



Committee of Adjustment Meeting Agenda

**October 23, 2024, 6:00 p.m.
Committee Meeting Room**

The personal information contained in your correspondence to Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at committeeofadjustment@oshawa.ca or in person.

Members of the public are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments to submit correspondence concerning this matter. Please address your comments to committeeofadjustment@oshawa.ca by 4:30 p.m. on October 23, 2024 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Andrew Johnson
Dean Lindsay
Douglas Thomson
Fred Eismont
Vacant

The Committee of Adjustment considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses. The Committee of Adjustment also considers all consent applications for creation of new lots, lot additions, creation of easements, validation of title and long term leases.

Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial. We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.

Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on October 2, 2024 be adopted.

Minor Variance Staff Reports

- | | | |
|-------------------|--|---------------|
| A-2024-99 | 321 Anderson Avenue | Ward 4 |
| | Peter Jaruczik on behalf of Tatra Valley Homes | |
| | To permit a semi-detached dwelling which may include two accessory apartments with reduced parking spaces, landscaped open space in the front yard and to partial tandem parking | |
| A-2024-104 | 126 Ice Palace Crescent | Ward 2 |
| | Tanvir Rai on behalf of Shivam Chadha and Pallavi Pallavi | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking spaces | |
| A-2024-105 | 40 King Street West | Ward 4 |
| | Asif Virani | |
| | To permit a mixed-use building with reduced parking spaces | |

A-2024-106 981 Lockie Drive Ward 1

MEM Engineering Inc. on behalf of Jinto Antony Jyothi Chacko

To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard and partial tandem parking

A-2024-107 2195 Chris Mason Street Ward 1

Jeffery Homes

To permit a single detached dwelling with reduced exterior side yard depth

A-2024-108 2604 Craftsman Drive Ward 2

Valiuddin Mohammed on behalf of Abhishek Narula and Swati Malhotra

To permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling containing an accessory apartment with reduced landscaped open space in the front yard, parking space length and width and partial tandem parking

A-2024-109 & 110 800 and 850 Wilson Road South Ward 5

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

To permit temporary non-accessory parking on proposed vacant lots

A-2024-111 198 King Street East Ward 4

Arash Bahamin on behalf of Richard Trent

To permit an apartment building with dwelling units located on the first floor

Consent Staff Reports

B-2024-40 & 41 399 Thornton Road North Ward 4

Cromwell Holdings Corp.

Consent to permit reciprocal access and aisle easements

B-2024-42 & 43 474 Aviator Lane and 481 Taunton Road West Ward 2

GHD on behalf of Kiya Investment Corp.

Consent to sever a parcel of land with an existing office, retaining a parcel of land with an existing hotel, and to create mutual easements for access, parking, driveway and servicing

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 October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-99**) submitted by **Peter Jaruczik on behalf of Tatra Valley Homes** for **321 Anderson Avenue** (PL 337 SHEET 13C1 PT LT 27), 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 accessory apartments with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a semi-detached dwelling in a R3-A/R5-B (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces for a Semi-Detached Dwelling with Two Accessory Apartments	3	4
Minimum Landscaped Open Space in the Front Yard	44%	50%
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

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 October 21, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on October 23, 2024 in order for your correspondence to be provided to Committee members for the October 23, 2024 public meeting.

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City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 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 October 23, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 18, 2024 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than October 21, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued October 11, 2024.



Committee of Adjustment

File: **A-2024-104**

Ward: **2**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-104**) submitted by **Tanvir Rai on behalf of Shivam Chadha and Pallavi Pallavi** for **126 Ice Palace Crescent** (PL 40M-2533 LT 20), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum of two parking spaces, whereas Zoning By-law 60-94 requires a minimum of three parking spaces for a single detached dwelling with an accessory apartment in a R2(10) (Residential) Zone.

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Meeting

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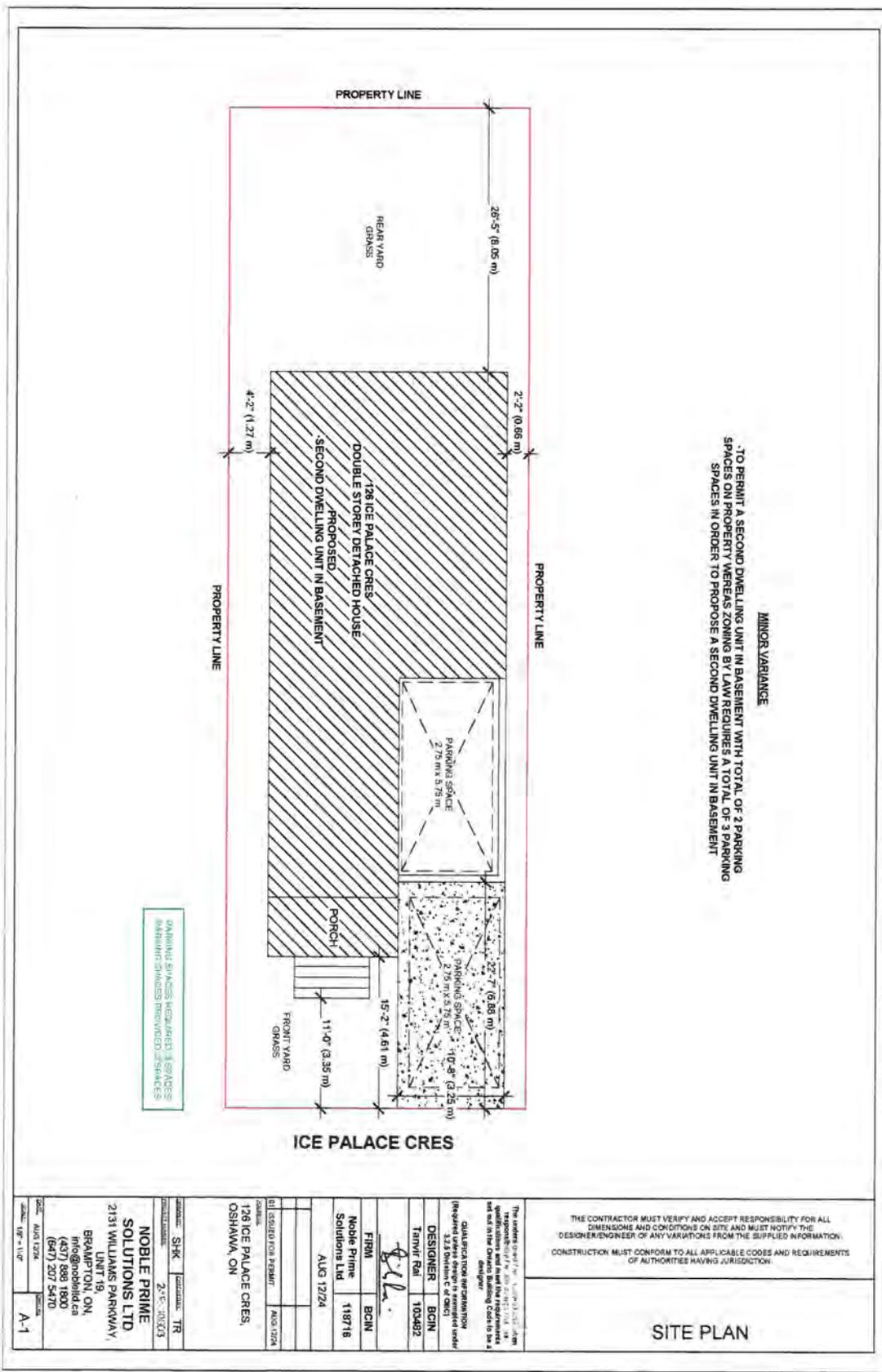
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This Notice issued October 11, 2024.

Address: 126 Ice Palace Crescent





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 October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-105**) submitted by **Asif Virani** for **40 King Street West** (PL H-50002 PT LT 4 TO 6 NOW RP 40R-4231 PT 2), Oshawa for a minor variance from the City’s Zoning By-law 60-94.

The purpose and effect of the application is to permit a mixed-use building with 119 apartment units with the variance in Column 1 below instead of the requirement in Column 2 below, as required by the CBD-A (Central Business District) Zone or UGC-A (Urban Growth Centre) Zone, as applicable, of Zoning By-law 60-94, as amended.

Zoning Item	Column 1	Column 2
Minimum Parking	0 parking spaces	119 parking spaces required by Zoning By-law 60-94, or 86 parking spaces as required by Zoning By-law 60-94 as amended by By-law 112-2024

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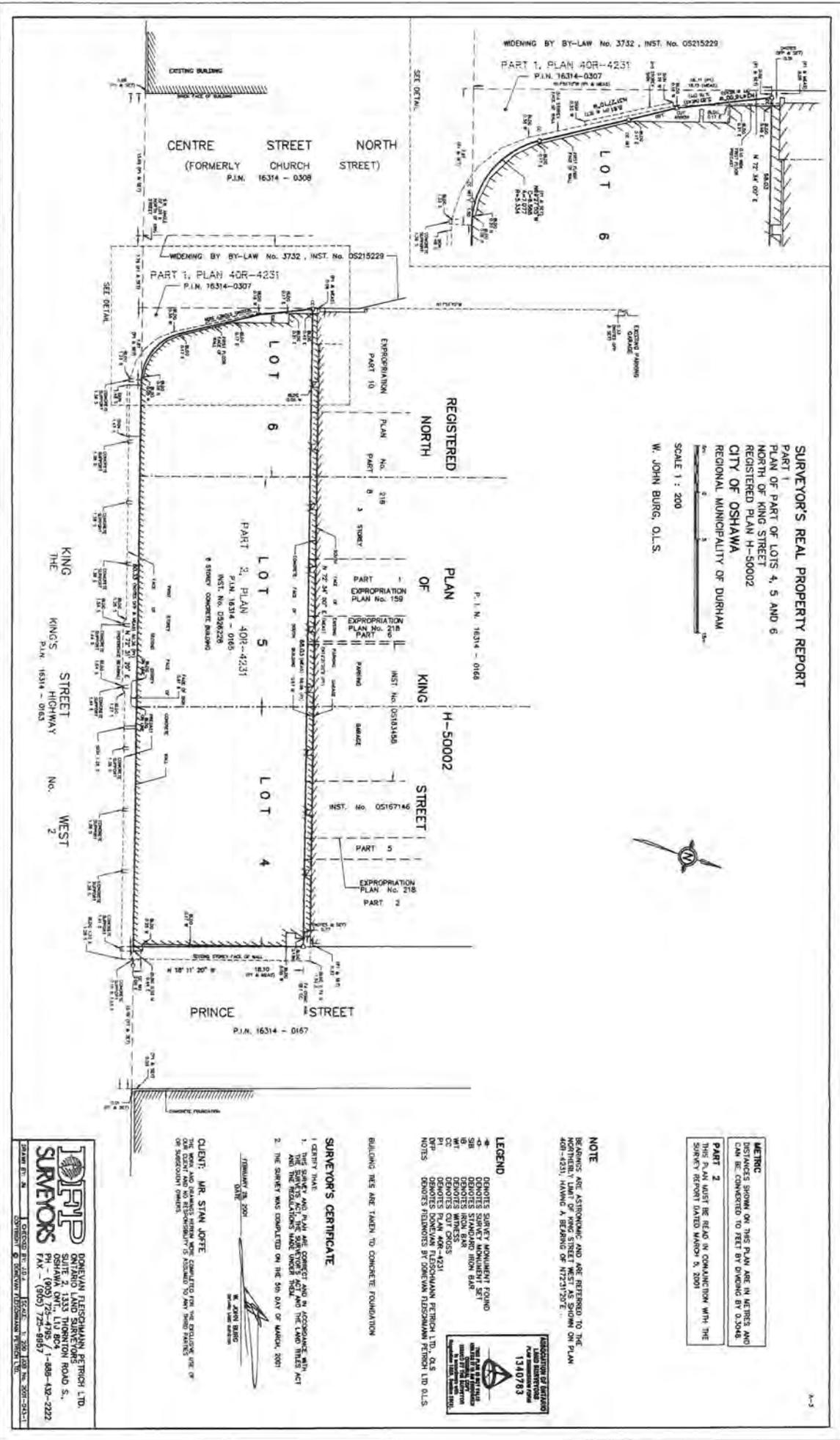
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This Notice issued October 11, 2024.

Address: 40 King Street West

City of Oshawa
Economic and Development Services



SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF PART OF LOTS 4, 5 AND 6
NORTH OF KING STREET
REGISTERED PLAN H-50002
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

W. JOHN BURG, O.L.S.

SCALE 1 : 200



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

PART 2
THIS PLAN MUST BE READ IN CONNECTION WITH THE SURVEY REPORT DATED MARCH 9, 2001

NOTE
BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE 400-4231, HAVING A BEARING OF N121°07'E

LEGEND

- DEMOTES SURVEY MONUMENT FOUND
- DEMOTES STANDARD IRON BAR
- DEMOTES IRON BAR
- DEMOTES C.I.V. CROSS
- DEMOTES PLAN 40R-4231
- DEMOTES FIDUCIARIES BY DORNEVA PLESHAWA PETERSON LTD. O.L.S.

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF MARCH, 2001

CLIENT: MR. STAV JOFFE
THE BEAR AND DISTANCES HEREIN WERE COMPLETED FROM THE ESTABLISHED LINE OF OR SUBSEQUENT OWNERS

W. JOHN BURG
DATE: MARCH 9, 2001

TOPIC SURVEYORS
DORNEVA PLESHAWA PETERSON LTD.
ONTARIO LAND SURVEYORS
SUITE 2, 1333 THORNHILL ROAD S.,
SCARBOROUGH, ONTARIO M1V 4Y5
PHONE: (416) 754-4385
FAX: (416) 754-9857





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 October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-106**) submitted by **MEM Engineering Inc. on behalf of Jinto Antony Jyothi Chacko** for **981 Lockie Drive** (PL 40M-2706 LT 97), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(32) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	43%	50%
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

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Meeting

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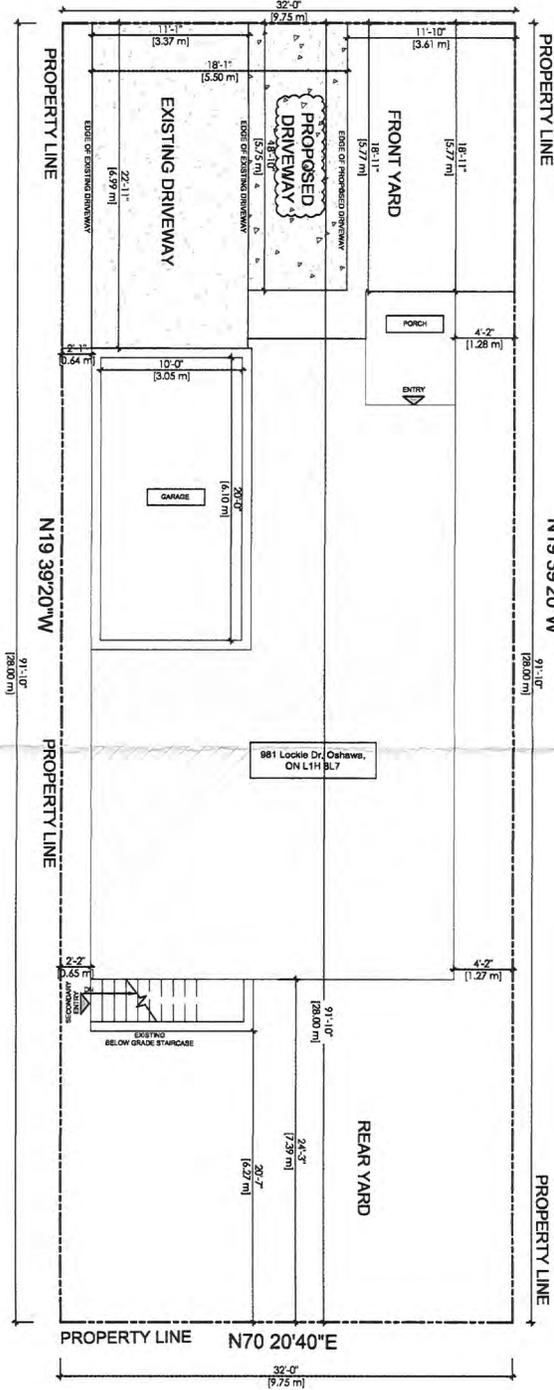
Address: 981 Lockie Drive

Economic and Development Services



LOCKIE DRIVE

N70 20'40"E



981 Lockie Dr, Oshawa,
ON L1H 8L7

SITE PLAN
SC: 1/8" = 1'-0"

LANDSCAPE OPEN AREA CALCULATION	
GROSS AREA FRONT YARD	63.69 SQ.M
EXISTING DRIVEWAY AREA	23.58 SQ.M
EXISTING FRONT YARD LANDSCAPED AREA	40.11 SQ.M 62.98 %
PROPOSED DRIVEWAY AREA (TOTAL EX + PR)	35.79 SQ.M
PROPOSED FRONT YARD LANDSCAPED AREA	27.9 SQ.M 43.81 %



General Notes

1. CONSULT THE LOCAL MUNICIPAL ENGINEER FOR ALL REGULATORY REQUIREMENTS AND PERMITS.

2. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE OPEN AREAS AND NOT TO THE DESIGN OR CONSTRUCTION OF ANY OTHER STRUCTURES OR UTILITIES.

3. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER STRUCTURES OR UTILITIES.

4. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER STRUCTURES OR UTILITIES.

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10. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER STRUCTURES OR UTILITIES.

LEGENDS:-

MEM ENGINEERING INC
2285 DERRY ROAD EAST
MISSISSAUGA, ON, L5S 1V9
905-679-9100
Email: mem_bdgpmi@gmail.com



PROJECT TITLE:
981 Lockie Drive,
Oshawa, ON, L1H 8L7

SHEET TITLE:
SITE PLAN

CLIENT NAME:
981 Lockie Drive,
Oshawa, ON, L1H 8L7

CLIENT CONTACT:

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

TITLE DATE:
2024-08-07

DRAWN BY:

CHECKED BY:

A00



Committee of Adjustment

File: **A-2024-107**

Ward: **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 October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-107**) submitted by **Jeffery Homes** for **2195 Chris Mason Street** (CON 5 PT LT 5 PT LT 6, now Plan 40M-2771 LT 45), 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 exterior side yard depth of 1.7m, whereas Zoning By-law 60-94 requires a minimum exterior side yard depth of 2.4m for a single detached dwelling in a R1-E(32) (Residential) Zone.

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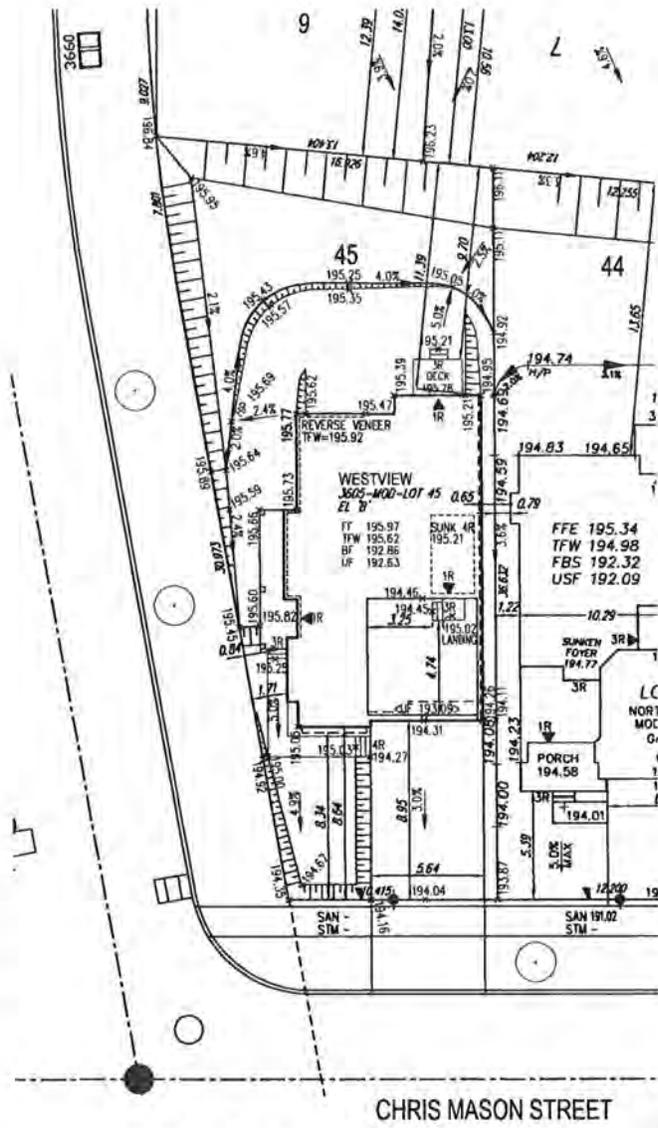
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This Notice issued October 11, 2024.

Address: 2195 Chris Mason Street

AWHITTING | WED SEP 18 04 11:26 AM | K:\PROJECTS\2024\221035_HARMONY\221035_WSP01.DWG



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the CITY of OSHAWA

-PRELIMINARY-

CONSULTANTS DECLARATION:
THIS PROPOSAL CONFORMS WITH THE MUNICIPALITY'S GRADING CRITERIA AND APPROVED SUBDIVISION MASTER LOT GRADING PLAN AND THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING. THE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ADJACENT DRIVEWAYS, WALKWAYS, CATCHBASIN, HYDRANT, VALVE OR ANY STREET UTILITY.

DATE: REVIEWED BY:

ISSUED FOR FINAL GRADING APPROVAL	-	-
ISSUED FOR PRELIMINARY GRADING REVIEW	-	-
ISSUED FOR CLIENT REVIEW	AW	2024.09.18

SITING AND GRADING PLAN
 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.
 QUALIFICATION INFORMATION:
 Allan Whitting 23177
 NAME SIGNATURE BON
 REGISTRATION INFORMATION:
 HUNT DESIGN ASSOCIATES INC. 19095 www.hunt-design.ca
JEFFERY HOMES - 221035
HARMONY ROAD, OSHAWA, ON
 Drawn By: AW Checked By: AW Issue: 1:250 File Number: 221035_WSP01 Lot / Page Number: **45**
 8866 Woodbine Ave., Markham, ON L3R 0U7 T 905.737.5133

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-108) submitted by **Valiuddin Mohammed on behalf of Abhishek Narula and Swati Malhotra** for **2604 Craftsman Drive** (PL 40M-2690 LT 53), 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 which may include an accessory apartment ancillary to a single detached dwelling containing 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 an accessory building ancillary to a single detached dwelling in a R1-E(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Length (Spaces Assigned to Accessory Apartments Only)	5.4m	5.75m
Minimum Parking Space Width (Front Yard Spaces Only)	2.6m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

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Meeting

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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: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 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 October 23, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on October 18, 2024 or any day thereafter.

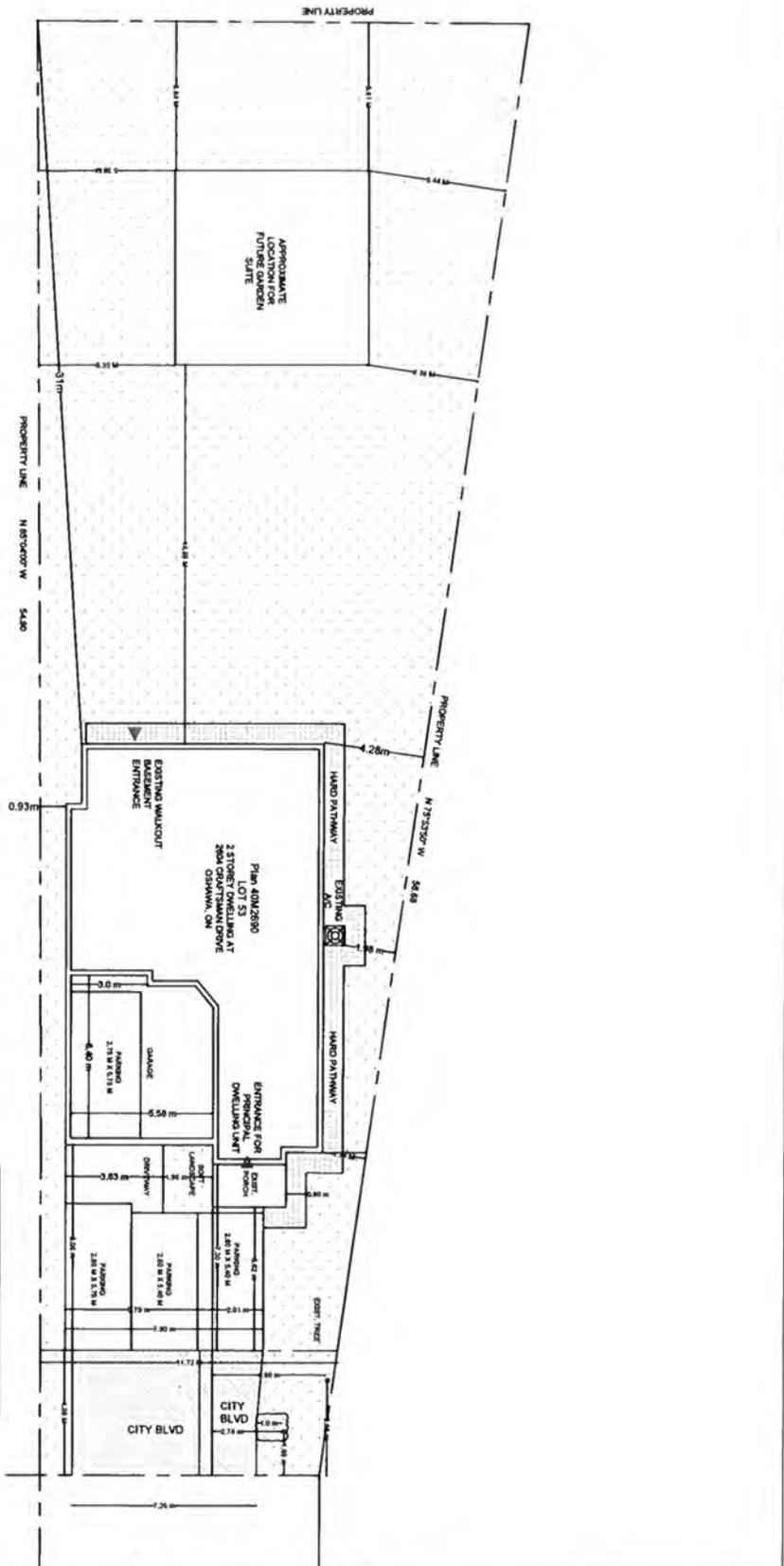
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This Notice issued October 11, 2024.

Address: 2604 Craftsman Drive

Economic and Development Services
City of Oshawa
OSHWAWA



UNASSIGNED OSHAWA CALCULATION

PROJECT AREA OF FRONT YARD	1055.86 SF (26.07 m ²)
PROJECT YARD DECKED YARD	325.73 SF (7.57 m ²)
FRONT YARD DECKED YARD	468.53 SF (10.27 m ²)
NET LANDSCAPED AREA	4.89 m ²

GENERAL NOTES:
DRAWINGS ARE TO BE READ NOT SCALE. ENGINEER AND VERIFIABLE DIMENSIONS AND BE RESPONSIBLE FOR ANY DISCREPANCY TO THE RECORD AND EXISTING CONDITIONS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE WORK SHOWN AND SPECIFIED HEREIN. THE ENGINEER DOES NOT WARRANT AS TO THE EXISTING CONDITIONS OR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN AND SPECIFIED HEREIN. THE ENGINEER'S LIABILITY DOES NOT EXTEND TO ANY OTHER WORK OR TO ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN AND SPECIFIED HEREIN. THE ENGINEER'S LIABILITY DOES NOT EXTEND TO ANY OTHER WORK OR TO ANY OTHER PARTY.



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	JULY 24, 2024
2	REVISION	AUG 19, 2024
3	REVISION	AUG 27, 2024
4	REVISION	SEP 10, 2024

ENGINEER:
Mechanics Inc.
ADDRESS: 2971 HURONTARIO DRIVE
SUITE 100
MICHENERVILLE, ONT. L0C 1S0
TEL: (905) 881-1111
CONSULTANT:

PROJECT:
2604 CRAFTSMAN DR.,
OSHWAWA, ON

SHEET TITLE:
SITE PLAN

DESIGNED: M.S.M.
DRAWN: M.S.M.
SCALE: 1:175
DATE: DEC 28, 2023

DRAWING:
A 0.1

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-109 & A-2024-110**) submitted by **Biglieri Group Ltd. on behalf of 850 Wilson Property Corp.** for **800 and 850 Wilson Road South** (PL 335 SHEET 26 PT LT C6 NOW RP 40R-4383 PT 1,2 AND RP 40R-7535 PT 1,2), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications are to permit temporary non-accessory parking on the proposed vacant lots (Lots C and D), whereas Zoning By-law 60-94 does not permit temporary non-accessory parking in a SI-A (Select Industrial) Zone.

The subject site is also subject to an applications for Consent (Files: B-2024-22 to B-2024-24). You have been sent this notice because you own land close to the subject property.

Meeting

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City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 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 October 23, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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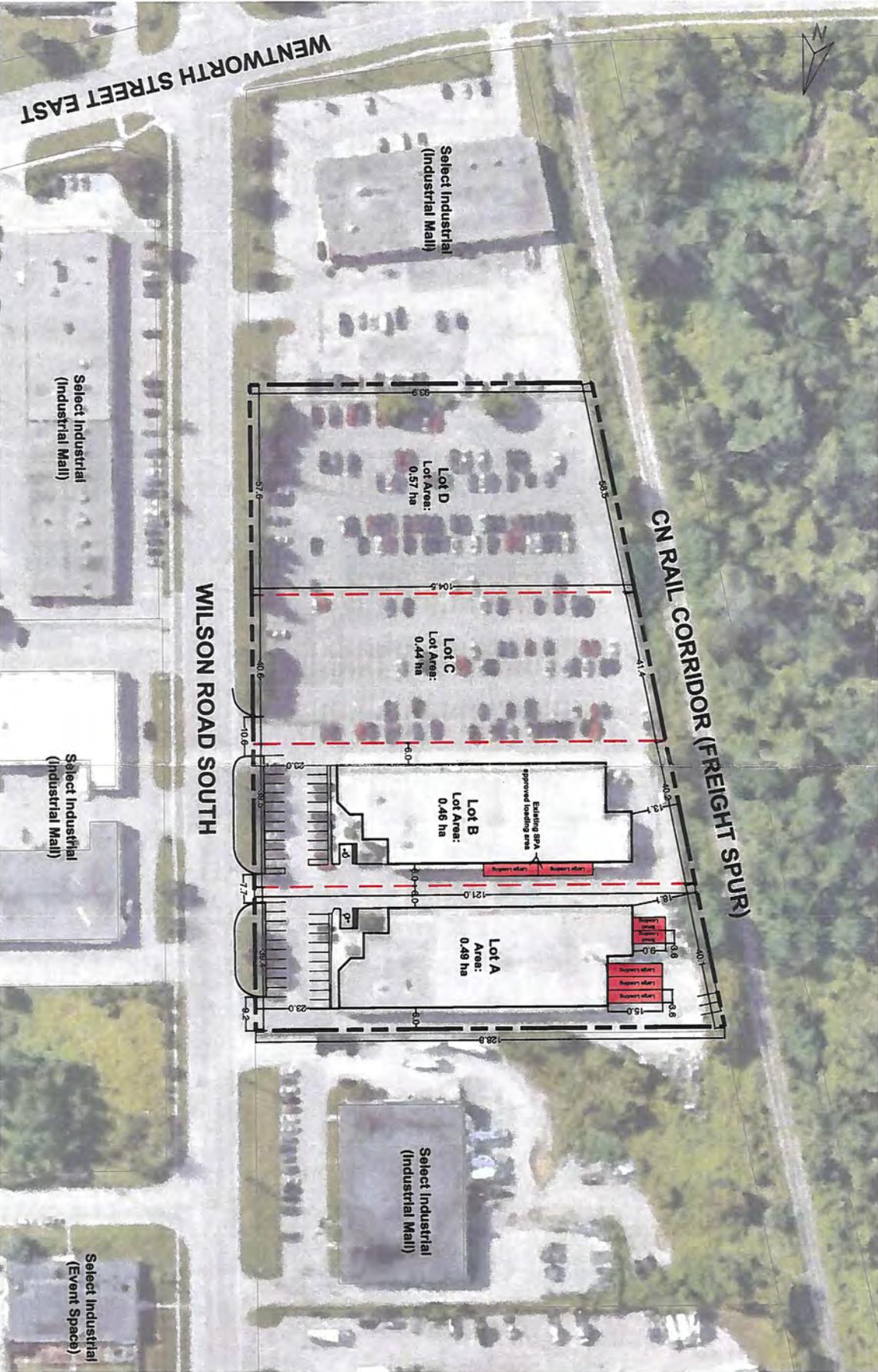
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This Notice issued October 11, 2024.

Address: 800 & 850 Wilson Road South

City of Oshawa
Economic and Development Services



Severance Sketch

ADDRESS:
800-850 Wilson Rd S,
Oshawa

Project No:
23088
Scale:
1:1000
Drawing No:
CSP-01

September 27, 2024
Designed By: EC





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 date of Meeting at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-111**) submitted by **Arash Bahamin on behalf of Richard Trent for 198 King Street East** (PL 120 LT 11 NOW RP 40R-6950 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 apartment building with the variances in Column 1 below instead of the requirements in Column 2 below, as required by the PSC-A (Planned Strip Commercial) Zone or UGC-A (Urban Growth Centre) Zone, as applicable, of Zoning By-law 60-94, as amended.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	20m	25m required by Zoning By-law 60-94
Minimum Interior Side Yard Depth	4.2m	4.5m required by Zoning By-law 60-94
Minimum Landscaped Open Space	15%	30% required by Zoning By-law 60-94
Location of Dwelling Units	First Floor	2 nd storey, excluding basements, or higher required by Zoning By-law 60-94 as amended by By-law 112-2024

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Meeting

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This Notice issued October 11, 2024.



Committee of Adjustment

Files: **B-2024-40 & 41**

Ward: **4**

Notice of Hearing under the Planning Act Concerning Applications for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2024-40 & B-2024-41**) submitted by **Cromwell Holdings Corp.** for **399 Thornton Road North** (Parts 1 and 2, Plan 40R-32394), Oshawa for consent.

Purpose and Effect:

B-2024-40: The purpose and effect of the application is to create an access and aisle easement over Part 1, Plan 40R-32394 in favour of the abutting property to the south (Part 2, Plan 40R-32394).

B-2024-41: The purpose and effect of the application is to create an access and aisle easement over Part 2, Plan 40R-32394 in favour of the abutting property to the north (Part 1, Plan 40R-32394).

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on October 21, 2024.

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

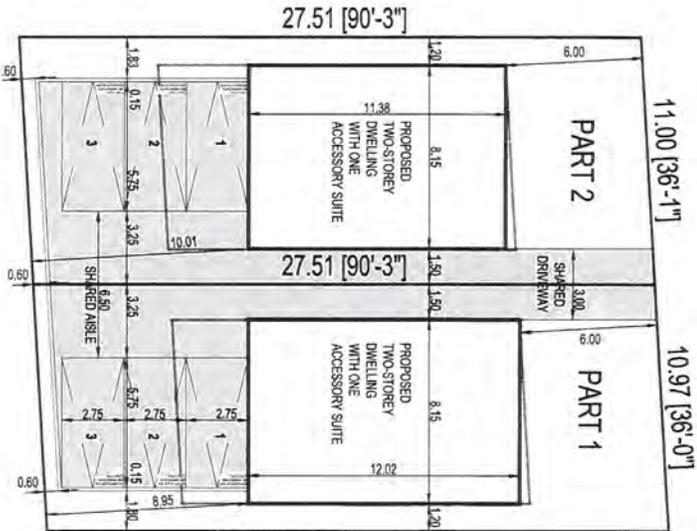
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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This Notice issued October 9, 2024.

Address: 399 Thornton Road North



399 THORNTON ROAD	
PART 1	
LOT AREA:	301.30 sm (3248 sq. ft.)
MAX. LOT COVERAGE (40%):	120.52 sm (1291 sq. ft.)
PROPOSED LOT COVERAGE (31.23%):	94.10 sm (1013 sq. ft.)
LANDSCAPED OPEN SPACE:	
FRONT YARD AREA:	68.85 sm (741 sq. ft.)
MIN. LANDSCAPED AREA (43%):	29.60 sm (319 sq. ft.)
PROPOSED LANDSCAPED AREA (85%):	59.48 sm (640 sq. ft.)
GROSS FLOOR AREA:	
MAX. GROUND FLOOR AREA:	97.98 sm (1064 sq. ft.)
MAX. SECOND FLOOR AREA:	97.98 sm (1064 sq. ft.)
MAX. G.F.A.:	195.96 sm (2108 sq. ft.)
PART 2	
LOT AREA:	302.06 sm (3251 sq. ft.)
MAX. LOT COVERAGE (40%):	120.82 sm (1300 sq. ft.)
PROPOSED LOT COVERAGE (31.15%):	94.10 sm (1013 sq. ft.)
LANDSCAPED OPEN SPACE:	
FRONT YARD AREA:	69.13 sm (744 sq. ft.)
MAX. LANDSCAPED AREA (43%):	29.72 sm (320 sq. ft.)
PROPOSED LANDSCAPED AREA (85%):	59.37 sm (634 sq. ft.)
GROSS FLOOR AREA:	
MAX. GROUND FLOOR AREA:	92.76 sm (998 sq. ft.)
MAX. SECOND FLOOR AREA:	92.76 sm (998 sq. ft.)
MAX. G.F.A.:	185.52 sm (1996 sq. ft.)

DATE	REVISION
Aug. 09, 2024	ISSUED FOR DISCUSSION
Aug. 13, 2024	PROPOSED TO THE BOARD OF PLANNING AND ZONING
	PUBLIC NOTICE - ISSUED FOR DISCUSSION

HAUSWORKS
D.E.S.I.G.N. I.N.C.
587 ANNE ST. E455
TORONTO ON, M5A 1M3
(416) 437-837-1177
(E) info@hausworks.ca



Committee of Adjustment

Files: **B-2024-42 & 43**

Ward: 2

Notice of Hearing under the Planning Act Concerning Applications for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on October 23, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2024-42 & B-2024-43**) submitted by **GHD on behalf of Kiya Investment Corp.** for **474 Aviator Lane and 481 Taunton Road West** (PL H50001 PT LT 9 RP 40R-31534 PTS 2 TO 6), Oshawa for consent.

Purpose and Effect:

B-2024-42: The purpose and effect of the application is to sever a 0.52 ha parcel of land with an existing office building (481 Taunton Road West) and create easements for access, parking, driveway and servicing over the severed land in favour of the retained land, and retaining a 0.49 ha parcel of land with an existing hotel (474 Aviator Lane).

B-2024-43: The purpose and effect of the application is to create mutual easements for access, parking, driveway and servicing over the retained lands of Application B-2024-42 in favour of 481 Taunton Road West.

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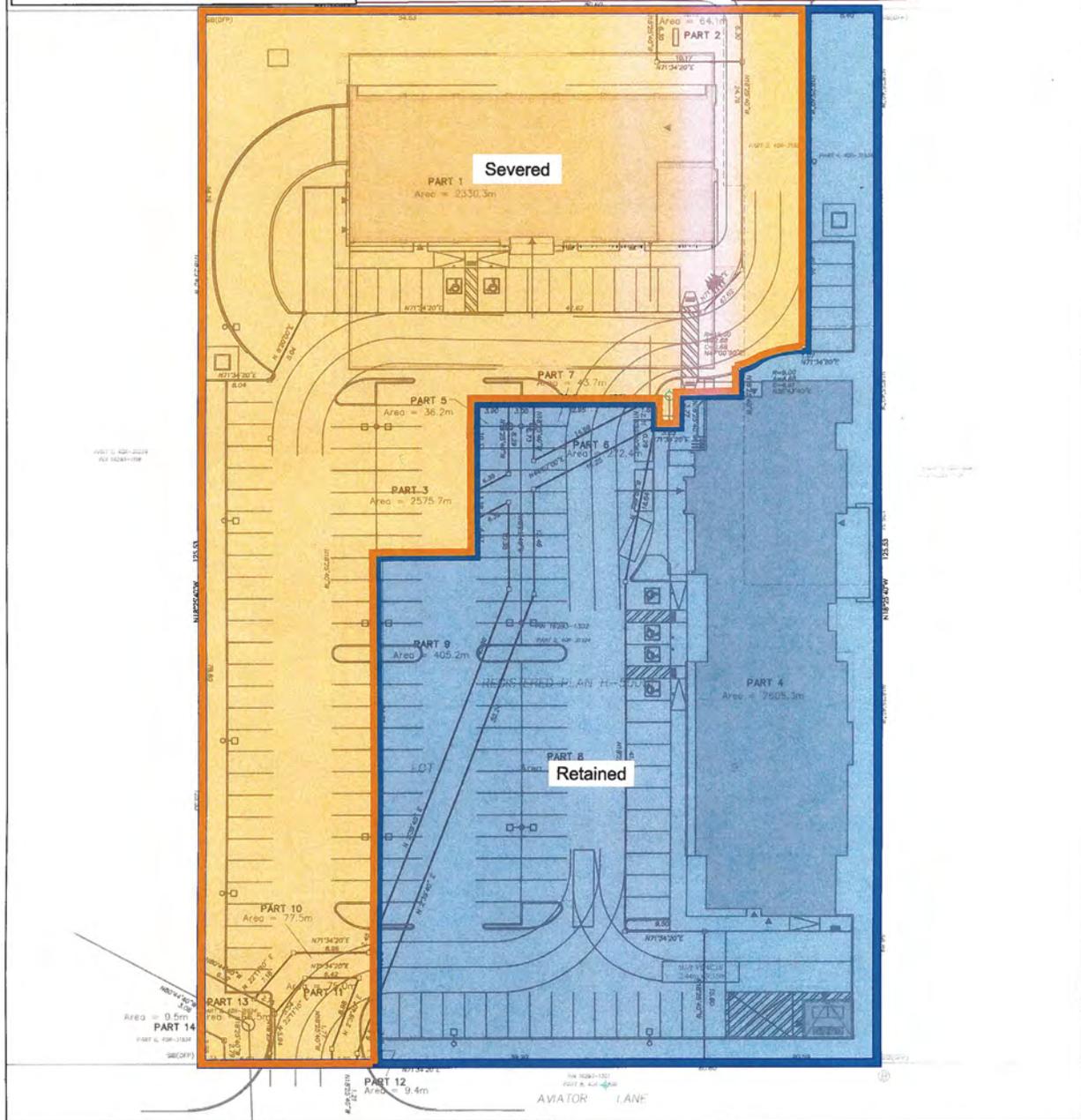
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This Notice issued October 9, 2024.



LEGEND:

- Office Parcel
Severed = 0.52 ha (5208 m²)
- Hotel Parcel
Retained = 0.49 ha (4908.2 m²)



KIYA
DEVELOPMENTS
**SEVERANCE
CONCEPT PLAN**

Project No. 11226883
Revision A
Date SEPT 2024