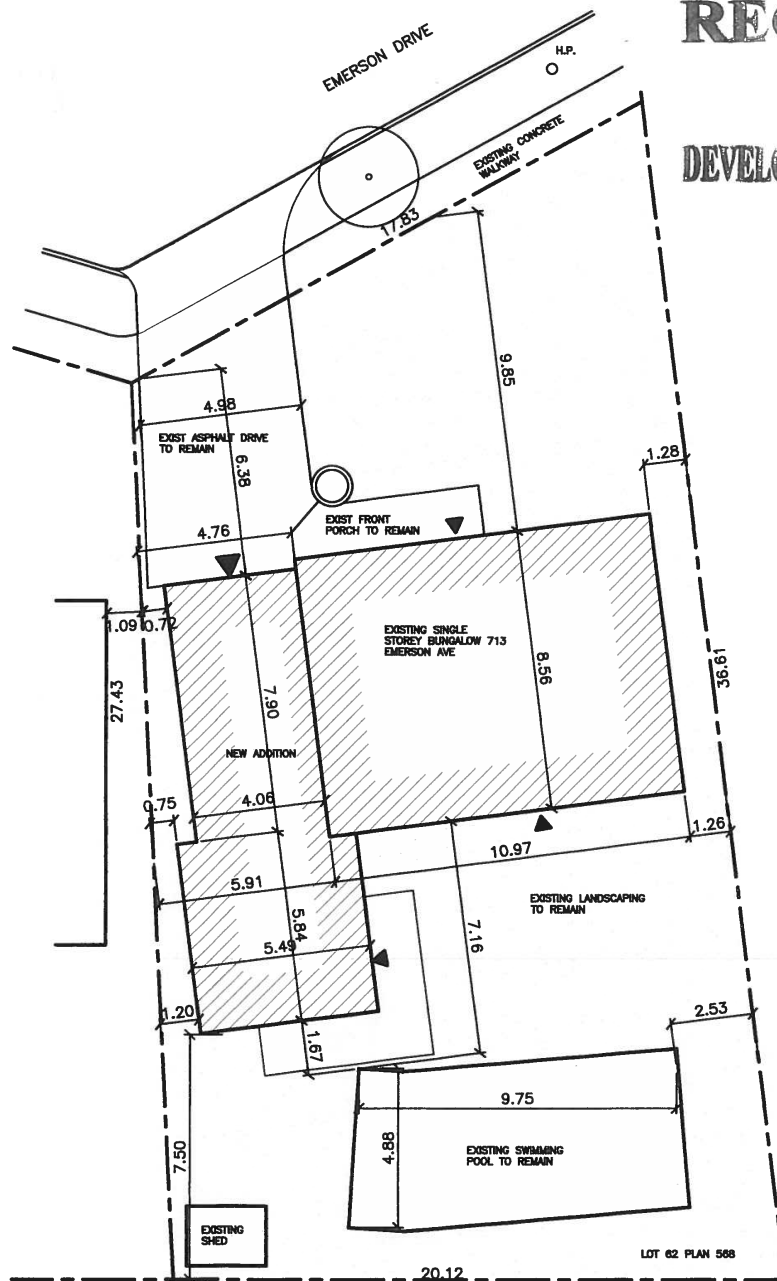
City of Oshawa
Development Services Department



RECEIVED

MAR 23 2022

DEVELOPMENT SERVICES



SITE PLAN
SCALE: 1:200

SURVEY NOTE:

SURVEY INFORMATION TAKEN FROM SKETCH OF SURVEY OF LOCATION OF HOUSE ON LOT 62, PLAN 568
CITY OF OSHAWA
DONEVEN & RICHARDS ENGINEERS & SURVEYORS
OSHAWA, ONTARIO
SEPT 23, 1955 - JOB 4599

SITE DATA:

LOT AREA:	6011.88ft ²	558.52m ²
EX BLDG AREA:	1011.00ft ²	93.93m ²
ADDITION AREA:	687.41ft ²	63.86
TOTAL % COVERAGE:	28.25%	-
LANDSCAPED AREA:	3840.71ft ²	356.81
PAVED AREA:	490.46ft ²	45.56

PROPOSED NEW ADDITION: 713 EMERSON DRIVE
FOR JOE SHAW & FAMILY



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on April 13, 2022 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2022-37**) submitted by **Independent Project Managers** for **1356 Simcoe Street South** (PL 486, LT 131, to LT 134, PT LT 130, and PL 335, Sheet 27, PT LT C1), 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 women's shelter as an additional permitted use with a minimum of 25 parking spaces, whereas Zoning By-law 60-94 does not permit a women's shelter in a R1-C/CIN (Residential/Community Institutional) Zone.

The subject site is also subject to an application for Site Plan Approval (File SPA-2022-02).

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on April 11, 2022.

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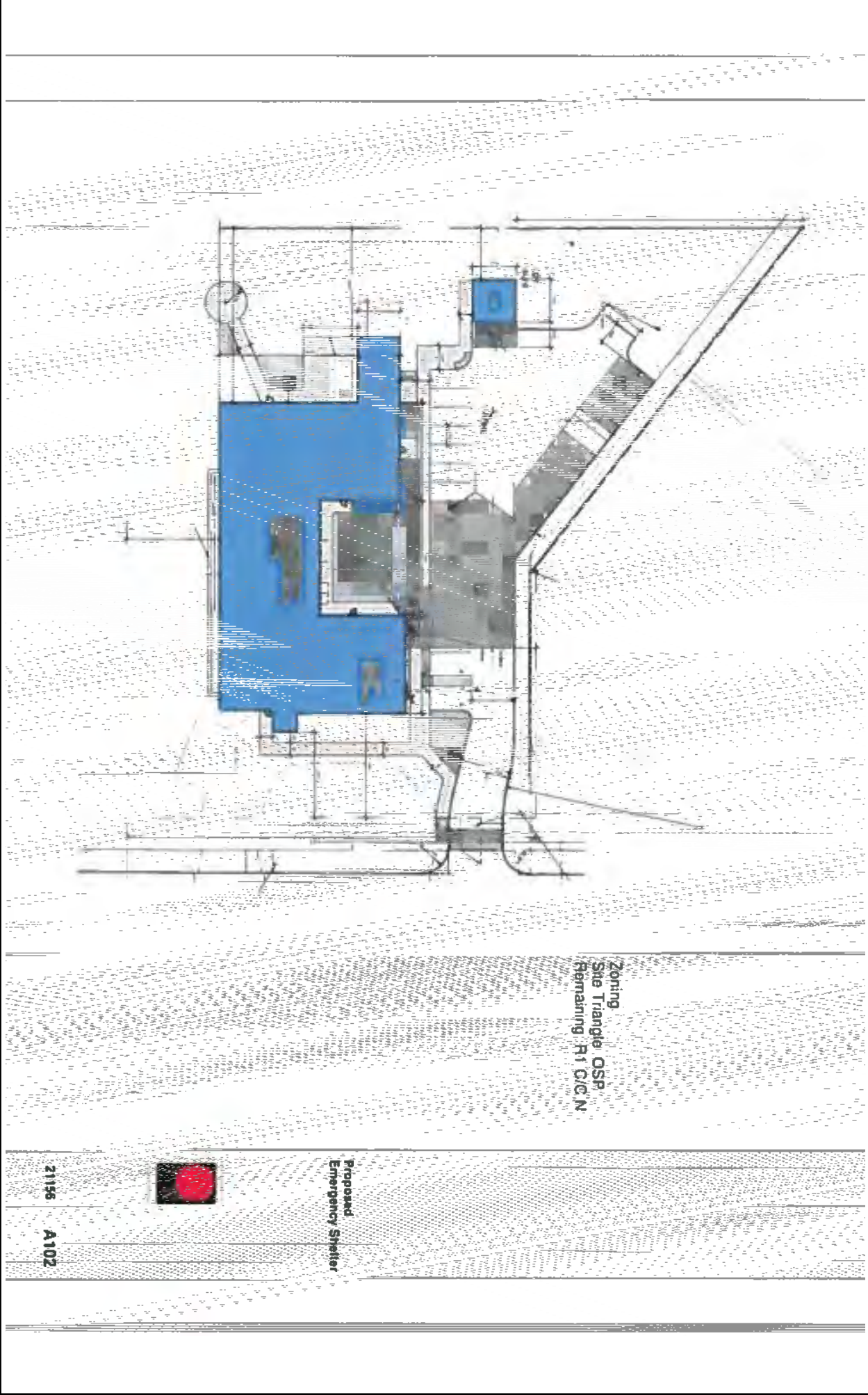
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This Notice issued April 1, 2022.

Address: 1356 Simcoe Street South

City of Oshawa
Development Services Department



Zoning
Site Triangle OSP
Remaining: R1 C/C N

Proposed
Emergency Shelter



21156

A102