



Committee of Adjustment Meeting Agenda

**July 10, 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 July 10, 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 June 19, 2024 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2024-63 | 626 Coldstream Drive | Ward 1 |
| | Mohamed Hamad | |
| | To permit a street townhouse dwelling with all parking in the front yard, reduced parking space length, parking space width and landscaped open space in the front yard | |
| A-2024-64 | 9 Brock Street East | Ward 4 |
| | Mary Febbrini | |
| | To permit a building containing two dwelling units with reduced driveway width, parking space width and length | |
| A-2024-65 | 0 Court Street (north of John Street East on the east side of Court Street) | Ward |
| | Austin Bogart on behalf of Howiel Weir | |
| | To permit a refreshment vehicle (food truck) | |

A-2024-66 1119 Tall Pine Avenue Ward 3

Harsh Bajaj and Ishu Kathuria

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-2024-67 201 Quebec Street Ward 5

Nourollah Sourani-Yanchesmeh

To permit a single detached dwelling with a reduced minimum front lot line length

A-2024-68 164 Sheridan Street Ward 2

Lonny Gibson on behalf of Tahmina Akhter

To permit a single detached dwelling which may include two accessory apartments with reduced parking space length, parking space width and landscaped open space in the front yard and partial tandem parking

A-2024-69 83 Banting Avenue Ward 3

QBS Architects Inc on behalf of Gundogan Holding Ltd.

To permit a single detached dwelling with increased height and lot coverage as well as reduced rear yard depth

A-2024-70 1345 Sharbot Street Ward 5

Abhinav Syal

To permit a single detached dwelling which may include an accessory apartment with reduced parking space length, all parking partially in the front yard and increased encroachment of a deck in the rear yard

Consent Staff Reports

B-2024-31 215 Thornton Road North Ward 3

D. G. Biddle and Associates Limited on behalf of Holland Homes Inc.

Consent to add a reciprocal access easement in favour of the proposed residential parcel of land to the South, retaining a residential lot

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 a Minor Variance

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 10, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-63**) submitted by **Mohamed Hamad** for **626 Coldstream Drive** (PL 40M-2051 PT BLK 38 RP 40R-21456 PT 5), 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 street townhouse 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 a street townhouse dwelling in a R3-A.DB 35 (Residential) Zone.

Zoning Item	Column 1	Column 2
Parking Space Location	All parking spaces in the front yard	Minimum one parking space in a side yard, rear yard or in a garage
Minimum Landscaped Open Space in the Front Yard	40%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

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 8, 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 July 10, 2024 in order for your correspondence to be provided to Committee members for the July 10, 2024 public meeting.

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City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 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 July 10, 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 July 5, 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 July 8, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

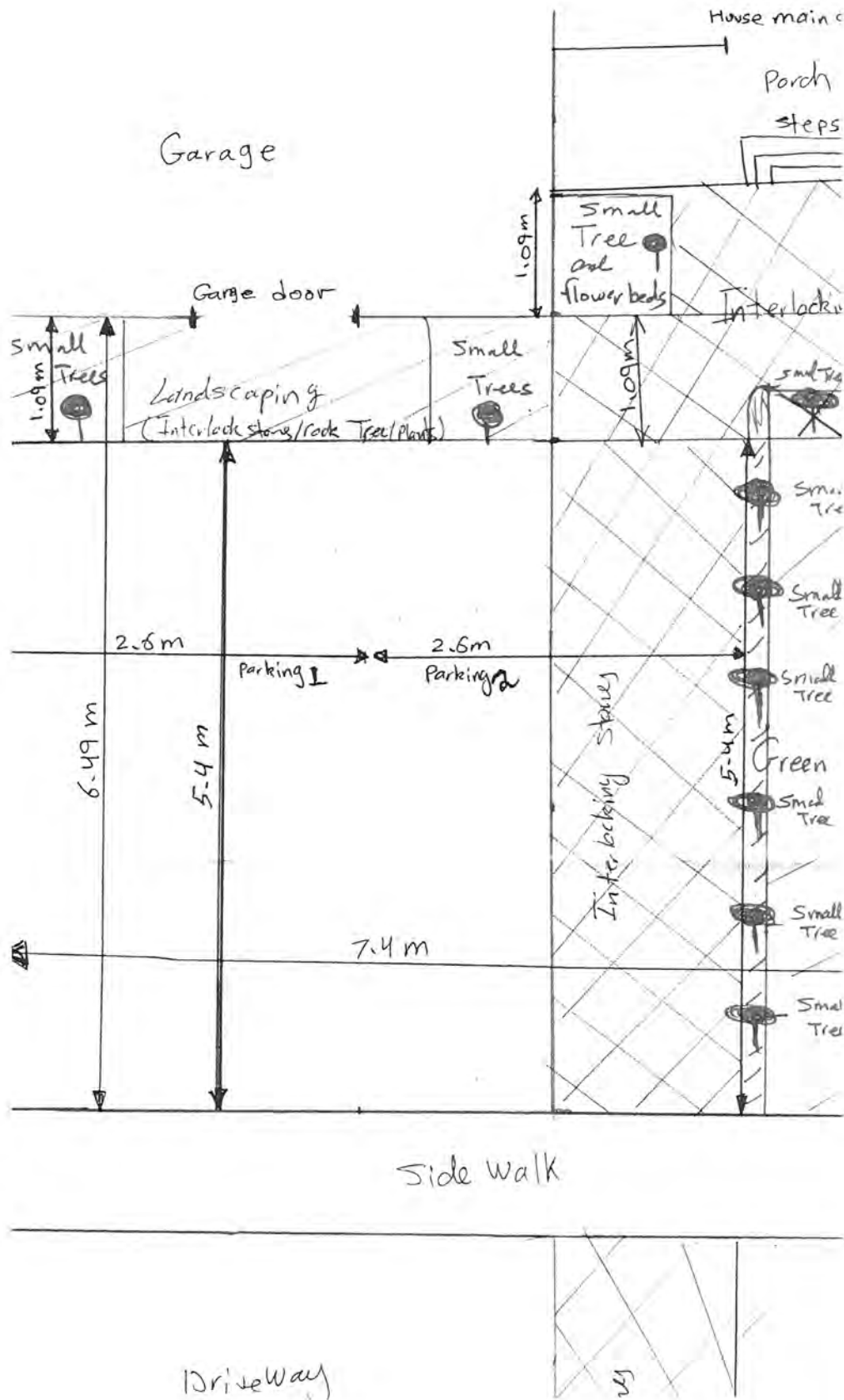
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued June 28, 2024.

Address: 626 Coldstream Drive



City of Oshawa
Economic and Development Services





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 June 19, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-64) submitted by **Mary Febrini** for **9 Brock Street East** (PL H-50003 PT LT 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 building containing two dwelling units with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for PSC-B (Planned Commercial Strip) Zone.

Zoning Item	Column 1	Column 2
Permitted Use	A building containing two dwelling units	A building containing only two dwelling units not permitted
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

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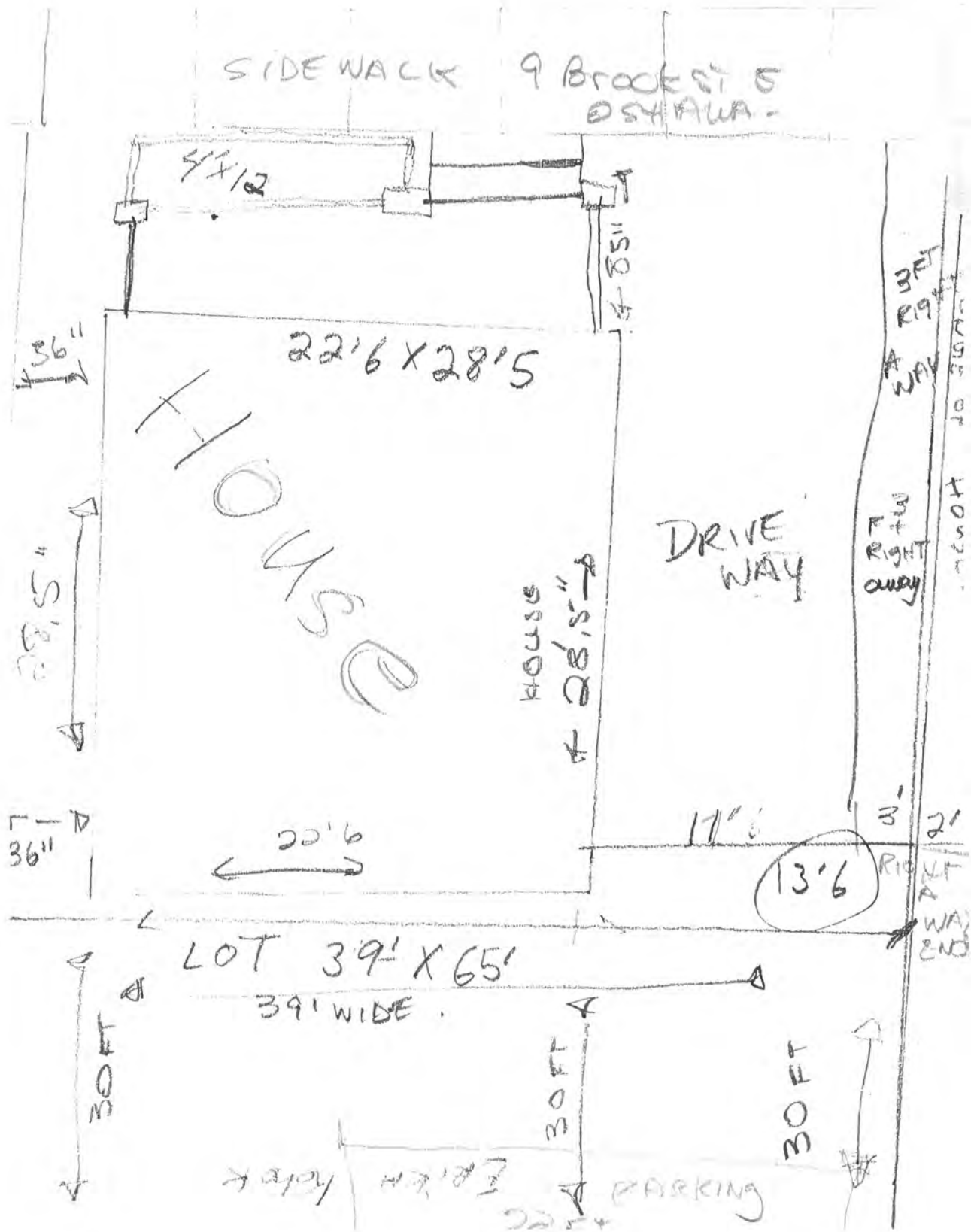
Address: 9 Brock Street East



City of Oshawa
Economic and Development Services



FILE PLAN 07-11 Mgmt/OS Data TransAttachments - Committee/Agreement/2024/09 - July 10/2024/2024-64.pdf





Committee of Adjustment

File: **A-2024-65**

Ward: **4**

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 July 10, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-65**) submitted by **Austin Bogart on behalf of Howiel Weir** for **0 Court Street** (north of John Street East on the east side of Court Street) (PL 154 LTS 11 TO 13 PT LT 10 RP 40R-26687 PT 1), 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 refreshment vehicle (food truck) without a main commercial building, whereas Zoning By-law 60-94 does not permit a refreshment vehicle on a vacant lot in a R6-B/SO-B/FD (Residential/Specialized Office/Future Development) Zone.

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This Notice issued June 28, 2024.

Address: 0 Court Street



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 July 10, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-66**) submitted by **Harsh Bajaj and Ishu Kathuria** for **1119 Tall Pine Avenue** (PL 40M2129 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 as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(7) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	40%	50%
Minimum Parking Space Length	5.4m	5.75m
Partial Tandem Parking between Parking for Different Dwelling Units	To Permit	Not Permitted

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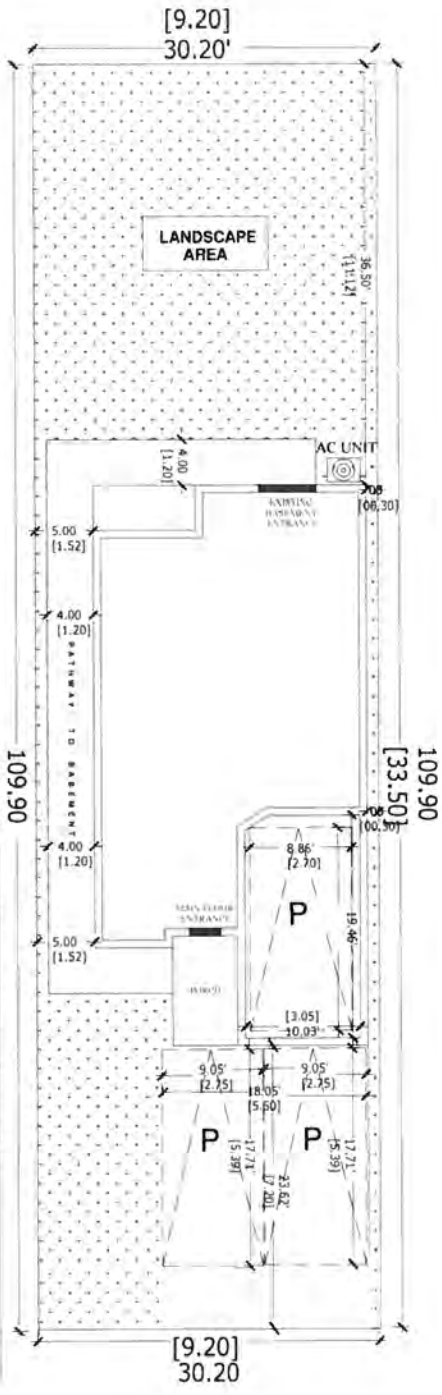
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This Notice issued June 28, 2024.

Address: 1119 Tall Pine Avenue

City of Oshawa
Economic and Development Services



SITE PLAN
SCALE 3/32" = 1'-0"

1119 TALL PINE AVE
PROPOSED SITE PLAN

FRONT YARD AREA = 633.16 SFT / 92.99 SM
DRIVEWAY & PATHWAY TO BASEMENT AREA = 316.51 SFT / 102.57 SM
SOFT SCAPE AREA = 296.65 SFT / 91.41 SM (46.85% OF THE FRONT YARD)

<p>GENERAL NOTES</p> <p>DO NOT SCALE DRAWINGS THIS DRAWING IS TO BE USED FOR INFORMATION ONLY BIG CONSTRUCTION DESIGN ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ENGINEER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OSHTAWA ZONING BY-LAW ALL DIMENSIONS ARE IN METRIC SCALE</p>		
NO.	REVISION / ISSUE	DATE
<p>SITE PLAN</p> <p>CITY - OSHTAWA</p> <p>1119 TALL PINE AVENUE</p> <p>EXISTING DWELLING</p>		
SHEET	PROJECT	DATE
A-1	APR 2024	
SCALE 3/32" = 1'-0"		

SCOPE OF WORK
PROPOSAL TO CONSTRUCT SECOND UNIT



Committee of Adjustment

File: **A-2024-67**

Ward: **5**

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

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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a minimum front lot line length of 2.4m, whereas Zoning By-law 60-94 requires a minimum front lot line length of 4.5m for a single detached dwelling in a R2 (Residential) Zone.

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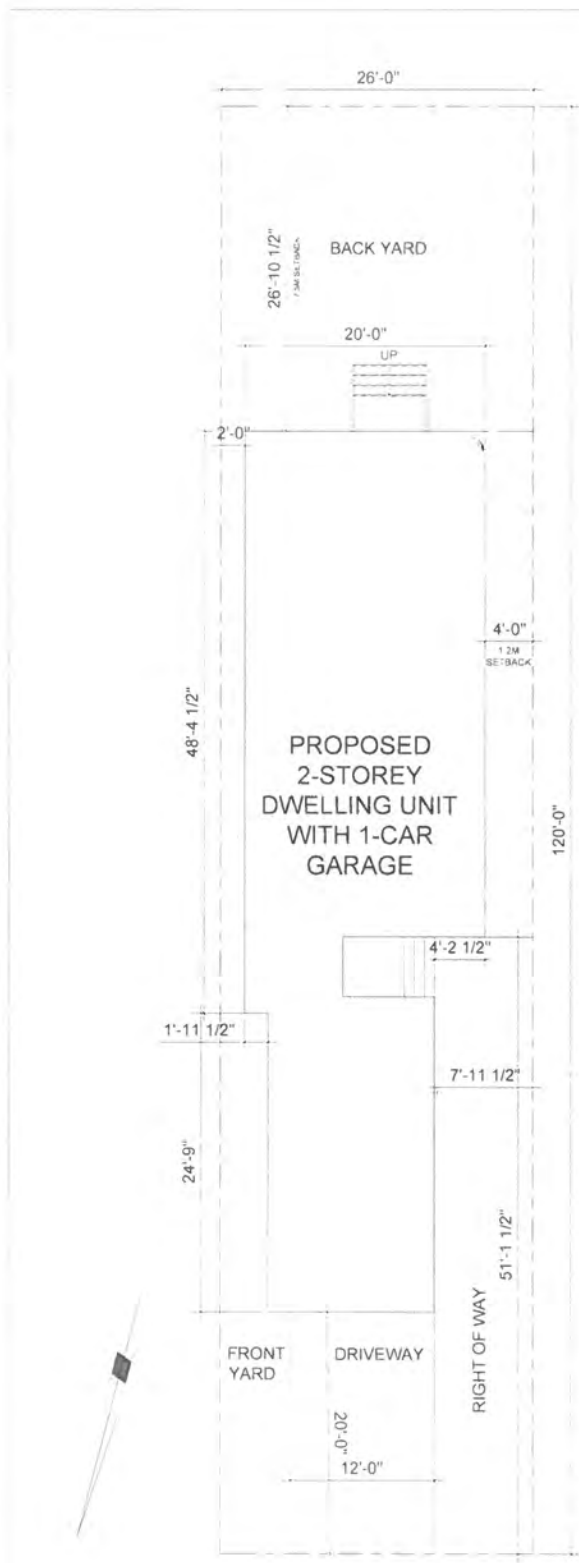
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This Notice issued June 28, 2024.

Address: 201 Quebec Street



PROPOSED SITE PLAN

GENERAL NOTES

1. ALL DIMENSIONS & SPECIFICATIONS ARE SHOWN FOR SERVICE AND ARE THE PROPERTY OF ECONARCH CONSULTANTS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROJECT ARCHITECT OR ENGINEER.
2. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE GROUND & TAKE NECESSARY PRECAUTIONS TO AVOID OBSTRUCTIONS BEFORE PROCEEDING.
3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF ECONARCH CONSULTANTS INC.
4. DIMENSIONS ARE NOT TO BE CALLED.

LEGENDS -

NO.	DESCRIPTION	DATE	BY

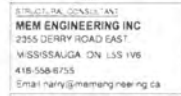
APPROVED FOR:

ECO-ARCH CONSULTANTS INC.
(Sustainable Architecture & Interiors)
7 BLUE SPRUCE STREET
BRAMPTON ON L6R 1G4
E-MAIL: ecoarch@ecoarchinc.com
ecoarch@yahoo.com
Mobile: 947-982-7225
Office: 416-566-8636



STRUCTURAL CONSULTANT:

MEM ENGINEERING INC
2355 DERRY ROAD EAST
MISSISSAUGA ON L5S 1V6
416-566-8755
Email: nary@memengineering.ca



PROJECT TITLE:
PROPOSED 2-STOREY HOUSE

PROJECT ADDRESS:
201 QUEBEC STREET
OSHAWA ONTARIO

SHEET TITLE:
SITE PLAN

SITE STATISTICS - ZONING R2

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA (M2)	770	294.08
MIN. LOT FRONTAGE (M)	9.0	8.04 (EXISTING)
MAX. HEIGHT (M)	9.0	8.47m (MAX. HEIGHT OF FLOOR)
MAX. LOT COVERAGE	40%	39.97%
MIN. FRONT YARD (M)	5.0	6.09
MIN. INTERIOR SIDE YARD (M)	1.2	1.2
MIN. REAR YARD (M)	7.5	7.5

SCALE: DRAWING NO. A 1



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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include two 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 single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	44%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking between Parking for Different Dwelling Units	To Permit	Not Permitted

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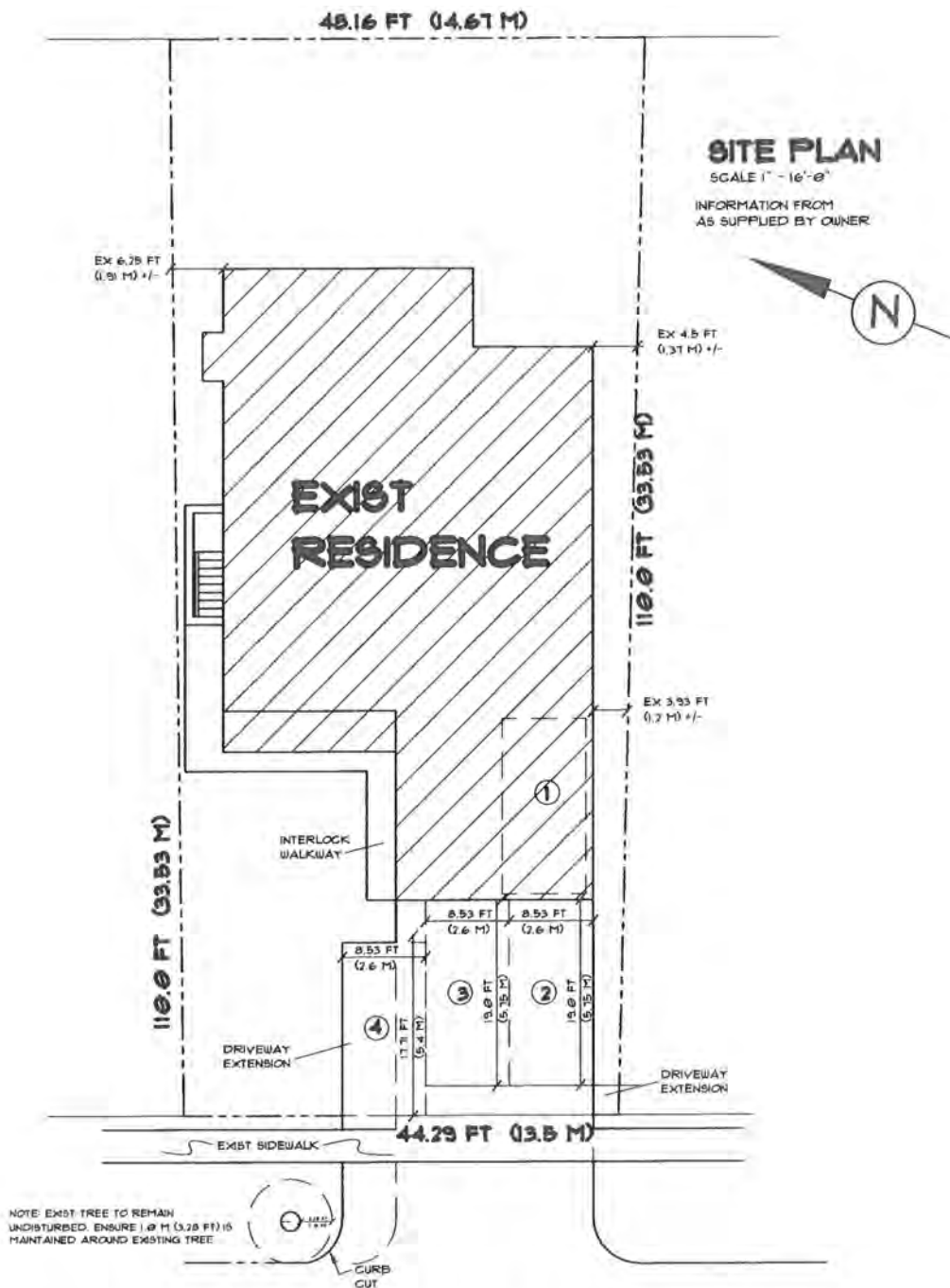
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Address: 164 Sheridan Street



City of Oshawa
Economic and Development Services



SHERIDAN STREET

PARKING SPACES REQUIRED	4
PARKING SPACES PROVIDED	4

**SITE PLAN SHOWING
4 PARKING SPOTS
164 SHERIDAN STREET
OSHAWA, ONTARIO**

AREA OF FRONT YARD	985 FT ²
AREA OF EXIST DRIVEWAY	442 FT ²
AREA OF DRIVEWAY EXTENSION	101 FT ²
TOTAL LANDSCAPED AREA	442 FT² (44.81%)



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 July 10, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-69**) submitted by **QBS Architects Inc on behalf of Gundogan Holding Ltd.** for **83 Banting Avenue** (PL 149 PT LT 14), 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 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 R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Height	10m	9m
Minimum Rear Yard Depth	7m	7.5m
Maximum Lot Coverage	52%	40%

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 8, 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 July 10, 2024 in order for your correspondence to be provided to Committee members for the July 10, 2024 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: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 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 July 10, 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 July 5, 2024 or any day thereafter.

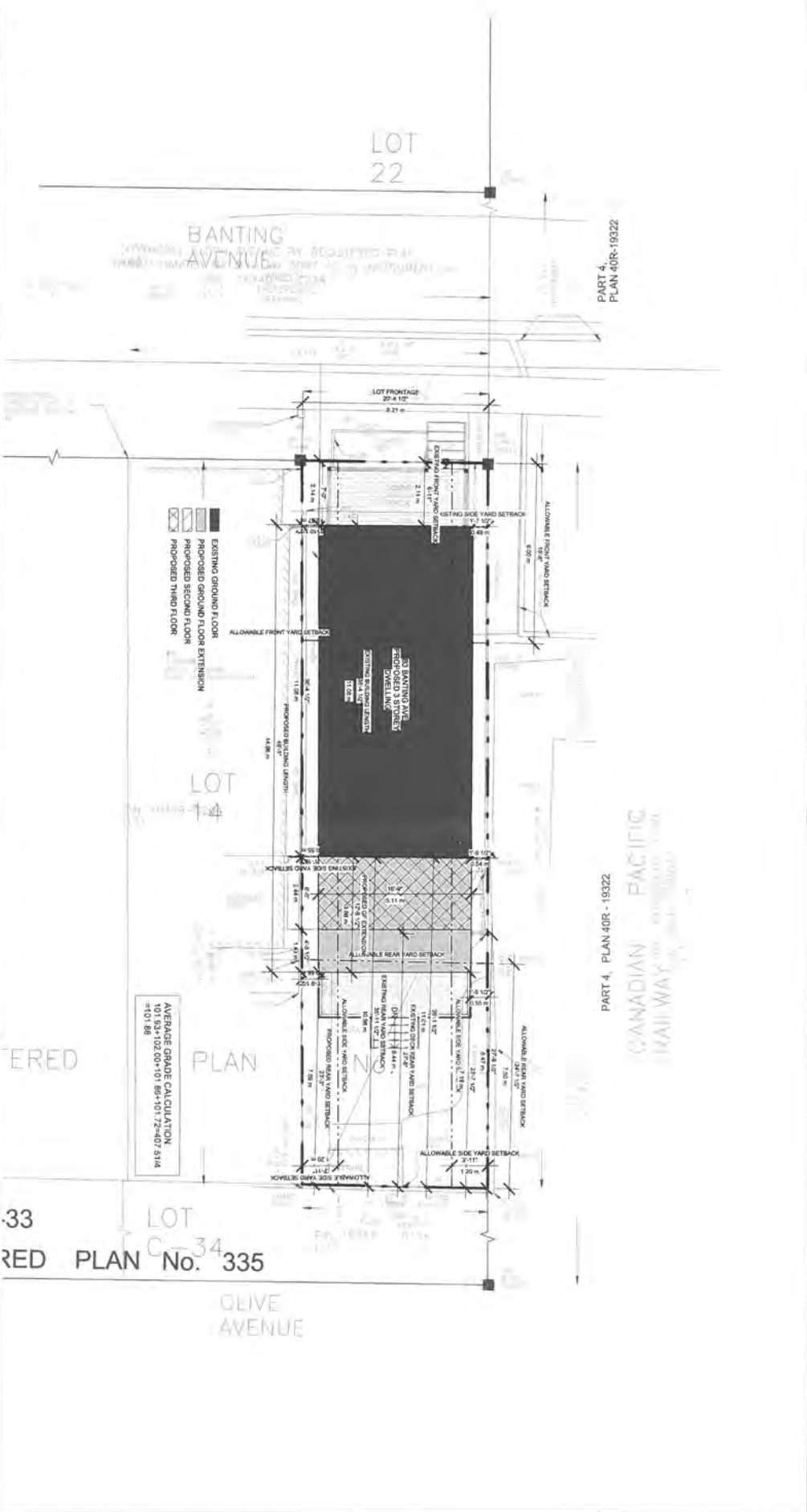
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 8, 2024. 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 June 28, 2024.

Address: 83 Banting Avenue

Economic and Development Services



No.	Description	Date
05	ISSUED FOR C OF A	2024-05-11
04	ISSUED FOR CITY	2024-05-08
03	ISSUED FOR CITY	2024-05-27
02	ISSUED FOR CLIENT	2024-05-09
01	ISSUED FOR CLIENT	2024-05-07

ARCHITECTS



TORONTO - CANADA info@qbsarchitects.com



PROJECT NUMBER	DATE	STATUS
240116	2016-09-04	ISSUED FOR C OF A
240116	2016-09-04	ISSUED FOR C OF A
240116	2016-09-04	ISSUED FOR C OF A
240116	2016-09-04	ISSUED FOR C OF A
240116	2016-09-04	ISSUED FOR C OF A

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 July 10, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-70**) submitted by **Abhinav Syal** for **1345 Sharbot Street** (PL 648 LT 63), 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 R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Parking Space Location	Parking Spaces in Front Yard and partially in the Side Yard	Minimum One Parking Space in a Side Yard, Rear Yard or in a Garage
Maximum Encroachment of a Deck into the Required Rear Yard	2.6m	2.4m

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 8, 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 July 10, 2024 in order for your correspondence to be provided to Committee members for the July 10, 2024 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: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 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 July 10, 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 July 5, 2024 or any day thereafter.

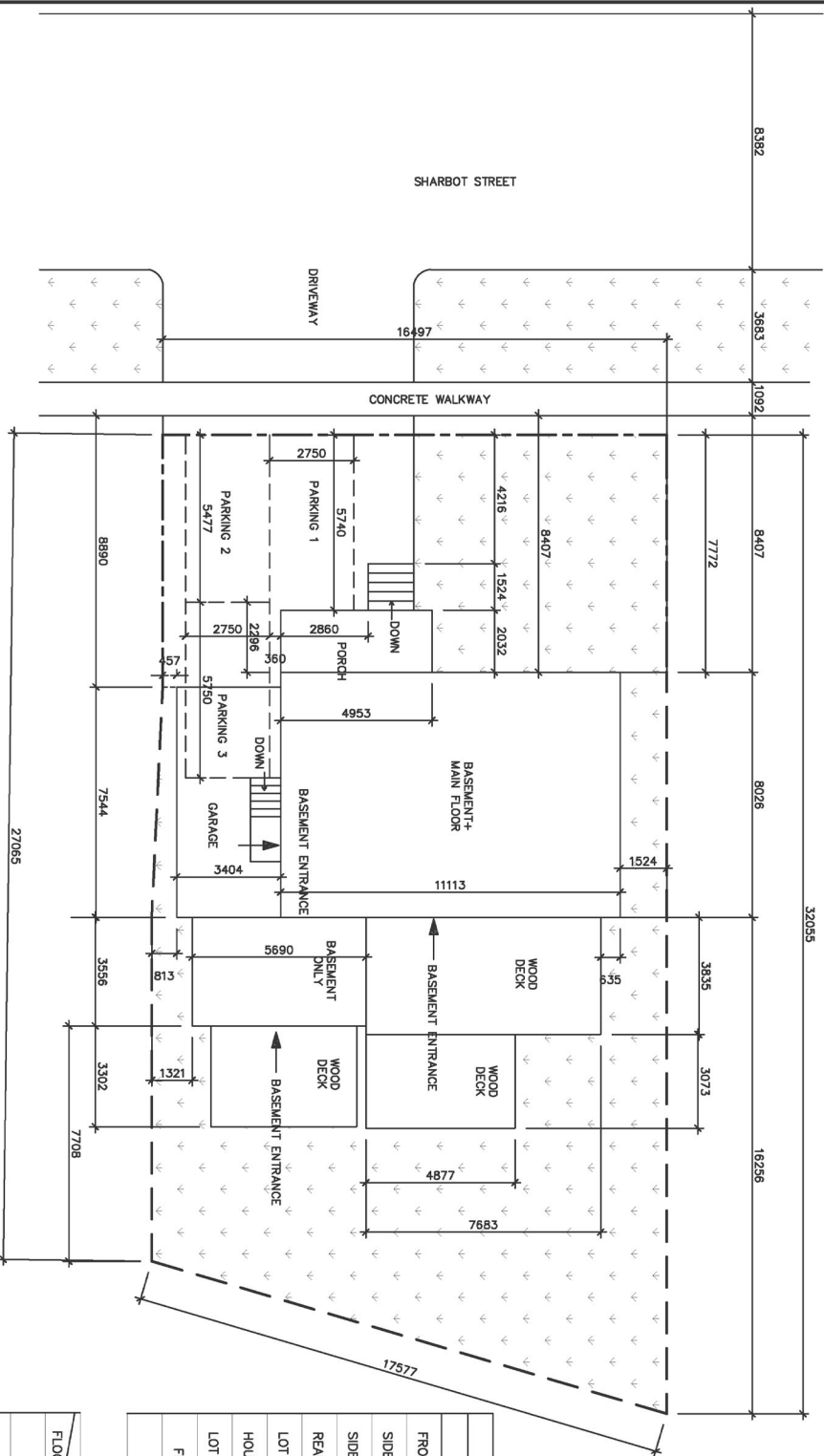
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 8, 2024. 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 June 28, 2024.

Address: 1345 Sharbot Street

Economic and Development Services
City of Oshawa
OSHWAWA



PROPOSED SITE PLAN
SCALE=1:150

- LEGENDS:
- PROPERTY LINE
 - FENCE
 - GRASS

ZONING SUMMARY		
MARK	REQUIRED	PROPOSED
FRONT SETBACK	7.772 m	7.772 m
SIDE SETBACK(EAST)	0.46 m	0.46 m
SIDE SETBACK(WEST)	1.524 m	1.524 m
REAR SETBACK	7.82 m	7.82 m
LOT AREA	498.43 m ²	498.43 m ²
HOUSE FOOTPRINT	124.60 m ²	120.95 m ²
LOT COVERAGE	25.0%	24.28%
FRONTAGE	16.497 m	16.497 m
HEIGHT	9.99 m	4.013 m

FLOOR	AREA	EXISTING AREA	PROPOSED AREA
BASEMENT		105.92 m ²	0 m ²
MAIN FLOOR		90.12 m ²	0 m ²



<p>TOM ZHANG STRUCTURAL ENGINEERS</p> <p>919 Ellesmere Road, Scarborough ON, M1P 2W7 Tel: (416) 708-2888 E-mail: tomzhang2888@hotmail.com</p>		<p>PROJECT:</p> <p>BASEMENT RENOVATION</p> <p>1345 Sharbot Street Oshawa ON</p>	
1	Feb. 9, 2024	ISSUED FOR PERMIT	T.Z.
2	Feb. 23, 2024	REISSUED FOR PERMIT	T.Z.
3	June 14, 2024	REISSUED FOR PERMIT	T.Z.
4	June 26, 2024	REISSUED FOR PERMIT	T.Z.
5			
REV.	DATE	DESCRIPTION	BY
		PROPOSED SITE PLAN	
<p>DATE: 28-04-2024</p>		<p>ISSUED FOR PERMIT ONLY</p> <p>NOT FOR CONSTRUCTION</p> <p>REVISIONS:</p> <p>REVISIONS:</p> <p>REVISIONS:</p>	<p>PROJECT NO:</p> <p>24-01-02</p> <p>DWG. NO:</p> <p>A01</p>



Committee of Adjustment

File: **B-2024-31**

Ward: **3**

Notice of Hearing under the Planning Act Concerning an Application for Consent

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 10, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-31**) submitted by **D. G. Biddle and Associates Limited on behalf of Holland Homes Inc.** for **215 Thornton Road North** (PL 370 SHEET 16C PT LT 15 RP 40R-31216 PT 17), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit a 124.42 sq m reciprocal access easement for the proposed property to the South, retaining a 558.3 sq. m residential parcel of land.

The subject site is also subject to an application for Consent (File B-2024-09).

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 July 8, 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 July 10, 2024 in order for your correspondence to be provided to Committee members for the July 10, 2024 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: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 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 June 19, 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 July 5, 2024 or any day thereafter.

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.

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 9, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

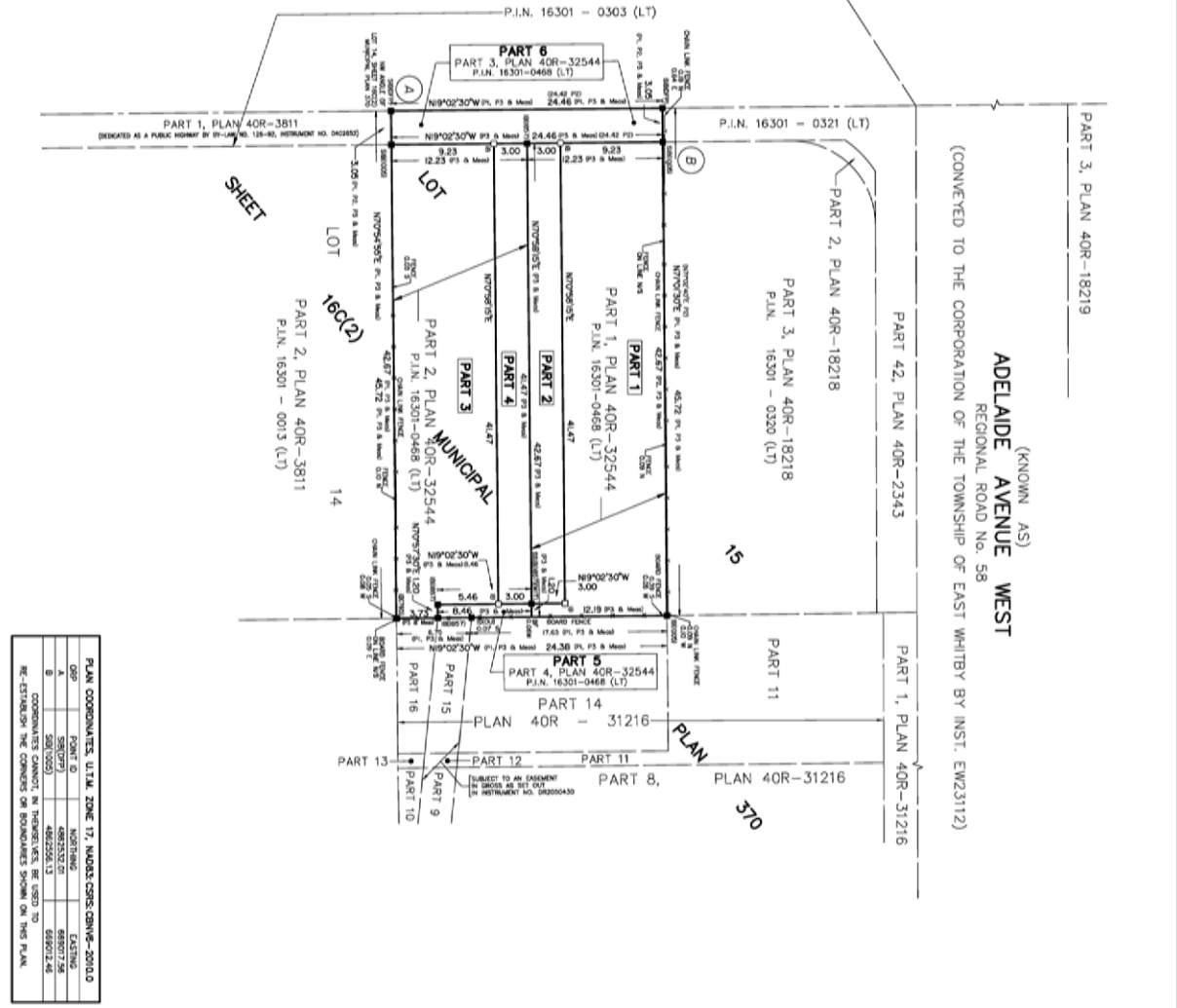
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued June 26, 2024.

Address: 215 Thornton Road North



(KNOWN AS)
THORNTON ROAD NORTH
REGIONAL ROAD No. 52
(ROAD ALLOWANCE BETWEEN LOTS 16 AND 17, CONCESSION 2)



PLAN COMPONENTS, U.T.M. ZONE 17N, NAD83, CGRS, CHRTR=20110.0	DATE	BY
CONTOUR	10/18/2024	DM
EXISTING	10/18/2024	DM
PROPOSED	10/18/2024	DM
COMMENTS CANNOT, IN THESE VETS, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

1. RECORD THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 40R -

DATE: 2024

RECEIVED AND DEPOSITED

DATE: 2024

REPRESENTATIVE FOR LAND REGISTRAR FOR THE CITY OF OSHAWA (No. 40)

PART	LOT	PLAN	AREA (m ²)
1		388.56	
2		124.42	
3		208.41	
4		124.42	
5		10.15	
6		74.56	

PLAN OF SURVEY OF
PART OF LOT 15,
SHEET 16C(2)
MUNICIPAL PLAN 370
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1:200

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

NOTES: BRANCHES ARE UNLID GRAB DERIVED FROM SURVEYED CONTROL POINTS OBTAINED AND CONTINGENT UPON THE DATE OF SURVEY. THE PLAN IS A REPRESENTATIVE OF THE SURVEYED BRANCHES HAVE BEEN REVISED TO ACCURATELY REFLECT THE FOLLOWING PLAN TO ACCURATE DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.999935.

- LEGEND**
- 1 DENOTES SURVEY INSTRUMENT FOUND
 - 2 DENOTES SURVEY MONUMENT SET
 - 3 DENOTES STAKED POINT
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SURVEYOR'S CERTIFICATE

I, **DMITRIY M. PETROCH**, SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEREOF.

DATE: 2024

DMITRIY M. PETROCH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.S. PLAN SUBMISSION FORM NUMBER _____

DMITRIY M. PETROCH
A DIVISION OF THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
1110 BOUNDARY ROAD, OSHAWA, ON L1J 8P6
PHONE: 905-722-4795 FAX: 1-888-743-2222
EMAIL: DM@THAMSURVEYING.COM
THAM SURVEYING LIMITED DMIAN@THAMSURVEYING.COM
REGISTERED PROFESSIONAL SURVEYOR SINCE 1991 (Licence # 2001-094)