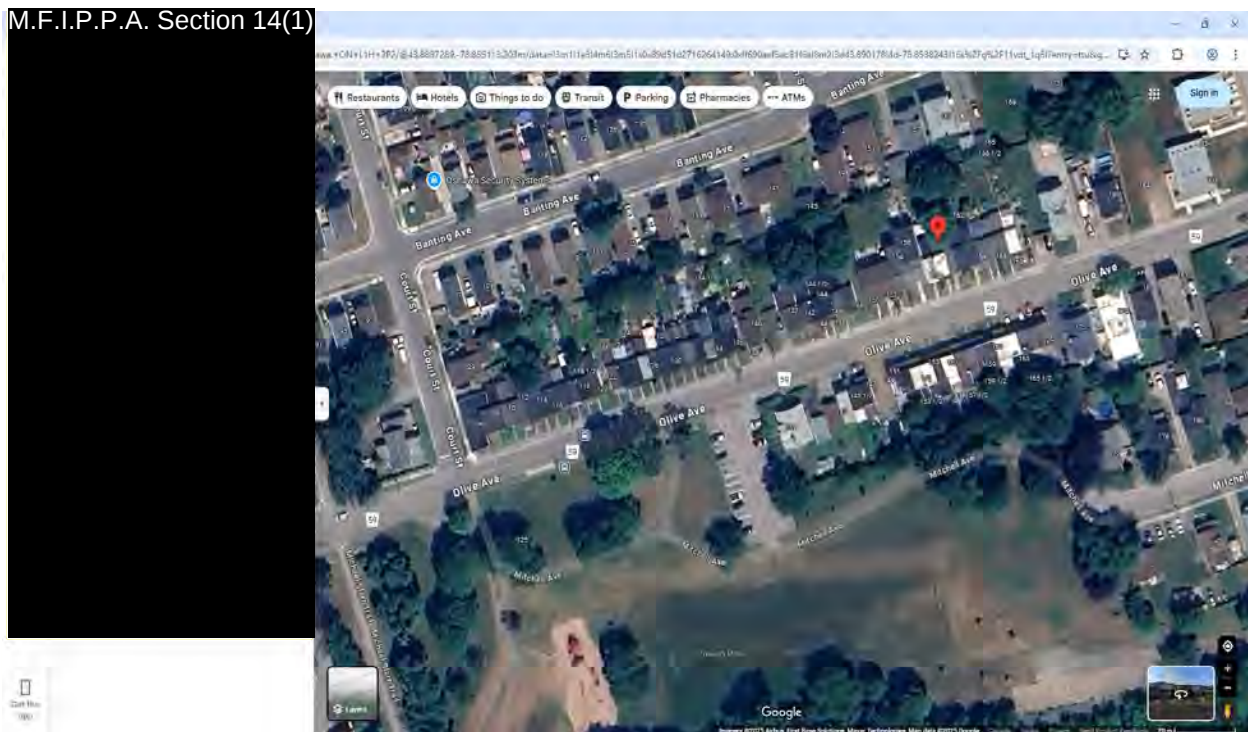


CO-25-48

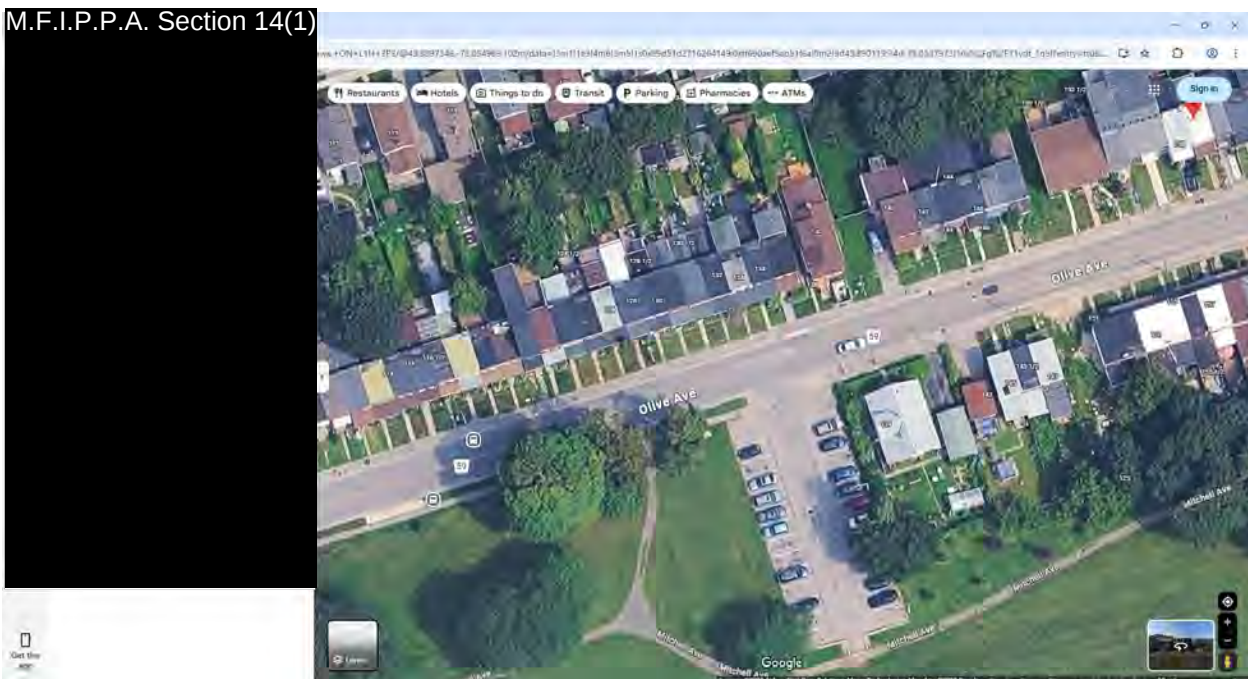
M.F.I.P.P.A. Section 14(1)



- 53 Townhouse units without parking spaces
- 5 Townhouse units with “grandfathered” parking at the front of the unit.

However, as per the City by law Officer noted on the violation (see pic 1) – Cowan Park is the designated parking for this street.

M.F.I.P.P.A. Section 14(1)



- 28 parking spaces + 2 handicap spaces

- There not enough parking spaces for the current number of units
- A lot of the units have been renovated. The neighborhood is changing. Some units now have 2 cars
- There are single female residents – creates an unsafe environment when having to walk in the dark if there are no spaces available and they have to park around the corner or down the street
- Cowan Park has a parking restriction of 24hr parking:
 - *creates separate issues if you are sick, on vacation, having car trouble
 - *tickets have been issued to vehicles parked for more than 24hrs

Proposal #1

- Allow for Resident parking in f the empty lot located at 184 Olive Ave – see pic 2 (residents may have the option to lease the parling spaces)
- 238 Olive Ave is currently being used for parking, unsure by who but approved by the city

Proposal #2

- Create additional spaces for the Cowan Park parking lot directly behind the park see pic 3

Proposal #3

- Allow for an amendment to Zoning ByLaw 60-94, as amended, articles 4.9.1, 4.9.2m 4.9.3m 4.10.1m 39.1.1m and 39.4.2 to allow for a min. of 10ft frontage – see pic 3
(my car fits on my lot without impeding or obstructing pedestrian traffic)

Pic #1



Corporation of the City of Oshawa
Safety and Facilities Services Department
Municipal Law Enforcement and Licensing Services
50 Centre Street South Oshawa, ON L1H 3Z7
Phone (905) 436-3311 Fax (905) 436-5683 www.oshawa.ca

NOTICE OF VIOLATION

Method of Delivery: Site Posted/Regular Mail

Location of Violation: M.F.I.P.P.A. Section 14(1)

Issued To: M.F.I.P.P.A. Section 14(1)

Complaint #: CEUPRK202516099
Date Issued: June 10, 2025

Details of Violation:

As a result of an inspection of the subject property on June 09, 2025, the following violation(s) were observed:

- The front yard open landscaped space of the property has been modified reduced well below fifty percent (50%) to a hard surface with a vehicle parking in an unapproved and unauthorized area, instead of the approved parking space for the property located in the off street parking lot at Cowan Park. M.F.I.P.P.A. Section 14(1)
- The property is of reduced size and does not meet minimum criteria to have a parking space on site, and is in violation of the City of Oshawa Zoning Bylaw 60-94, as amended, articles 4.9.1, 4.9.2, 4.9.3, 4.10.1, 39.1.1, and 39.4.2.

This constitutes a violation of City of Oshawa Unauthorized Parking Bylaw 97-2009 :

- 3.1 - Park, Stand Or Stop Vehicle In Unauthorized Area
- 3.2 - Permit Parking, Standing Or Stopping Of Vehicle In Unauthorized Area

Compliance:

It is requested that the necessary action be taken to remedy the situation:

- By immediately and permanently cease parking in the front yard of the property, and instead by utilizing a parking space in the off street parking lot located at Cowan Park - 125 Olive Ave as required.
- Then by the date listed on the order returning a minimum of fifty percent (50%) of the front yard to open landscaped space from hard surface.

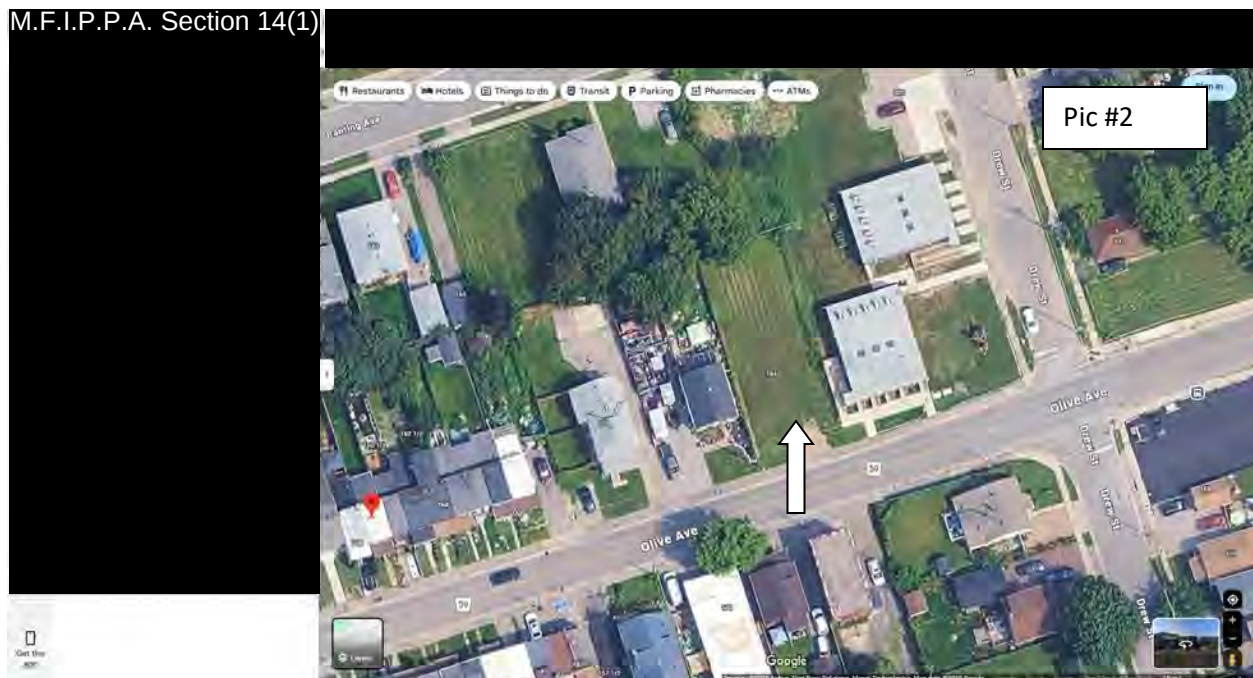
If compliance is not achieved by June 24, 2025, further action will be initiated by this Department. For information regarding this matter, please contact the undersigned.

Municipal Law Enforcement Officer :
Albert Chapple

Telephone: (905) 436-3311
Ext: 2759
Email: AChapple@oshawa.ca

Signature:

M.F.I.P.P.A. Section 14(1)



M.F.I.P.P.A. Section 14(1)

