



Committee of Adjustment Meeting Agenda

**August 2, 2023, 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 August 2, 2023 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
Robert Adams

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.

Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on date be adopted.

Staff Reports

A-2023-69 1029 King Street East

Hom Drafting and Design on behalf of Michael Bridgman

To permit an addition to an accessory building ancillary to a single detached dwelling with increased floor area and lot coverage

A-2023-70 357 Kinmount Crescent

Clinton Dochuk on behalf of 2435118 Ontario Inc.

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

A-2023-71 1143 Tall Pine Avenue

Deen Muhammad and Farhana Zaman Glory

To permit a single detached dwelling with an accessory apartment with reduced landscaped open space in the front yard

A-2023-72 751 Hillcroft Street

Hom Drafting and Design on behalf of Josh Zacher

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

A-2023-73 86 Conant Street

D. G. Biddle and Associates on behalf of 13296415 Canada Corp.

To permit an apartment building with reduced front yard depth, interior side yard depth and landscaped open space

A-2023-76 1009 Lockie Drive

Vinith Reddy

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

A-2023-77 1471 Birchcliffe Court

Valiuddin Mohammed on behalf of Akshay Kohli and Aaisha Kapoor

To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space and parking space width and tandem parking

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

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2023-69) submitted by **Hom Drafting and Design on behalf of Michael Bridgman for 1029 King Street East** (PL 357 SHEET 3B4 PT LT 12 NOW RP 40R14373 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 an addition to an accessory building ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an accessory building ancillary to a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Ground Floor Area of an Accessory Building	105 sq. m.	60 sq. m.
Maximum Lot Coverage of an Accessory Building as a Percent of the Lot Area	8.3%	8%
Maximum Lot Coverage of an Accessory Building as a Percent of the Main Building on the Lot	122%	50%

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 July 31, 2023.

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 August 2, 2023 in order for your correspondence to be provided to Committee members for the August 2, 2023 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: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 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 August 2, 2023. 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 July 28, 2023 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 July 31, 2023. 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 July 21, 2023.

Address: 1029 King Street East

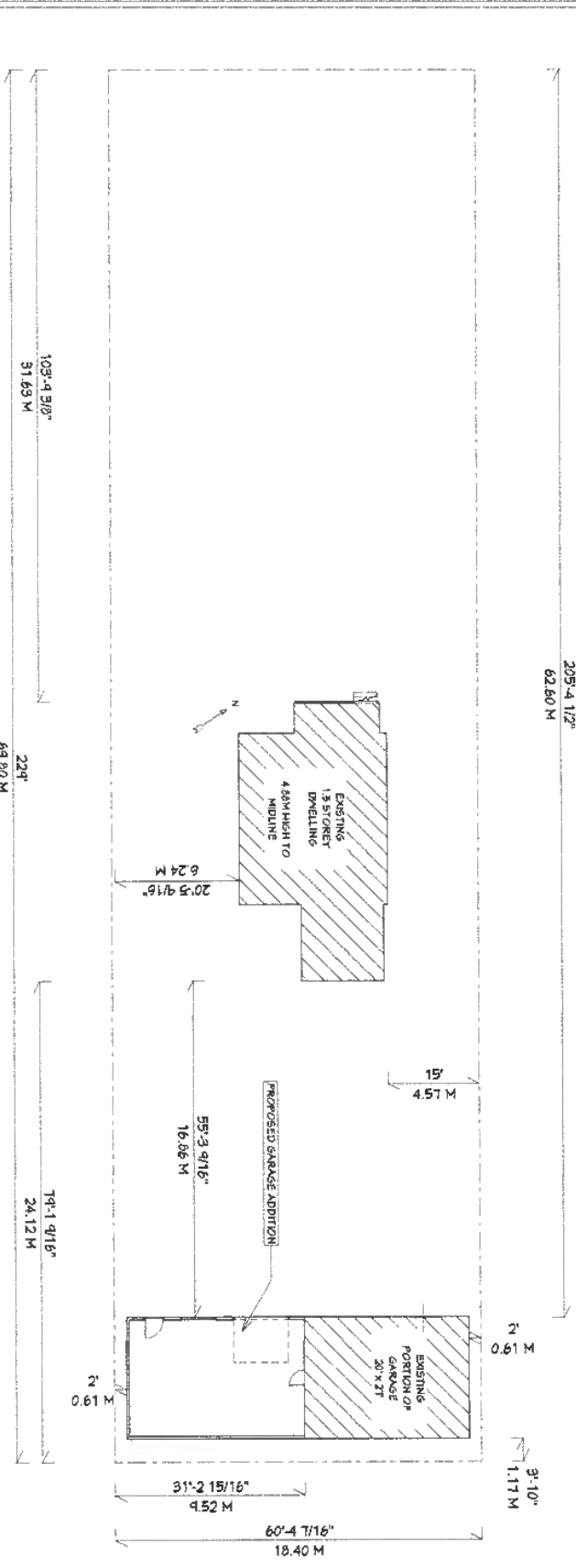
City of Oshawa
Economic and Development Services



LOT DETAILS

ZONING: R1C

LOT AREA: 1204.50 SQ. M.
 BUILDING LOT COVERAGE: 45.40 SQ. M.
 ACC. BUILDING LOT COVERAGE: 104.75 SQ. M.
 PROPOSED LOT COVERAGE: 1029.50 SQ. M. (84.98%)
 FRONT SETBACK: 6.50 M.
 REAR SETBACK: 11.71 M.
 SIDE SETBACK: 6.41 M.
 BUILDING HEIGHT: 4.50 M.
 IT REQUIRES A MINOR VARIANCE



SITE PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES:

DRAWINGS ARE TO READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL YOU HAVE RECEIVED ALL NECESSARY PERMITS. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO RESUME PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION AND FIELD NOTES SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES. DISCOVERED UTILITIES SHALL BE PROTECTED AND NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF HOMERATING AND DESIGN. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	ROLE	REG. NO.
HOMERATING	DESIGNER	11937
B.C.L.M.	DESIGNER	B.C.L.M.

DATE	DESCRIPTION

PROJECT NORTH:

TRUE NORTH:

Drawn by: MTA
 Project Address: 1029 KING ST E, OSHAWA
 Project Number: A-1003
 Scale: AS SHOWN
 Drawing Title: AS SHOWN

HOMERATING
 14 ASHDALE CRES
 BOWMANVILLE, ON
 289-355-4402
 CLIENT@HOMERATING.COM



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 August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-70**) submitted by **Clinton Dochuk on behalf of 2435118 Ontario Inc.** for **357 Kinmount Crescent** (PL M145 PT LT 4 NOW RP WR360 PT 8), 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 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 Landscaped Open Space in the Front Yard	45.9%	50%
Minimum Parking Space Width	2.6m	2.75m

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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 July 31, 2023.

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City Contact: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 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 August 2, 2023. 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.

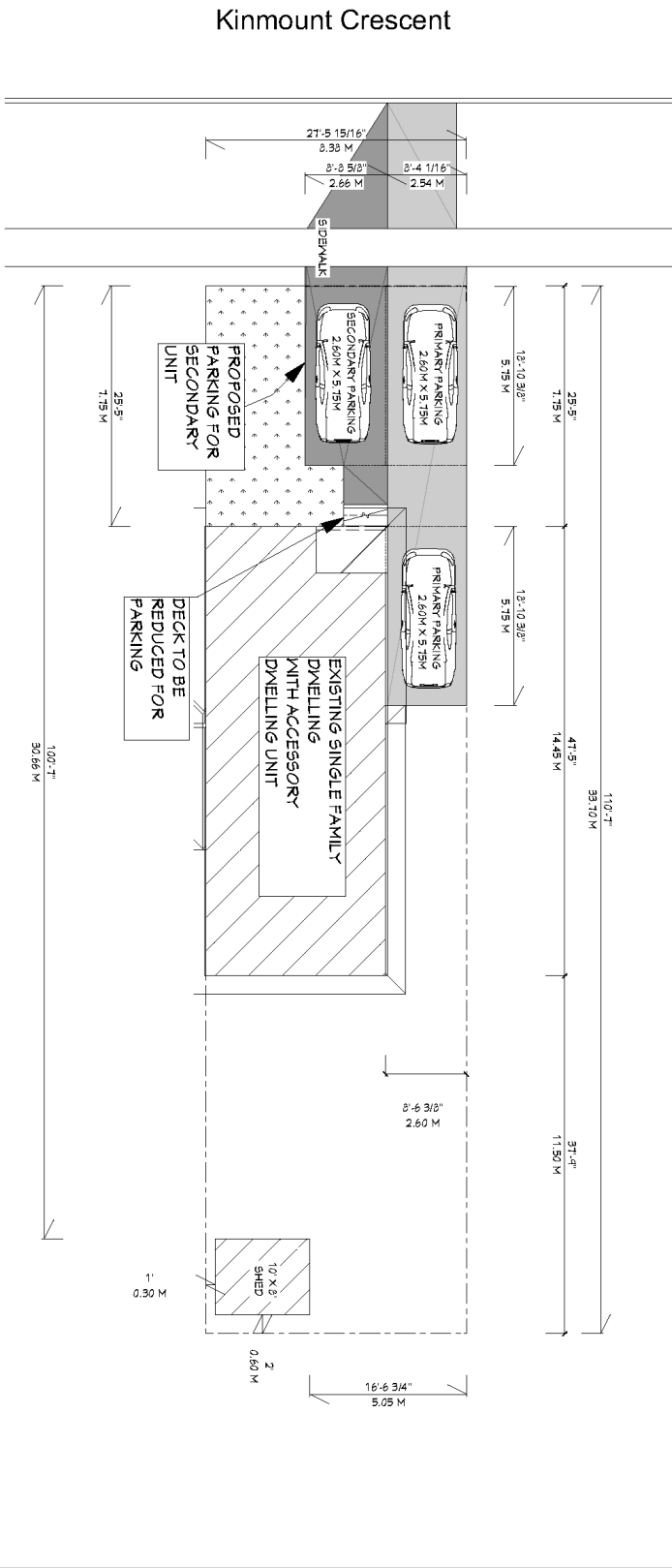
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 28, 2023 or any day thereafter.

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 July 31, 2023. 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 July 21, 2023.

Address: 357 Kinmount Crescent



Kinmount Crescent

SITE PLAN
SCALE: 3/16"=1'



14 ASHDALE CRES
BOWMANVILLE, ON
289-395-4402
CLIND@HOMDESIGN.CA

GENERAL NOTES:

DRAWINGS ARE TO BE READ, NOT SCALED. DO NOT BEGIN CONSTRUCTION OF ANY WORK UNTIL THE DESIGN HAS BEEN NOTIFIED. THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INTERPRETATION. ALL DESIGN AND CONSTRUCTION DOCUMENTS ARE FINAL. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES TO THE DESIGN. THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES TO THE DESIGN. THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES TO THE DESIGN. THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES TO THE DESIGN.

QUALIFICATION INFORMATION:

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AS WELL AS HAVING THE CONTRACT AND BUILDING CODES TO BE A DESIGNER.

NAME	ROLE	DATE
HOM DRAFTING AND DESIGN	D.C.L.N.	1/18/21
HOM DRAFTING AND DESIGN	B.C.L.N.	B.C.L.N.

Number	Date	Revised By	Description

PROJECT NORTH:

TRUE NORTH:

DRAWN BY: MTA
PROJECT ADDRESS: 357 KINMOUNT CRES, OSHAWA

CHECKED BY: CE
SCALE: AS INDICATED
DRAWING TITLE: AS INDICATED
SHEET NO. A-1003



Committee of Adjustment

File: **A-2023-71**

Ward: **3**

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 August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-71**) submitted by **Deen Muhammad and Farhana Zaman Glory** for **1143 Tall Pine Avenue** (PL 40M2129 LT 85), 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 a minimum 41.5% landscaped open space in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a singled detached dwelling with an accessory apartment in a R1-E(7) (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 July 31, 2023.

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City Contact: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 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 August 2, 2023. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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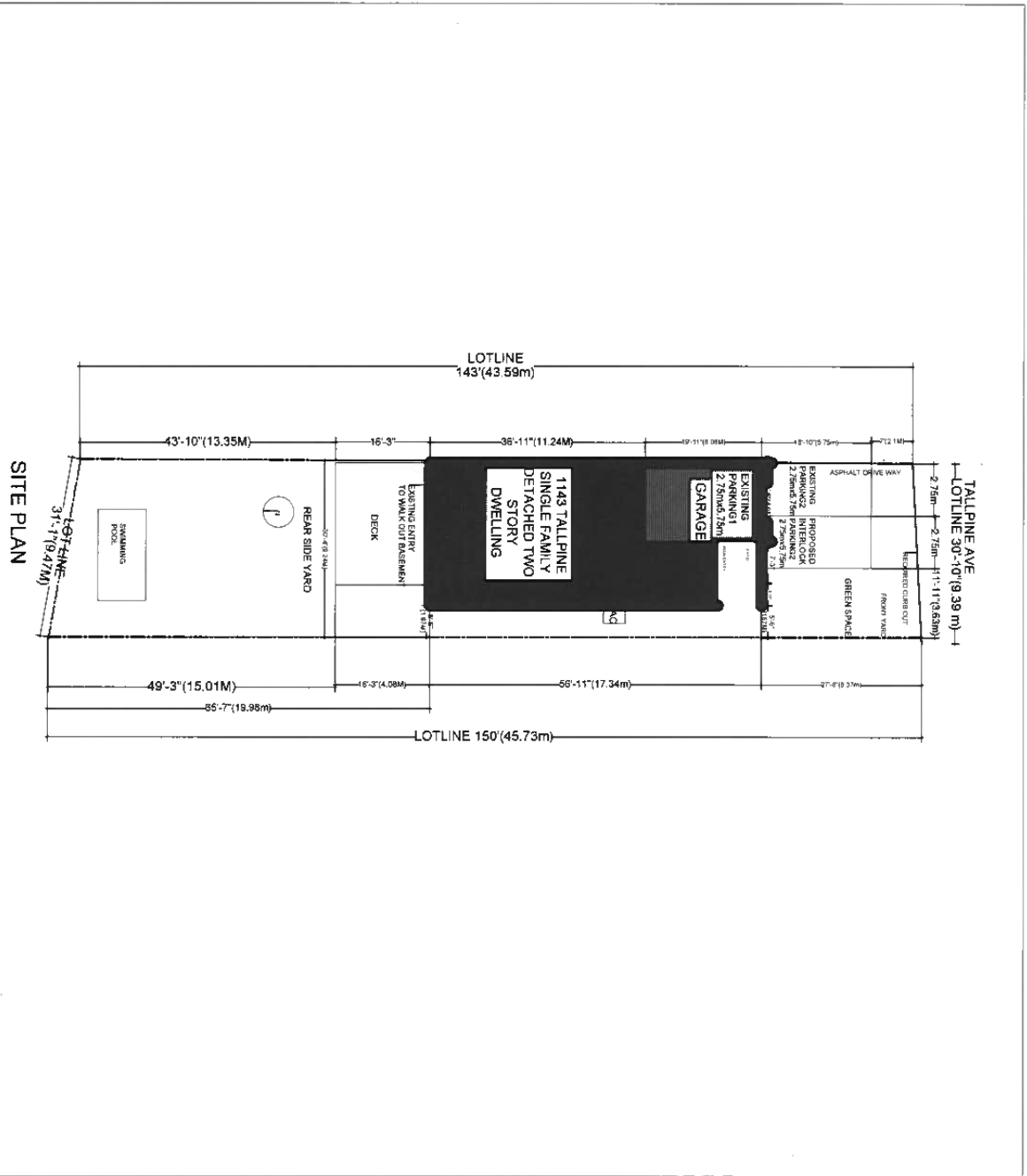
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This Notice issued July 21, 2023.

Address: 1143 Tall Pine Avenue



1 SITE PLAN
 A-1 SCALE: 3/16"=1'-0"

NO.	DATE	REVISION

SIGNED: DEEN MUHAMMAD


SIGNED: FARHANA ZAMAN GILORY


PROJECT FILE:
 BASEMENT SECOND UNIT EXISTING
 FINISHED BASEMENT
 DRAWING TITLE:
 SITE PLAN

LOCATION:
 1143 TALL PINE AVE, OSHAWA, ON,
 L1K2X9
 PROJECT NO:
 AS NOTED
 PROJECT DATE:
 JUNE 2023
 SHEET 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 August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-72**) submitted by **Hom Drafting and Design on behalf of Josh Zacher** for **751 Hillcroft Street** (PL M1084 PT LT 296 NOW RP 40R3626 PT 10), 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 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 Parking Space Length	5.4m	5.75m
Minimum Landscaped Open Space in the Front Yard	42%	50%

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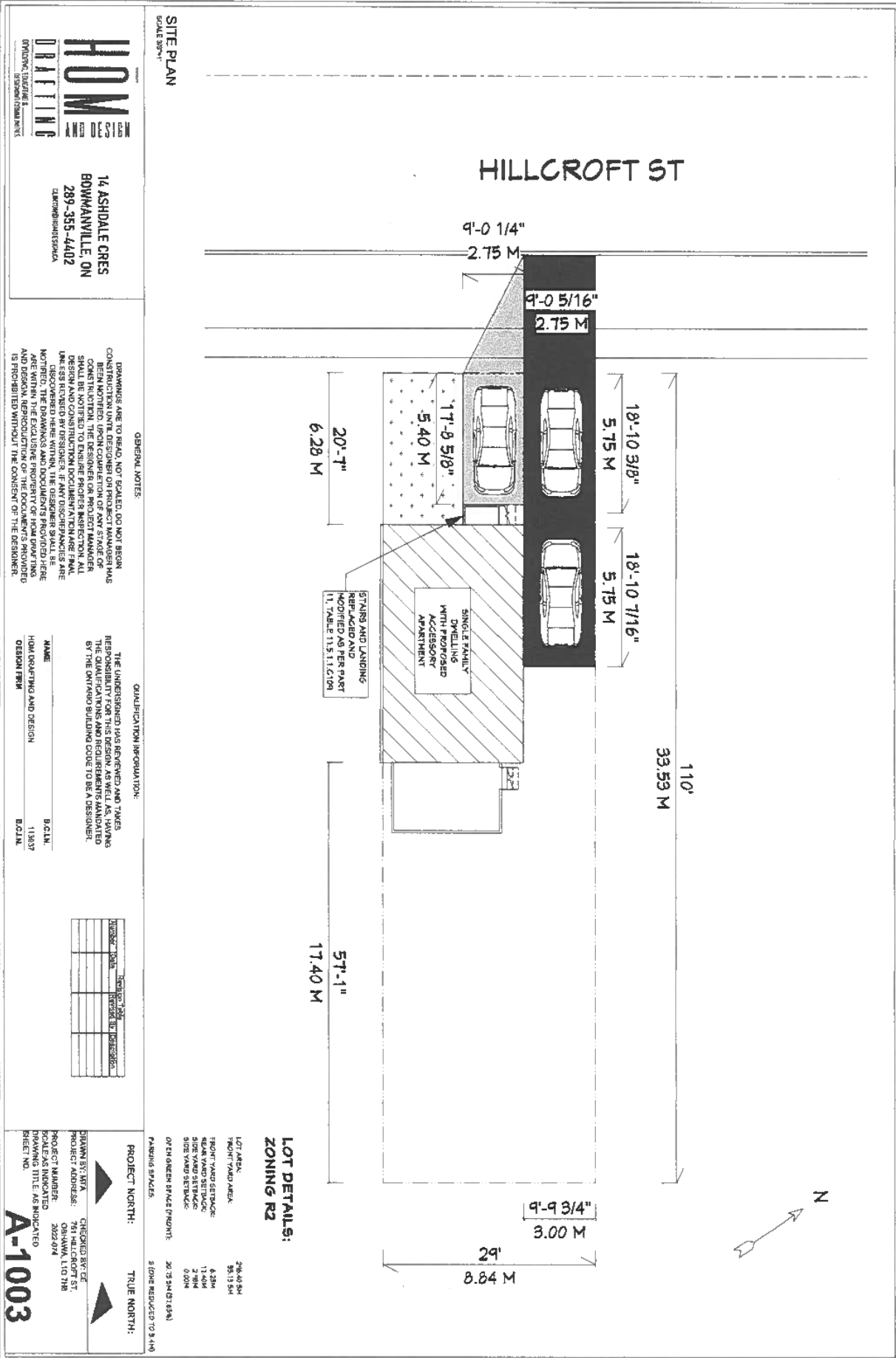
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This Notice issued July 21, 2023.

Address: 751 Hillcroft Street



HOM
DRAWING & DESIGN
289-355-4402
289-355-4402
DARTMOUTH, NS

14 ASHDALE CRES
BOWMANVILLE, ON
289-355-4402
DARTMOUTH, NS

GENERAL NOTES:
DRAWINGS ARE TO READ, NOT SCALED, DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED UPON COMPLETION OF ANY STAGE OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL. UNLESS REVIEWED BY DESIGNER, IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE RESPONSIBLE FOR THE SAME. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN HEREIN. THE EXISTENCE AND LOCATION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL PROFESSIONAL FEES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL TRAVEL AND MEALS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL ACCOMMODATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL TRANSPORTATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL COMMUNICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL INSURANCE. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL TAXES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES AND CHARGES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER EXPENSES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER OBLIGATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER LIABILITIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER RISKS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER DAMAGES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER LOSSES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER INJURIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER DEATHS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER CONSEQUENCES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER RESULTS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER EFFECTS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER IMPACTS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER CHANGES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER ADJUSTMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER CORRECTIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER REVISIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER IMPROVEMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER ENHANCEMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER UPGRADES. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER MODIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER ALTERATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER REPAIRS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER MAINTENANCE. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER OPERATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER MANAGEMENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER SUPERVISION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER CONTROL. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER INSPECTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER TESTING. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER ANALYSIS. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER EVALUATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER ASSESSMENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER MONITORING. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER REPORTING. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER DOCUMENTATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER RECORDING. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER ARCHIVING. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER PRESERVATION. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER RESTORATION.

QUALIFICATION INFORMATION:

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

NAME	ROLE	DATE
HOM DRAFTING AND DESIGN	DESIGNER	11/23/23

NO.	DATE	REVISION

PROJECT NORTH: TRUE NORTH

PROJECT ADDRESS: 751 HILLCROFT ST, OSHAWA, L1G 7H8

PROJECT NUMBER: 2023-074

DRAWING TITLE: AS NOTICATED

SHEET NO.: A-1003

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-73**) submitted by **D. G. Biddle and Associates on behalf of 13296415 Canada Corp.** for **86 Conant Street** (PL 335 SHEET 29 LT C37), Oshawa for minor variances from the City's Zoning By-law 60-94.

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

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3m	6m
Minimum Interior Side Yard Depth (east side only)	1.5m	4.5m
Minimum Landscaped Open Space	34.5%	35%
Permitted Parking Area Location	Front, Interior Side and Rear Yards	Interior Side and Rear Yards

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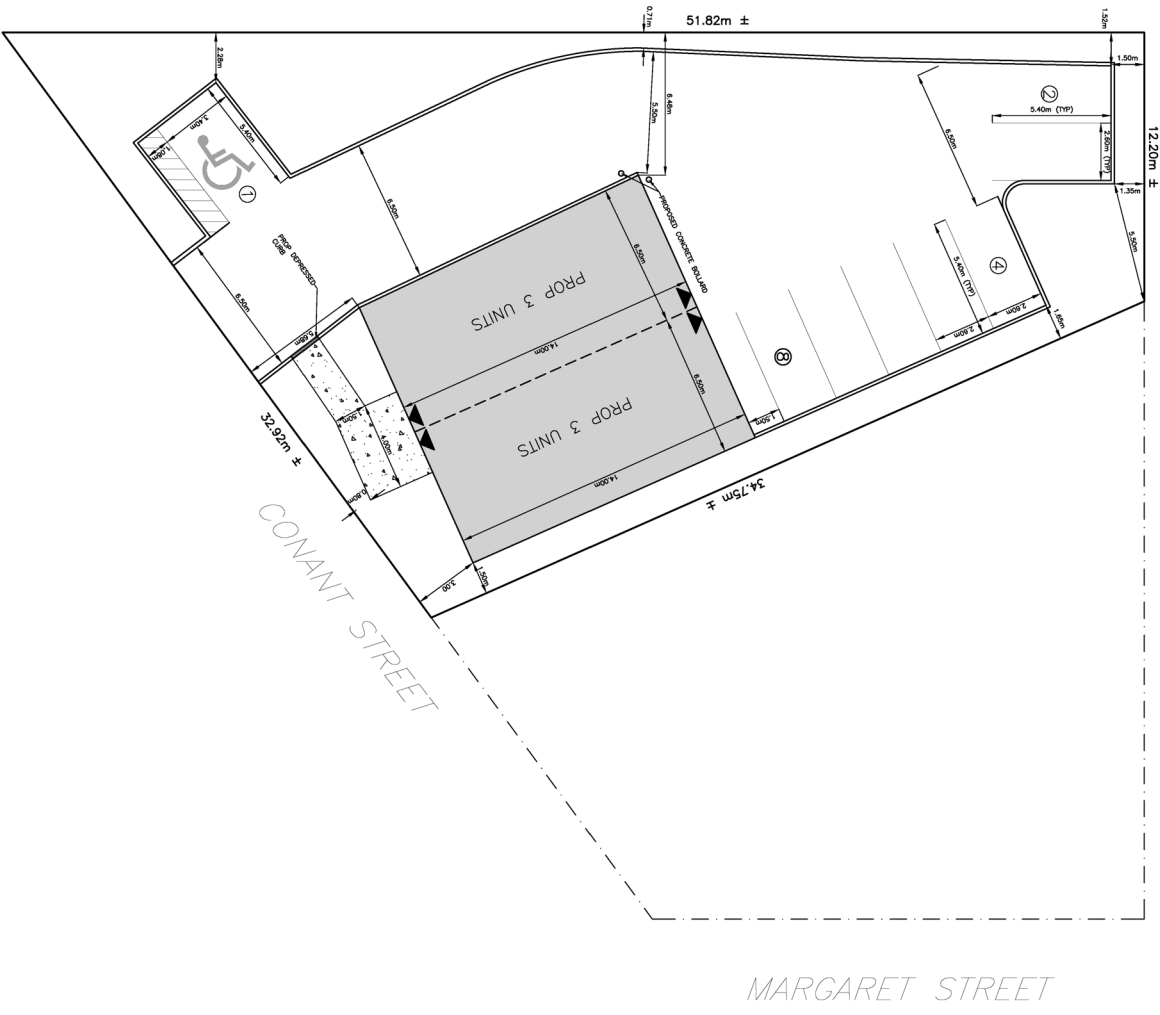
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Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 31, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

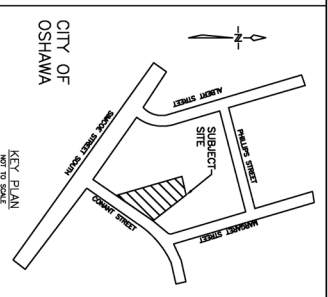
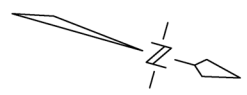
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued July 21, 2023.

Address: 86 Conant Street



MARGARET STREET



BENCH MARK
PROVIDE BENCH MARK DESCRIPTION OR SOURCE OF TOPOGRAPHIC SURVEY INFORMATION

SITE STATISTICS

ZONING (MUN. ORDINANCE)	R3
ZONING AREA (M ²)	862.25M ²
BUILDING AREA	180.12M ²
ASPHALT AREA	20.20M ²
LANDSCAPE AREA	47.14M ²
TOTAL AREA	247.46M ²
LANDSCAPE AREA	287.28M ²
TOTAL AREA	32.81M ²

PARKING

1 SPACE PER UNIT	6	PROVIDED
1 SPACE PER UNIT	6	REQUIRED
ADDITIONAL SPACES PER UNIT	2	2
ADDITIONAL SPACES PER UNIT	2	2
ADDITIONAL SPACES PER UNIT	1	1

**PRELIMINARY
NOT FOR CONSTRUCTION**

NO.	DATE	REVISION	BY
1.	20.07.23	REVISED AS PER MARK-UPS	MJK

86 & 92 CONANT STREET, OSHAWA, ON
CONCEPTUAL SITE PLAN

P.O. Biddle & Associates Limited
consulting engineers and planners
100 KING STREET EAST, OSHAWA, ONTARIO L1H 3K9
Phone: 905.476.8888
info@pbiddle.com

SCALE	1:100	PROJECT NO.	122035
DRAWN BY:	MJK	DRAWING NO.	
DESIGN BY:	MJK		
CHECKED BY:	P.J.C.		
DATE:	OCT 2023		

SP-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 August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-76**) submitted by **Vinith Reddy** for **1009 Lockie Drive** (PL 40M2706 LT 90), 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(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.5m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%

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 July 31, 2023.

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 August 2, 2023 in order for your correspondence to be provided to Committee members for the August 2, 2023 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: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 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 August 2, 2023. 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 July 28, 2023 or any day thereafter.

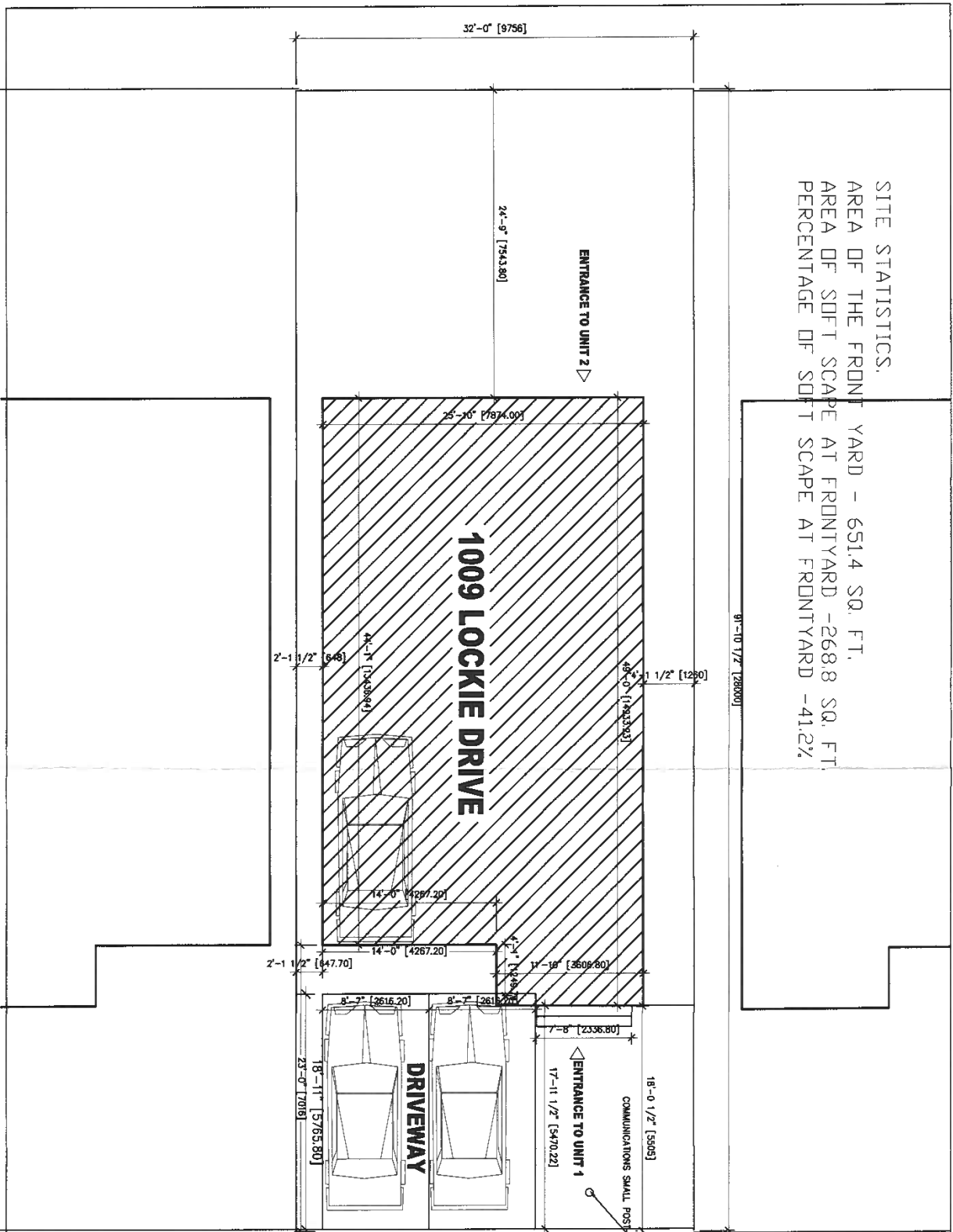
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Address: 1009 Lockie Drive

Economic and Development Services
City of Oshawa
OSHAWA



SITE STATISTICS.
AREA OF THE FRONT YARD - 651.4 SQ. FT.
AREA OF SOFT SCAPES AT FRONTYARD - 268.8 SQ. FT.
PERCENTAGE OF SOFT SCAPES AT FRONTYARD - 41.2%



LOCKIE DRIVE

1	ISSUED FOR COA	JULY - 2023
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Revisions	Date

Project: 1009 LOCKIE DRIVE
LEGALIZING THE WALKOUT
BASEMENT AS A SECOND UNIT

Project No: 2023-22

For: VINITH REDDY REDDY

Drawing Title: PROPOSED SITE PLAN

Location: OSHAWA - ONTARIO

Scale: 1/8"=1'-0"

Drawn by: BH

Designed by: BH

Approved by:

A-0

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 July 21, 2023.



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 August 2, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-77**) submitted by **Valiuddin Mohammed on behalf of Akshay Kohli and Aisha Kapoor** for **1471 Birchcliffe Court** (PL 40M1399 PT LT 55 NOW RP 40R10159 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 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 Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.5m	2.75m

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

Meeting

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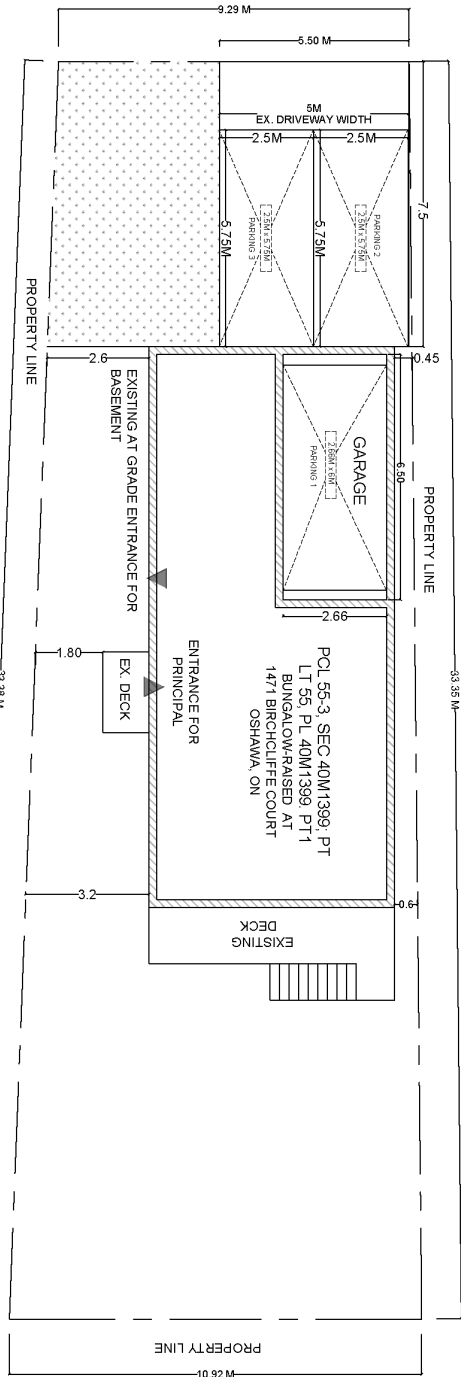
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This Notice issued July 21, 2023.

Address: 1471 Birchcliffe Court

City of Oshawa
Economic and Development Services



SCOPE OF WORK
A- DRIVE WAY EXTENSION

LANDSCAPED OPEN AREA CALCULATION	
GROSS AREA OF FRONT YARD	772.65 m ² / 71,78 m ²
FRONT YARD PARKING AREA	443.54 m ² / 41,20 m ²
PARKING AREA %	57.29%
FRONT YARD SOFT LANDSCAPED AREA	329.11 m ² / 33,42 m ²
SOFT LANDSCAPED AREA %	46.59%

GENERAL NOTES:
DRAWINGS ARE TO BE READ NOT ONLY FOR THE PROJECT BUT ALSO FOR THE CITY OF OSHTAWA. ALL DIMENSIONS MUST BE VERIFIED AND CORRECTED BY THE DESIGNER BEFORE CONSTRUCTION. THE DESIGNER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT WITHIN THE BOUNDARIES OF THE CITY OF OSHTAWA. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OSHTAWA DESIGN STANDARDS AND SPECIFICATIONS. ALL DESIGN AND CONSTRUCTION SHALL BE REVIEWED BY THE DESIGNER AND APPROVED BY THE DESIGNER BEFORE CONSTRUCTION. ALL DESIGN AND CONSTRUCTION SHALL BE REVIEWED BY THE DESIGNER AND APPROVED BY THE DESIGNER BEFORE CONSTRUCTION.



NO.	REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	PERMIT	JULY 18, 2023

ENGINEER: *Mechways Inc.*
ADDRESS: 2701 TRANSCENT DRIVE, UNIT 10, MARKHAM, ON L3R 9V7
TEL: 416-562-7410
WWW.MECHWAYS.COM

CONSULTANT:

PROJECT:
1471 BIRCHCLIFFE
OSHTAWA, ON

SHEET TITLE:
SITE PLAN

CHECKED: MSB
DRAWN: MSA
SCALE: 1:125
DATE: JULY 11, 2023

DRAWING:

A 0.1