



Committee of Adjustment Meeting Agenda

**August 21, 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 August 21, 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 July 10, 2024 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|--|---------------|
| A-2024-57 | 186 South Ocean Drive | Ward 2 |
| | Peace-N-Heaven Inc. | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, parking space length, 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 reduced minimum front lot line length, lot frontage and landscaped open space in the front yard | |
| A-2024-71 | 287 Wilson Road North | Ward 3 |
| | Lifestyle Sunrooms Inc. on behalf of Susan Sloan | |
| | To permit an addition (carport) to a single detached dwelling with a reduced side yard depth and parking space width | |

A-2024-72 180 Fernhill Boulevard Ward 4

MEM Engineering Inc. on behalf of Jatin Rishi

To permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling containing an accessory apartment with increased lot coverage

A-2024-73 492 Front Street Ward 5

MEM Engineering Inc. on behalf of Sukhdeep Singh

To permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling or converted dwelling with increased lot coverage

A-2024-74 327 Phillip Murray Avenue Ward 5

Thambiah Sivananthan and Priyatharshini Arasaratnam

To permit a single detached dwelling which may include an accessory apartment with reduced landscape open space in the front yard, parking space width, parking space length and a parking space located partially in the side yard

A-2024-75 886 Groveland Avenue Ward 1

RJ CAD Solutions on behalf of Gopendra Nauth

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

A-2024-76 1170, 1180 and 1188 Simcoe Street South Ward 5

Blackthorn Development Corp. on behalf of Simcoe Street Developments Inc.

To permit apartment buildings (stacked townhouses) with reduced front and rear yard depths, landscaped open space and visitor parking and to permit a temporary sales office

A-2024-77 316 Britannia Avenue West Ward 2

Bruno Lopes on behalf of Jason Khan

To permit a semi-detached dwelling which may include an accessory apartment with reduced landscaped open space in the rear yard, parking space length and parking space width

A-2024-81 298 Haig Street Ward 4

Dennis James and Dorrett James

To permit an existing single detached dwelling with reduced parking space length, parking space width and landscaped open space in the front yard

A-2024-82 601 Mary Street North Ward 4

Greg Dooley on behalf of Erin Lancaster and Kyle Duda

To permit a single detached dwelling with reduced front yard depth

A-2024-83 712 Carnegie Avenue Ward 2

Ho Kyung Kim

To permit an accessory building containing an accessory apartment in the front yard of a single detached dwelling with increased lot coverage and all parking spaces in the front yard

A-2024-84 2387 Kentucky Derby Way Ward 2

Al-Mamun Abu Zahir Mohammed

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

Consent Staff Reports

B-2024-33 288 Hillside Avenue Ward 5

Colin Newbold

Consent to sever a 426.1 sq. m. parcel of land, retaining a 427.2 sq. m. parcel of land with the existing building to be demolished

Combined Minor Variance and Consent Staff Reports

A-2024-38 1040 Cedar Street and 280 Wentworth Street Ward 5

Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited

To permit all lands in the R6-D(6) Zone (1040 Cedar Street and 280 Wentworth Street West) to be considered to be one lot for the purposes of applying zoning regulations despite a severance, and to permit a reduced rear yard setback to Glen Street

B-2024-13 to 15 1040 Cedar Street and 280 Wentworth Street Ward 5

Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited

To sever two residential parcels of land, retaining a residential parcel with the existing buildings to remain, and create mutual easements for access, parking, amenity space and servicing

A-2024-85 2545 Simcoe Street North Ward 2

Tribute (Simcoe Street) Limited

To permit an apartment building and block townhouses with reduced parking space length

B-2024-32 2545 Simcoe Street North Ward 2

Tribute (Simcoe Street) Limited

Consent to sever a parcel of land for residential use, retaining a residential parcel of land with existing residential uses

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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-57**) submitted by **Peace-N-Heaven Inc.** for **186 South Ocean Drive** (PL 40M-2549 LT 25), 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(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	46%	50%
Partial Tandem Parking	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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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.

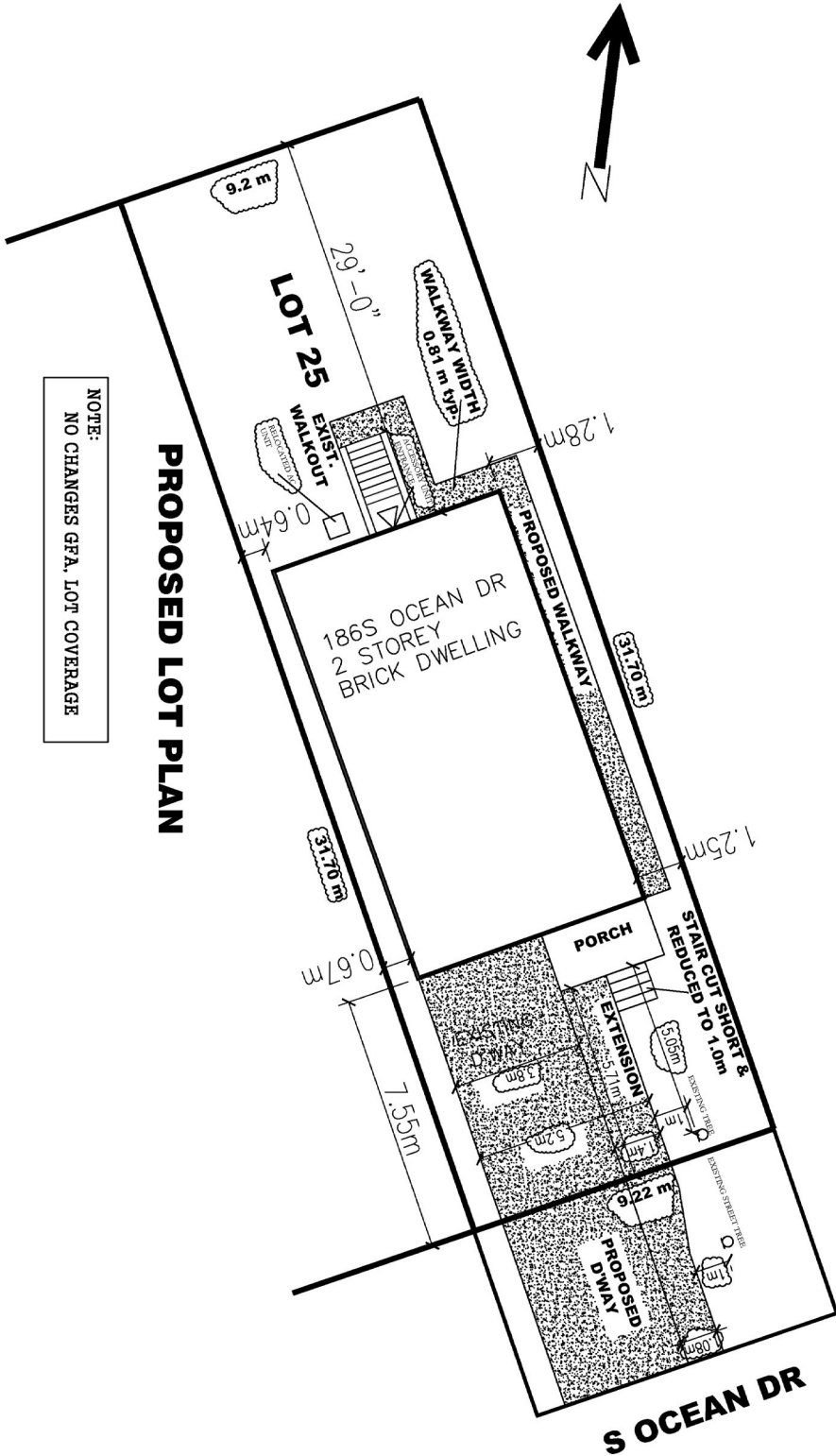
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on August 16, 2024 or any day thereafter.

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 August 19, 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 August 9, 2024.

Address: 186 South Ocean Drive



NOTE:
NO CHANGES GPA, LOT COVERAGE



PROPOSED SITE PLAN 186 South Ocean Drive		SECOND UNIT DWELLING 186 S Ocean Dr Oshawa, ON L1L 0K4	
SCALE: 1/8"=1'-0"	DATE: MAR 2024	Designed: SI	
		A101	



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-67**) submitted by **Nourollah Sourani-Yanchesmeh** for **201 Quebec Street** (PL 194 LT 69), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the revised 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 R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Lot Line	2.4m	4.5m
Minimum Lot Frontage	2.4m	9m
Minimum Landscaped Open Space in the Front Yard	25%	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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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.

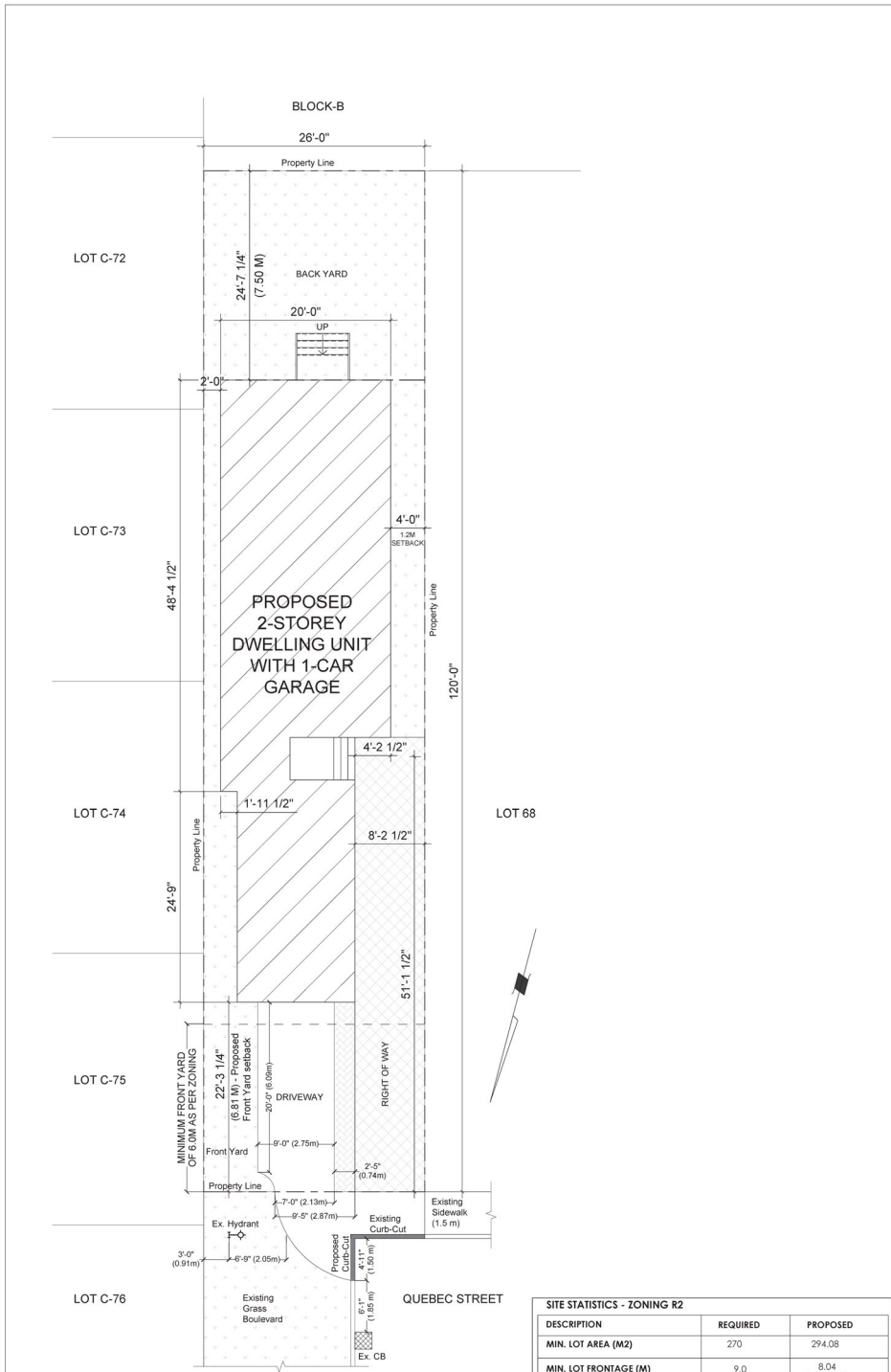
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on August 16, 2024 or any day thereafter.

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 August 19, 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 August 9, 2024.

Address: 201 Quebec Street



SITE STATISTICS - ZONING R2		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA (M ²)	270	294.08
MIN. LOT FRONTAGE (M)	9.0	8.04 (EXISTING)
MAX. HEIGHT (M)	9.0	6.47m (MID-POINT OF ROOF)
MAX. LOT COVERAGE	40%	39.97%
MINIMUM LANDSCAPE AREA OF FRONT YARD (511.68 Sq.ft. is the current front yard area as per Min. front yard setback of 6.0m)	50% (255.84 Sq.ft. (As Per Min. Front Yard of 6.0 M)	28.40% (145.32 Sq.ft.) (As Per Proposed Front Yard of 6.81 M)
MIN. FRONT YARD (M)	6.0	6.81
MIN. INTERIOR SIDE YARD (M)	1.2	1.2
MIN. REAR YARD (M)	7.5	7.5


General Notes

- ALL THE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF ECO-ARCH CONSULTANTS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION NO.	DATE	DESCRIPTION	BY

ARCHITECTS:
ECO-ARCH CONSULTANTS INC.
 (Sustainable Architecture & Interiors)
 7 BLUE SPRUCE STREET,
 BRAMPTON ON L6R 1C4
 E-MAIL: ecoarch@ecoarchinc.com
 ecoarch@yahoo.com
 Mobile: 647-982-7225
 Office: 416-566-9635


ONTARIO ASSOCIATION OF ARCHITECTS
Vishu Sood
 VISHU SOOD
 LICENCE 10890

STRUCTURAL CONSULTANT:
MEM ENGINEERING INC
 2355 DERRY ROAD EAST,
 MISSISSAUGA, ON, L5S 1V6
 416-558-6755
 Email: harry@memengineering.ca

PROJECT TITLE:
 PROPOSED 2-STORY HOUSE

PROJECT ADDRESS:
 201 QUEBEC STREET,
 OSHAWA, ONTARIO

SHEET TITLE:
 SITE PLAN

SCALE: 1/8" = 1'-0"	DRAWING NO.: A 1
PLOT DATE: 2024-07-25	
DRAWN BY: YSI/AR	
CHECKED BY: HS/VIS	



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-71**) submitted by **Lifestyle Sunrooms Inc. on behalf of Susan Sloan** for **287 Wilson Road North** (PL 685 LT 6 PT LT 7), 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 (carport) 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 a single detached dwelling in an R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth	0.60m	1.2m
Minimum Parking Space Width	2.5m	2.75m

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.



Committee of Adjustment

File: **A-2024-72**

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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-72**) submitted by **MEM Engineering Inc. on behalf of Jatin Rishi** for **180 Fernhill Boulevard** (PL 310 PT LT 310 TO 312), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an accessory building which may include an accessory apartment ancillary to a single detached dwelling containing an accessory apartment, with a lot coverage of 74% of the main building on the lot, whereas Zoning By-law 60-94 permits a maximum lot coverage of 50% of the main building on the lot for an accessory building ancillary to a single detached dwelling in an R1-C (Residential) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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 August 16, 2024 or any day thereafter.

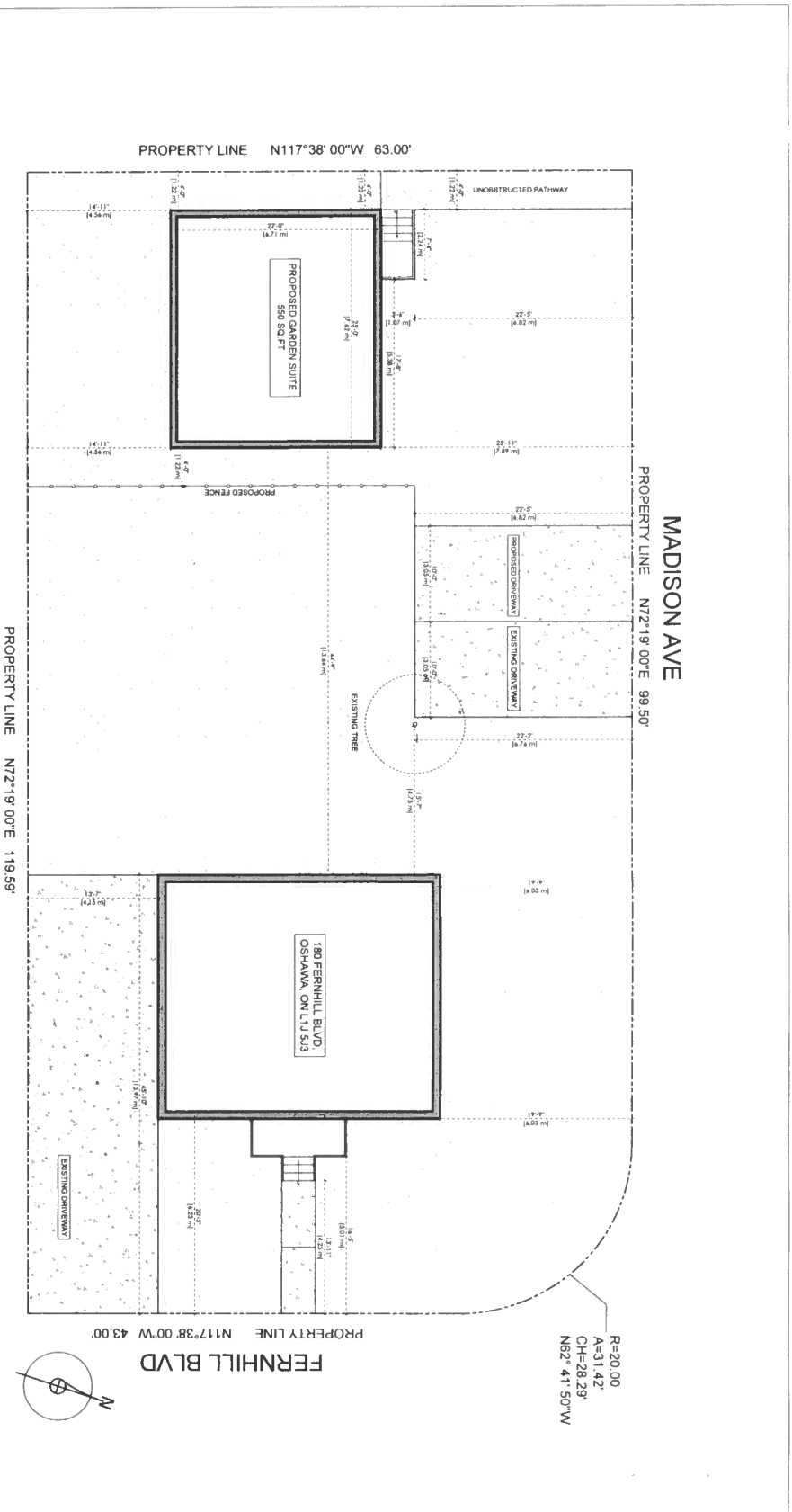
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than August 19, 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 August 9, 2024.

Address: 180 Fernhill Boulevard

City of Oshawa
Economic and Development Services



[GARDEN SUITE] 180 FERNHILL BLVD. OSHAWA, ON L1J 5J3		
LOT AREA	EXISTING	REQUIRE
PROPOSED GARDEN SUITE AREA	511.50 SQ.M (1250 SQ.FT)	34.5 SQ.M (375 SQ.FT) MINIMUM
EXISTING PRINCIPLE RESIDENCE	692.50 SQ.M (1792 SQ.FT)	
TOTAL LOT COVERAGE	1204.00 SQ.M (3142 SQ.FT)	845.00 SQ.M (1840 SQ.FT) MAXIMUM
MIN. FRONT YARD SETBACK	13.44 M	3 M (MINIMUM)
MIN. SIDE YARD SETBACK	7.89 M	1.2 M (MINIMUM)
MIN. REAR YARD SETBACK	7.89 M	1.2 M (MINIMUM)
SIDE YARD (ADJACENT SIDE)	4.5 M	1.2 M (MINIMUM)
BUILDING HEIGHT	4.5 M	4.5 M (MAXIMUM)
UNOBSTRUCTED PATHWAY	1.2 M	1.2 M (MINIMUM)

SITE PLAN- GARDEN SUITE

SC: 1/16" = 1'-0"

OWNER NAME

CONSTRUCTION OF THIS PLAN IS IN ACCORDANCE WITH THE CITY OF OSHTAWA ZONING BY-LAW AND THE CITY OF OSHTAWA BUILDING BY-LAW. THE OWNER HAS BEEN ADVISED THAT THE CITY OF OSHTAWA DOES NOT GUARANTEE THE ACCURACY OF THIS PLAN AND THAT THE CITY OF OSHTAWA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE OWNER IS ADVISED THAT THE CITY OF OSHTAWA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE OWNER IS ADVISED THAT THE CITY OF OSHTAWA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

LEGENDS:

NO	DATE	DESCRIPTION
1		

PREPARED BY: NEM ENGINEERING INC.
3851 LESLIE CRESCENT
MISSISSAUGA, ON, L4T1W9
416-556-9725
Email: nem@nemengineering.ca



PROJECT TITLE
180 FERNHILL BLVD.
OSHTAWA, ON L1J 5J3

SHEET TITLE
SITE PLAN

CLIENT NAME
CLIENT CONTACT
SCALE: 1/16" = 1'-0"
DRAWING NO: A00
DATE: 28-08-2022
DRAWN BY: GCS
CHECKED BY: GCS



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-74**) submitted by **Thambiah Sivananthan and Priyatharshini Arasaratnam** for **327 Phillip Murray Avenue** (PL M1072 PT LT 10 NOW RP 40R-3339 PT 5, 6), 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 Landscaped Open Space in Front Yard	47%	50%
Parking Space Location	Partially in the Side Yard	Minimum of one Parking Space in a Side Yard, Rear Yard or in a Garage
Minimum Parking Space Width (only space partially in the side yard)	2.5m	2.75m
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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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.

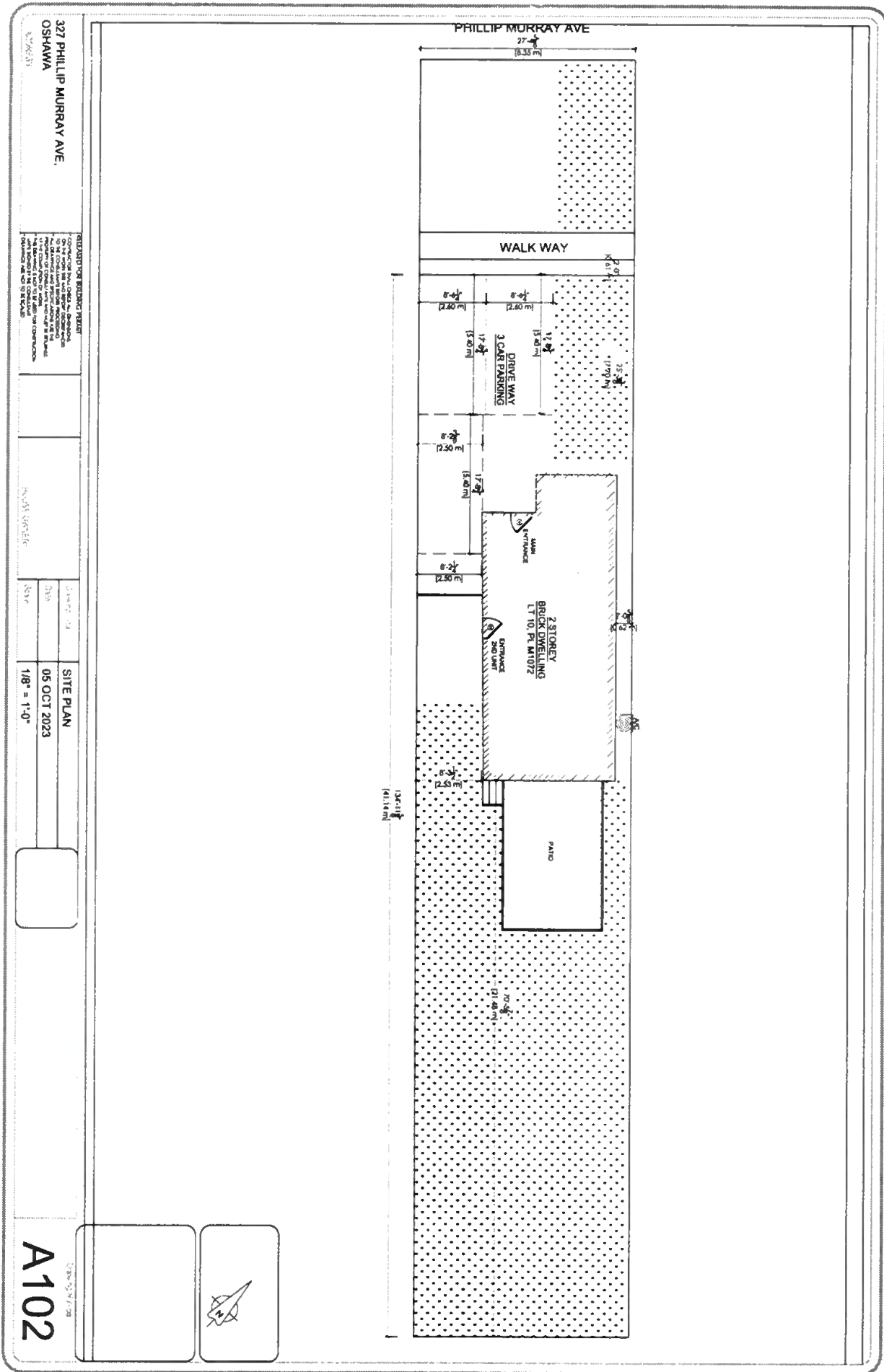
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on August 16, 2024 or any day thereafter.

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 August 19, 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 August 9, 2024.

Address: 327 Phillip Murray Avenue



327 PHILLIP MURRAY AVE.
OSHAWA
A1102

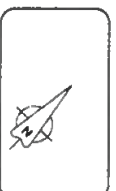
PREPARED FOR BUILDING PERMIT
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OSHAWA BUILDING BY-LAW AND THE PROVISIONS OF THE BUILDING ACT, R.S.O. 1990, CHAPTER B12. THE BUILDING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF OSHAWA, ONTARIO AND ALL APPLICABLE ORDINANCES AND BY-LAWS.

HOUSE COVER

DATE	05 OCT 2023
SCALE	1/8" = 1'-0"



DATE: 05 OCT 2023
A102



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-75**) submitted by **RJ CAD Solutions on behalf of Gopendra Nauth** for **886 Groveland Avenue** (PL 40M2521 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 Y4.5 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	48%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking	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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-76**) submitted by **Blackthorn Development Corp. on behalf of Simcoe Street Developments Inc.** for **1170, 1180 and 1188 Simcoe Street South** (PL 486 LT 3,4,BLK B PT LT 1 2 5 12 AND PT RITSON ROAD CLOSED NOW RP 40R-7196 PT 2,3,4), 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 apartment buildings (stacked townhouses) with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for apartment buildings (stacked townhouses) in a PCC-D (Planned Commercial Centre) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth (Ritson Road South)	1.9m	6m
Minimum Rear Yard Depth (Simcoe Street South)	3m	7.5m
Minimum Landscaped Open Space	30%	40%
To Permit a Temporary Sales Office Prior to Receiving Draft Plan Approval for a Plan of Condominium	To Permit	Not Permitted
Minimum Visitor Parking (Rental)	0.3 spaces/unit (14 spaces)	0.33 spaces/unit (15 spaces)

The subject site is also subject to an application for Site Plan Approval (File SPA-2019-10).

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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 August 16, 2024 or any day thereafter.

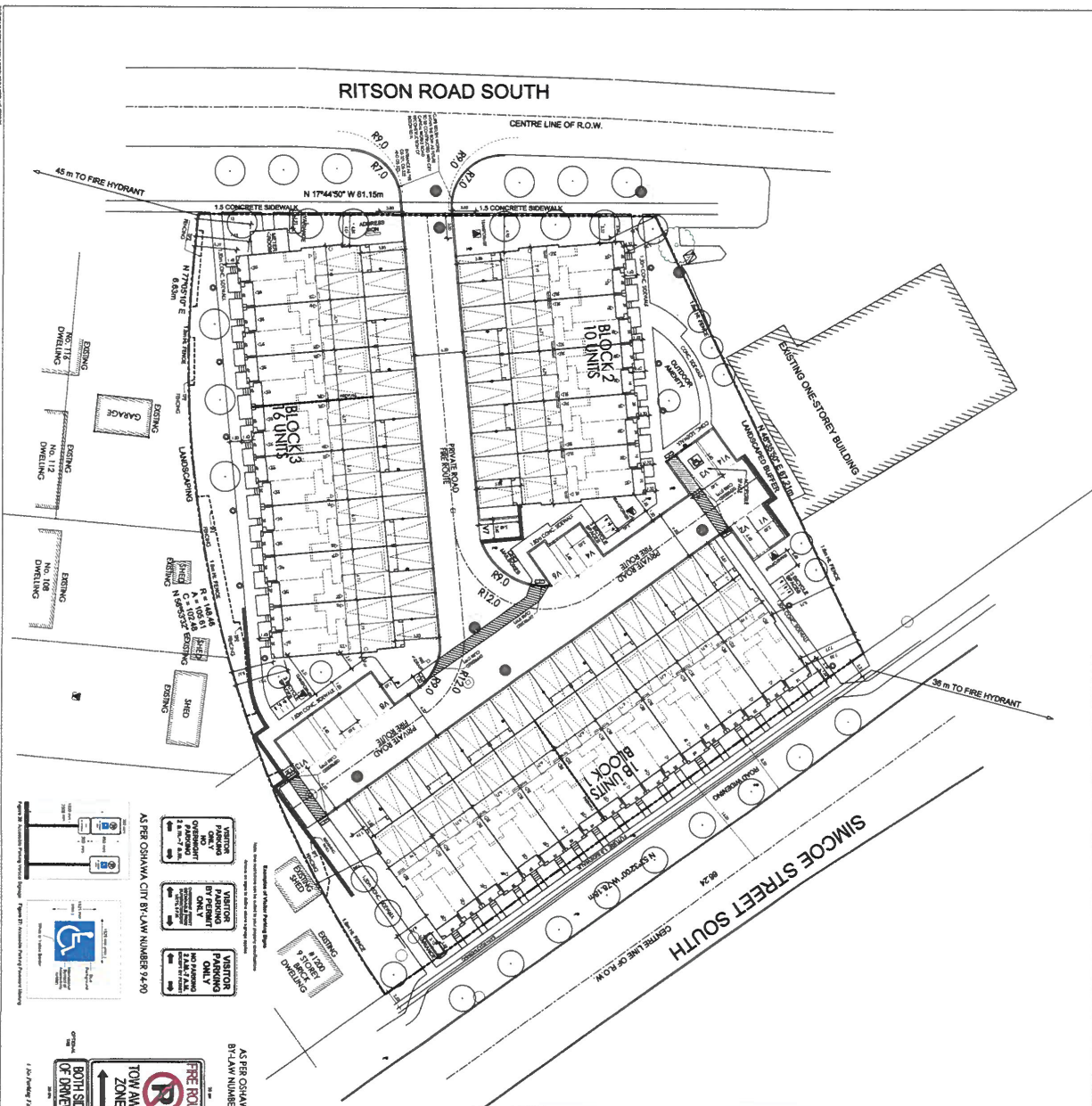
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than August 19, 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 August 9, 2024.

Address: 1170 Simcoe Street South

Economic and Development Services
City of Oshawa
OSHWAWA



AS PER OSHWAWA CITY BY-LAW NUMBER 94-90

- VISITOR PARKING (MAX 1 PER UNIT)
- VISITOR PARKING (MAX 1 PER UNIT)
- VISITOR PARKING (MAX 1 PER UNIT)

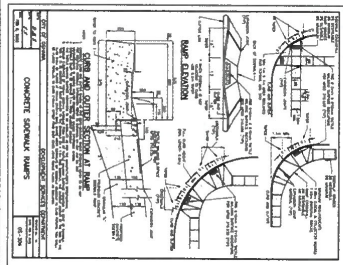
AS PER OSHWAWA CITY BY-LAW NUMBER 115-82

AS PER OSHWAWA STANDARD OS-304

AS PER OSHWAWA CITY BY-LAW NUMBER 94-90

AS PER OSHWAWA CITY BY-LAW NUMBER 115-82

AS PER OSHWAWA STANDARD OS-304



SIN ARCHITECTS
1188 SIMCOE ST. SOUTH
OSHWAWA, ONTARIO L1H 3K3
TEL: 905.335.1880
WWW.SINARCHITECTS.COM

ESQUIRE HOMES
1410 SHEPPARD AVE. EAST
UNIT 101, SCARBOROUGH, ONTARIO
M1S 1V6
TEL: 416.291.8880
WWW.ESQUIREHOMES.COM

DATE: 2024-07-10
DRAWN BY: STEPHAN
CHECKED BY: [Name]
SCALE: 1:100

22008 SP100

ZONING MATRIX		ZONE: PCC-D	
SITE AREA	6597.00 m ² (0.65 ha)		
GROSS FLOOR AREA	5527.40 m ² - 84.07%		
FSI	0.84		
LOT FRONTAGE	78.18 m		
DWELLING TYPE	PROPOSED - BLOCK TOWNHOUSE		
BUILDING SETBACKS	REQUIRED (MIN)	PROVIDED (MAX)	
SMITCOE STREET (EAST)	4.0 m	3.00 m (VARIANCE)	
RITSON ROAD (NORTH)	4.0 m	1.76 m (VARIANCE)	
SIDE YARD (NORTH)	3.0 m	6.76 m (VARIANCE)	
SIDE YARD (SOUTH)	4.5 m	7.11 m (VARIANCE)	
BUILDING HEIGHT	PERMITTED (MAX)	PROPOSED	
BLOCK 1	13.0 m	11.38 m	
BLOCK 2	13.0 m	10.95 m	
BLOCK 3	13.0 m	11.97 m	
LANDSCAPED AREA	2010.12 m ²	30.9% (VARIANCE)	
PAVED AREA	2050.99 m ²	31.5%	
TOTAL UNITS	44		
DENSITY	68 UPH		
PARKING SPTS	REQUIRED	PROPOSED	
RESIDENTS	44 (1.00 PER UNIT)	88 (2.00 PER UNIT)	
VISITOR SPACES	14 (0.30 PER UNIT)	14 (0.30 PER UNIT)	
BICYCLE SPACES	9		

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	2024-07-10
2	REVISED PER COMMENTS	2024-07-10
3	REVISED PER COMMENTS	2024-07-10
4	REVISED PER COMMENTS	2024-07-10
5	REVISED PER COMMENTS	2024-07-10
6	REVISED PER COMMENTS	2024-07-10
7	REVISED PER COMMENTS	2024-07-10



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-77**) submitted by **Bruno Lopes on behalf of Jason Khan** for **316 Britannia Avenue West** (PL 40M-2589 PT LT 136 RP 40R-31074 PT 13), 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 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 semi-detached dwelling in a R2(11) Residential Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in Rear Yard	43%	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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.

Address: 316 Britannia Avenue West

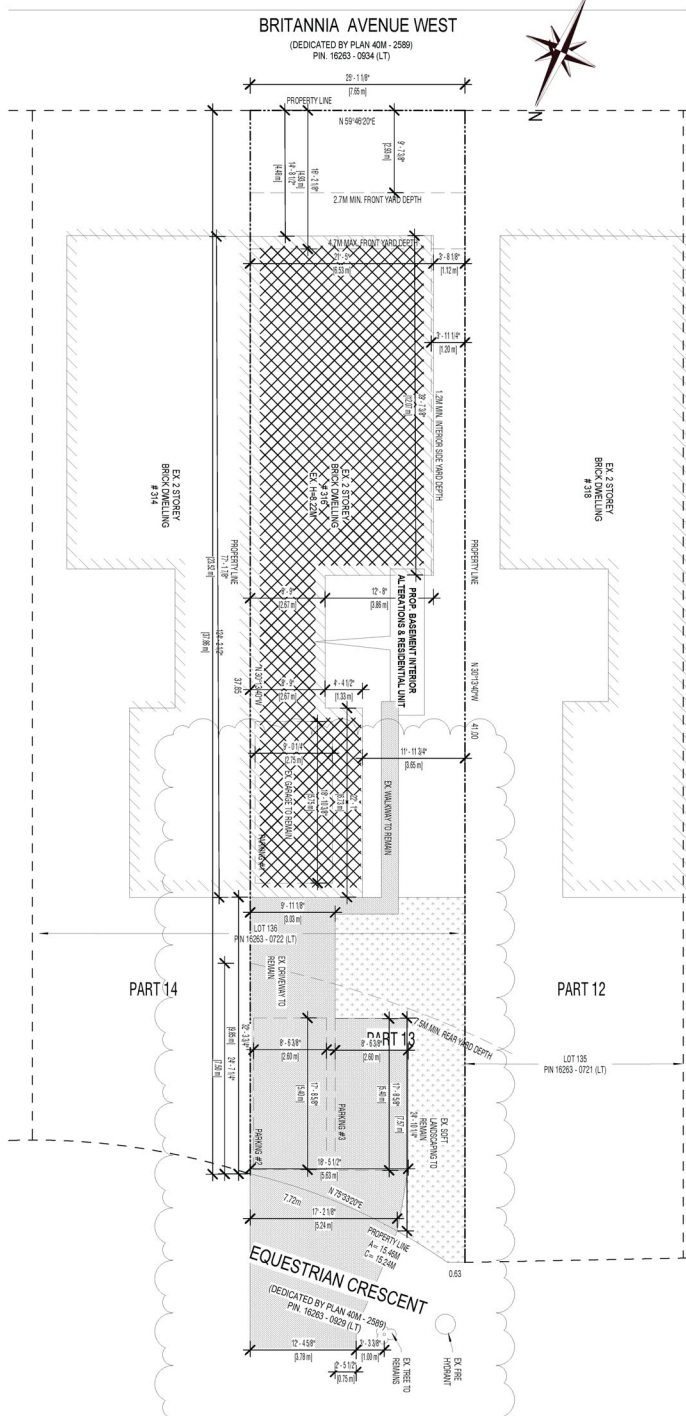
Economic and Development Services
City of Oshawa
OSHAWA



SEE SHEET BY O.L.S. CORPORATION SHEET INFORMATION TAKEN FROM SHEET NO. 14-154, 155, 156 & 157
PART 1, 2, 3, 4, 5, 6, 7, 8 & 9
CITY OF OSHAWA
RECORD NUMBER OF DRAWING
DATE: 07/27/2024
DRAWN AND CHECKED BY
DATE: 07/27/2024

MUNICIPALITY & PROJECT INFORMATION	EX. 2 STREET OVERLAYS, PROP. BASEMENT INTERIOR ALTERNATION & EX. 2 STREET BRICK OVERLAYING
PROJECT NAME & DESCRIPTION	BRICK BASEMENT INTERIOR ALTERNATION & EX. 2 STREET BRICK OVERLAYING
APPROVED BY	CITY OF OSHAWA
DATE OF APPROVAL	18/11/2024
REVISIONS	
ISSUED	3
PROPOSED	3

REGARD TO THE PROPOSED EX. 2 STREET OVERLAYS, PROP. BASEMENT INTERIOR ALTERNATION & EX. 2 STREET BRICK OVERLAYING, THE CITY ENGINEER HAS REVIEWED THE DRAWING AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF OSHAWA ZONING BY-LAW AND THE CITY OF OSHAWA DEVELOPMENT ACT AND THE CITY OF OSHAWA BUILDING CODE. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

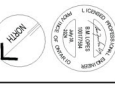


- GENERAL NOTES**
- NO WORK TO BE DONE ON ADJACENT PROPERTIES.
 - SHALL BE PERFORMED ON BRICK STREET OF ADJACENT UNIT INCLUDING SIDEWALKS, 8' 6" (2.60 m) (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (839) (840) (841) (842) (843) (844) (845) (846) (847) (848) (849) (850) (851) (852) (853) (854) (855) (856) (857) (858) (859) (860) (861) (862) (863) (864) (865) (866) (867) (868) (869) (870) (871) (872) (873) (874) (875) (876) (877) (878) (879) (880) (881) (882) (883) (884) (885) (886) (887) (888) (889) (890) (891) (892) (893) (894) (895) (896) (897) (898) (899) (900) (901) (902) (903) (904) (905) (906) (907) (908) (909) (910) (911) (912) (913) (914) (915) (916) (917) (918) (919) (920) (921) (922) (923) (924) (925) (926) (927) (928) (929) (930) (931) (932) (933) (934) (935) (936) (937) (938) (939) (940) (941) (942) (943) (944) (945) (946) (947) (948) (949) (950) (951) (952) (953) (954) (955) (956) (957) (958) (959) (960) (961) (962) (963) (964) (965) (966) (967) (968) (969) (970) (971) (972) (973) (974) (975) (976) (977) (978) (979) (980) (981) (982) (983) (984) (985) (986) (987) (988) (989) (990) (991) (992) (993) (994) (995) (996) (997) (998) (999) (1000)

1 SITE PLAN
SCALE: 1:300

MXL ENGINEERING & ASSOCIATES, INC.
10000 KENNEDY ROAD, SUITE 100
MARKHAM, ONTARIO L3R 9W7
TEL: (416) 479-8000
FAX: (416) 479-8003
www.mxl.ca

NO.	DESCRIPTION OF ISSUE	DATE	NO.	DESCRIPTION OF ISSUE	DATE
1	For Client Approval	Feb. 16, 2024	5	Issued For Permit	June 26, 2024
2	For Client Approval	Mar. 01, 2024	6	Issued For Permit	June 27, 2024
3	Issued For Permit	Mar. 19, 2024	7	Issued For Permit	July 20, 2024
4	Issued For Permit	June 10, 2024	8		



DESIGNED BY	CMC
REVIEWED BY	NC

PROJECT
316 BRITANNIA AVE
WEST
Site Plan

SCALE	As Indicated
DATE	July 30, 2024
JOB No.	20-2740
DRAWING No.	A01.01



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-81**) submitted by **Dennis James and Dorrett James** for **298 Haig Street** (PL 206 PT LT 25,26), 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 existing 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 R1-E (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Landscaped Open Space in Front Yard	0%	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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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.

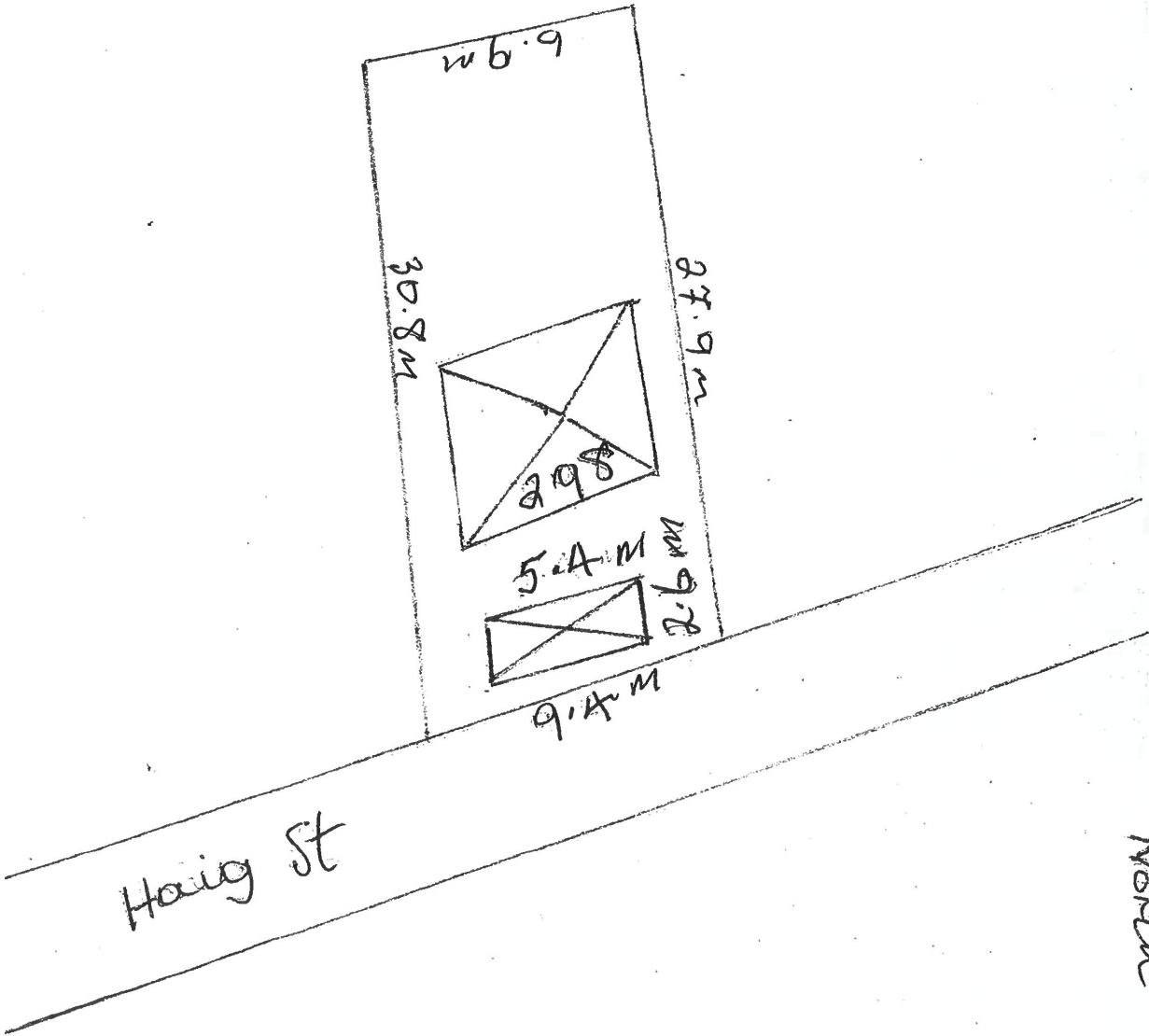
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on August 16, 2024 or any day thereafter.

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 August 19, 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 August 9, 2024.

Address: 298 Haig 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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-82**) submitted by **Greg Dooley on behalf of Erin Lancaster and Kyle Duda** for **601 Mary Street North** (PL 146 PT LTS 303 T0 305 & 338), 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 a minimum front yard depth of 7m, whereas Zoning By-law 60-94 requires a minimum front yard depth of 9m for a single detached dwelling in a R1-C (Residential) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.



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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-83**) submitted by **Ho Kyung Kim** for **712 Carnegie Avenue** (PL 293 LT 15), 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 in an ancillary 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 single detached dwelling in a R1-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Accessory Building Located in the Front Yard	To Permit	Not Permitted
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	65%	50%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Lot Area	15%	8%
Parking Space Location	All in the Front Yard	Minimum One Parking Space in a Side Yard, Rear Yard or in a Garage

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.

Address: 712 Carnegie Avenue



ZONING SUMMARY

Zoned: R1-A

	REQUIRED	PROPOSED
Lot Coverage (all buildings)	Max. 40%	36.3%
ACCESSORY BUILDINGS		
Lot Coverage	Max. 8% or Max. 50% of main bldg cov.	14.3% 64.8%
	Max. 60m ² ground floor area	55.05m ²
Building Height	Max. 4.5m	4.4m
Exterior Side Yard Setback	Min. 2.4m	2.4m



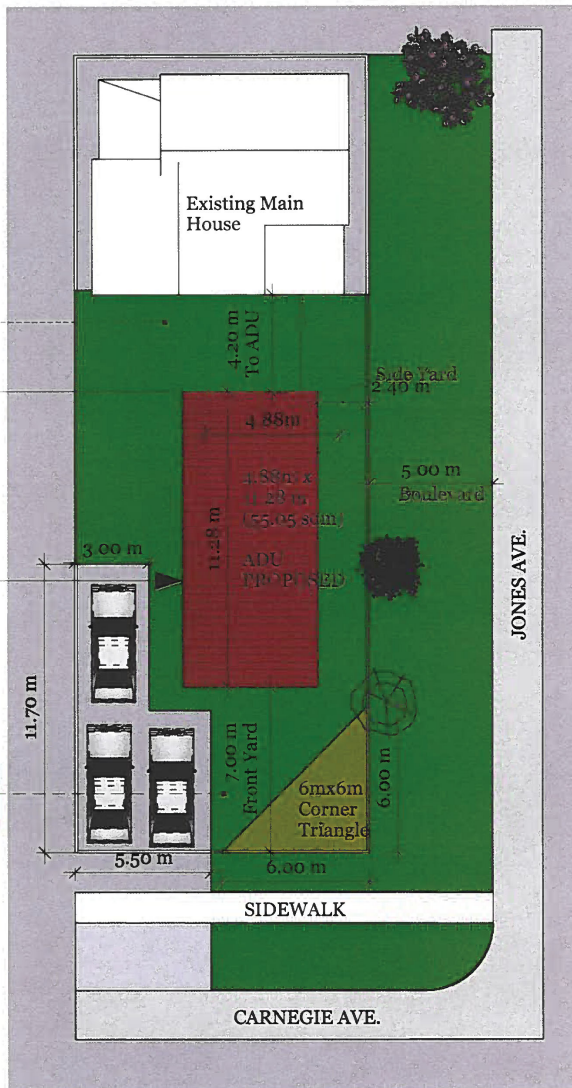
Lot Coverage:
Main (85 sqm)
+ ADU (55 sqm)
= 140 sqm

140/385 (total)
= 36.3%

Existing House
Entrance

New Accessory
Apartment
Entrance

Landscape for
Front Yard:
57.67%



Project:
712 Carnegie Ave. Oshawa

Drawing Title: SITE PLAN
Scale: 1: 200

MM/DD/YY	REVISIONS	REMARKS
11/07/24	1	Issued for minor variance
2		
3		
4		
5		

A 02



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-84**) submitted by **Al-Mamun Abu Zahir Mohammed** for **2387 Kentucky Derby Way** (PL 40M-2533 LT 70), 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 single detached dwelling in a R2(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	46%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking	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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.



Committee of Adjustment

File: **B-2024-33**

Ward: **5**

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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-33**) submitted by **Colin Newbold** for **288 Hillside Avenue** (PL 296 LT 55 PT LT 20, 21), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to sever a 426.1 sq. m. parcel of land, retaining a 427.2 sq. m. parcel of land with the existing building to be demolished.

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 20, 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 August 7, 2024.

Address: 288 Hillside Avenue

City of Oshawa
Economic and Development Services



PLAN 40R-
RECEIVED AND DEPOSITED
DATE _____

DRAFT
MICHAEL A. GRIFFITHS
ONTARIO LAND SURVEYOR
REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF DURHAM (No. 40)

PART	LOT	PLAN	P.L.N.	AREA(m) ²
1	ALL OF LOT 55	298	ALL OF PIN16420-0202 (11)	427.2
2	PART OF LOTS 20 AND 21		428.1	

PLAN OF SURVEY OF
LOT 55, PART OF LOT 20, AND
PART OF LOT 21
REGISTERED PLAN 296
CITY OF OSHTAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:200
THAM SURVEYING LIMITED, O.L.S.
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

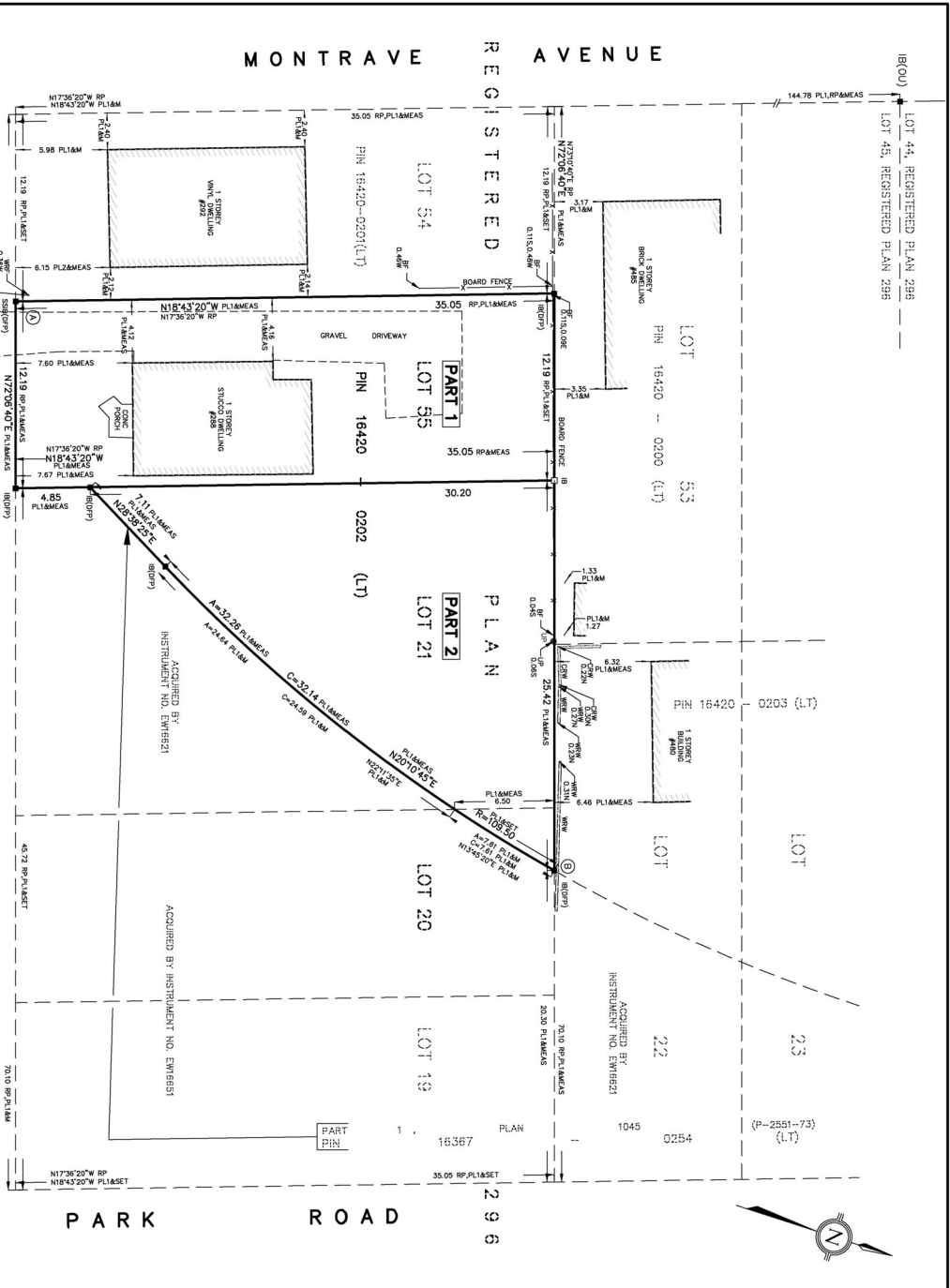
LEGEND
 □ DENOTES MONUMENT SET
 ■ DENOTES SHORT STYNOBARD IRON BAR
 S/S/B DENOTES SHORT STYNOBARD IRON BAR
 R/B DENOTES IRON BAR
 P/L DENOTES PLAIN IRON BAR
 P/L DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DRP SURVEYORS (A DIVISION OF THAM SURVEYING LIMITED)
 DATED JUNE 11, 2024 (REF: 2024-049)
 U.S. MEAS DENOTES MEASUREMENTS (U.S.)
 (M)² DENOTES METRES SQUARED (A DIVISION OF THAM SURVEYING LIMITED), O.L.S. SURVEYORS
 (O.U.) DENOTES ORIGIN UNKNOWN
 B/N DENOTES BOUNDARY NUMBER
 B/F DENOTES BOUNDARY FACE
 C/R/W DENOTES CONCRETE RETAINING WALL
 U/W DENOTES UNFINISHED WOOD PAUL FENCE
 W/W DENOTES WOOD PAUL FENCE
 W/W DENOTES WOOD RETAINING WALL

NOTES
 BEARINGS ARE UTILIZED DERIVED FROM OBSERVED REFERENCE POINTS A (SHOWN HEREIN) BY REAL-TIME NETWORK (RTN) OBSERVATIONS, AND REFERRED TO UTM ZONE 17 (81 WEST LONGITUDE) NAD83 (CSRS93/2010).
 BEARINGS HAVE BEEN ROTATED COUNTERCLOCKWISE ON THE FOLLOWING PLANS TO ACCOUNT FOR CONVERSION TO UTM GRID BEARINGS - RP AND P1 BY 024.202°
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO DRP BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999989581.

LEGEND
 □ DENOTES MONUMENT SET
 ■ DENOTES SHORT STYNOBARD IRON BAR
 S/S/B DENOTES SHORT STYNOBARD IRON BAR
 R/B DENOTES IRON BAR
 P/L DENOTES PLAIN IRON BAR
 P/L DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DRP SURVEYORS (A DIVISION OF THAM SURVEYING LIMITED)
 DATED JUNE 11, 2024 (REF: 2024-049)
 U.S. MEAS DENOTES MEASUREMENTS (U.S.)
 (M)² DENOTES METRES SQUARED (A DIVISION OF THAM SURVEYING LIMITED), O.L.S. SURVEYORS
 (O.U.) DENOTES ORIGIN UNKNOWN
 B/N DENOTES BOUNDARY NUMBER
 B/F DENOTES BOUNDARY FACE
 C/R/W DENOTES CONCRETE RETAINING WALL
 U/W DENOTES UNFINISHED WOOD PAUL FENCE
 W/W DENOTES WOOD PAUL FENCE
 W/W DENOTES WOOD RETAINING WALL

NOTES
 BEARINGS ARE UTILIZED DERIVED FROM OBSERVED REFERENCE POINTS A (SHOWN HEREIN) BY REAL-TIME NETWORK (RTN) OBSERVATIONS, AND REFERRED TO UTM ZONE 17 (81 WEST LONGITUDE) NAD83 (CSRS93/2010).
 BEARINGS HAVE BEEN ROTATED COUNTERCLOCKWISE ON THE FOLLOWING PLANS TO ACCOUNT FOR CONVERSION TO UTM GRID BEARINGS - RP AND P1 BY 024.202°
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO DRP BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999989581.

NOTES
 BEARINGS ARE UTILIZED DERIVED FROM OBSERVED REFERENCE POINTS A (SHOWN HEREIN) BY REAL-TIME NETWORK (RTN) OBSERVATIONS, AND REFERRED TO UTM ZONE 17 (81 WEST LONGITUDE) NAD83 (CSRS93/2010).
 BEARINGS HAVE BEEN ROTATED COUNTERCLOCKWISE ON THE FOLLOWING PLANS TO ACCOUNT FOR CONVERSION TO UTM GRID BEARINGS - RP AND P1 BY 024.202°
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO DRP BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999989581.



HILLSIDE AVENUE
 (BY REGISTERED PLAN 298)
 PIN 16420 - 0201 (LT)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT;
 2. THE SURVEY WAS COMPLETED ON THE _____ DATE _____
 MICHAEL A. GRIFFITHS
 ONTARIO LAND SURVEYOR
 DRAFT

INTERGRATION DATA

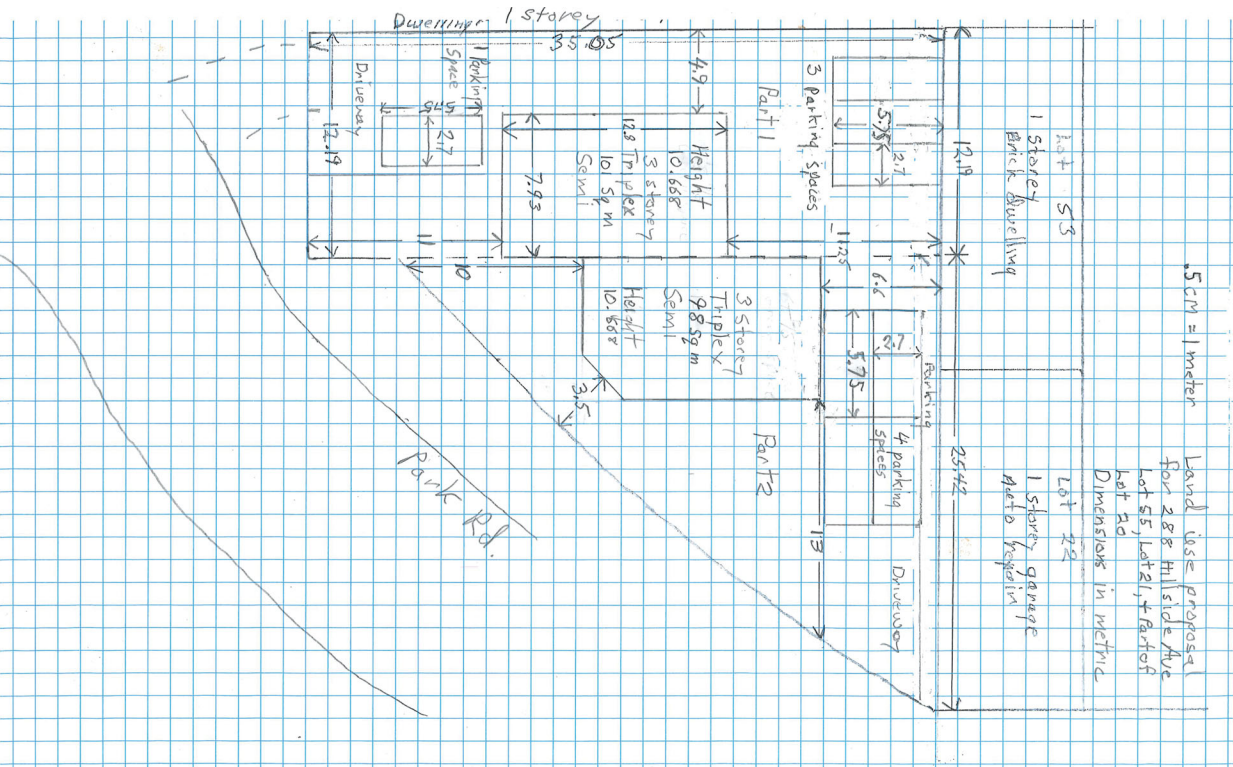
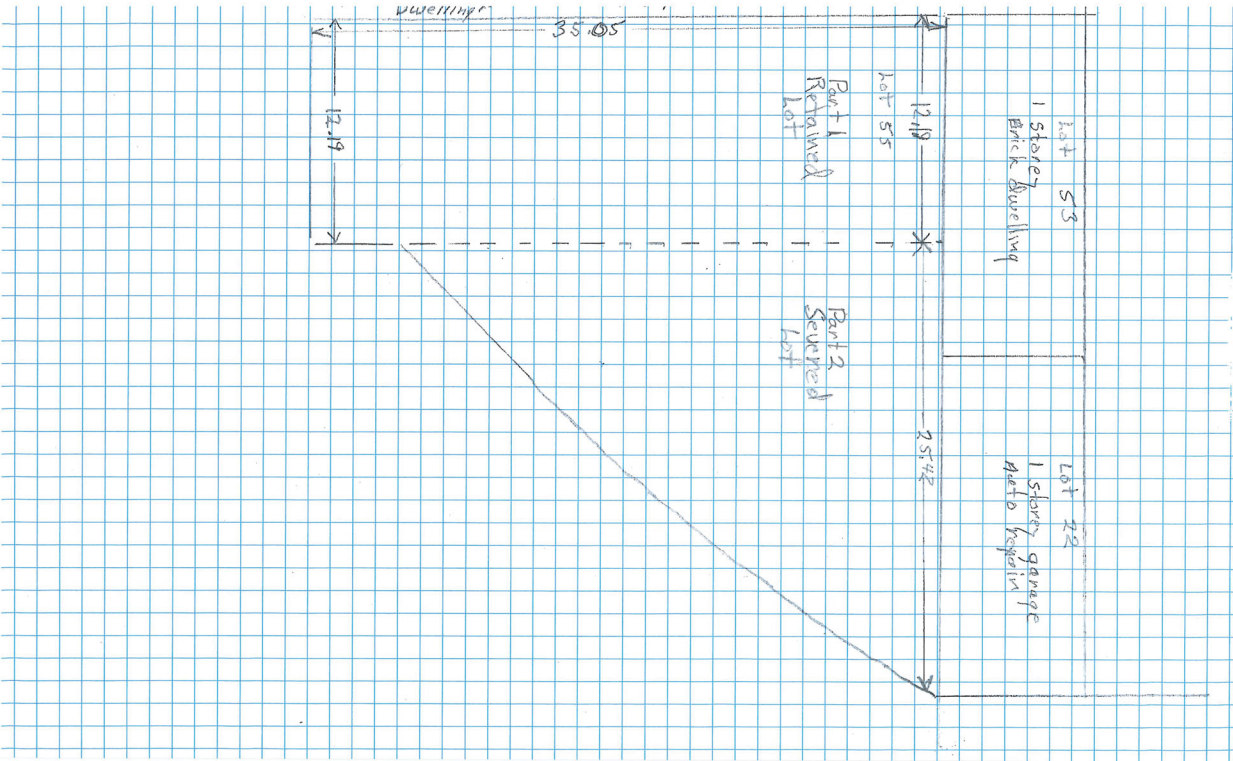
OBSERVED REFERENCE POINTS (ORP) UNL ZONE 17 (WEST LONGITUDE) NAD83 (CSRS/2010) IN ACCORDANCE WITH SECTION 4(2) OF O. REG. 216/10.

ORP	DESCRIPTION	NORTHING	EASTING
A	S/SB(ORP)	4860426.16	3555583.51
B	R(ORP)	4860470.87	3555583.04

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THIS PLAN OF SURVEY RELATES TO ADS
 PLAN SUBMISSION FORM NUMBER _____

Address: 288 Hillside Avenue



5 CM = 1 meter

Land use proposal for 288 Hillside Ave Lot 53, Lot 28, + Part of Lot 28
Dimensions in metric



Committee of Adjustment

File: **A-2024-38**

Ward: **5**

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 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-38**) submitted by **Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited** for **1040 Cedar Street and 280 Wentworth Street** (RP 40R-11376 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 all lands in the R6-D(6) (Residential) Zone to be considered to be one lot for the purposes of applying zoning regulations, whereas Zoning By-law 60-94 defines a "lot" as a parcel of land described in a single transfer/deed of land of legal effect registered in the Land Registry Office or Land Titles Office for the Land Registry Division of Durham.

An additional purpose and effect of the application is to permit an apartment building with a minimum rear yard depth of 5.8m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 6.0m be provided to the west property line in a R6-D(6) (Residential) Zone.

The subject site is also subject to applications for Site Plan Approval (File: SPA-2022-27) and Consent (Files: B-2024-13 to B-2024-15).

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 19, 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.

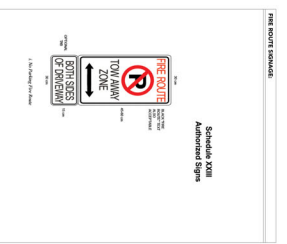
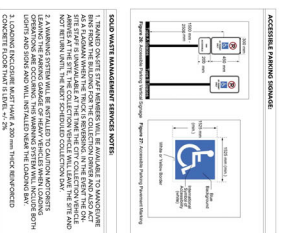
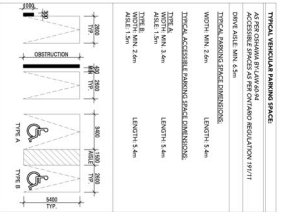
This Notice issued August 9, 2024.

Address: 1040 Cedar Street and 280 Wentworth Street

Economic and Development Services



Kohn, Partnering by Architecture, Inc.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1W6
TEL: (416) 291-2200 www.kohnarchitecture.com



SITE STATISTICS

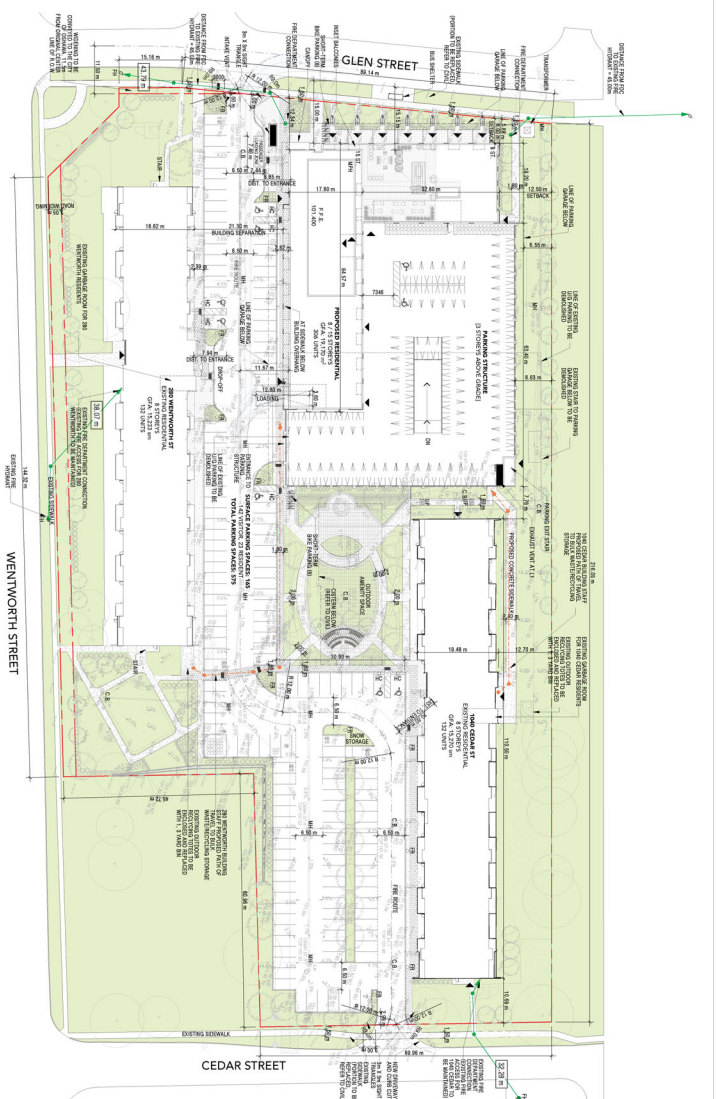
ZONE	PERMITTED	PROPOSED
RESIDENTIAL	1.0	1.0
OFFICE	0.0	0.0
COMMERCIAL	0.0	0.0
INDUSTRIAL	0.0	0.0
RECREATION	0.0	0.0
UNDEVELOPED	0.0	0.0
TOTAL	1.0	1.0

VEHICULAR PARKING SPACES

TYPE	EXISTING	PROPOSED
STANDARD	20	20
DISABLED	0	0
TOTAL	20	20

VEHICULAR PARKING SPACES

TYPE	EXISTING	PROPOSED
STANDARD	20	20
DISABLED	0	0
TOTAL	20	20



VEHICULAR PARKING SPACES

TYPE	EXISTING	PROPOSED
STANDARD	20	20
DISABLED	0	0
TOTAL	20	20

VEHICULAR PARKING SPACES

TYPE	EXISTING	PROPOSED
STANDARD	20	20
DISABLED	0	0
TOTAL	20	20

VEHICULAR PARKING SPACES

TYPE	EXISTING	PROPOSED
STANDARD	20	20
DISABLED	0	0
TOTAL	20	20

ARCH D

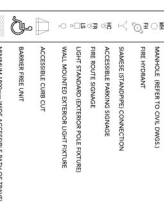
SITE PLAN
SCALE: 1" = 30'

A100

SHAWA RESIDENTIAL
MEDALLION CORPORATION
1040 CEDAR ST / 280 WENTWORTH ST
OSHAWA, ONTARIO
ONSHAWA

PROJECT
TRAE NORTH
OSHAWA RESIDENTIAL
MEDALLION CORPORATION
1040 CEDAR ST / 280 WENTWORTH ST
OSHAWA, ONTARIO
ONSHAWA

SITE PLAN AND SITE STATISTICS
Checked By: [Signature]
Date: 18-128
2023-12-20 2:28:11 PM
As Indicated
Drawing No. A100



SITE PLAN TITLES AND DATE LISTINGS

NO.	DATE	DESCRIPTION
1	2023-12-20	ISSUED FOR PERMIT
2	2023-12-20	ISSUED FOR PERMIT
3	2023-12-20	ISSUED FOR PERMIT
4	2023-12-20	ISSUED FOR PERMIT
5	2023-12-20	ISSUED FOR PERMIT
6	2023-12-20	ISSUED FOR PERMIT
7	2023-12-20	ISSUED FOR PERMIT

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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (File **B-2024-13 to B-2024-15**) submitted by **Bousfields Inc. on behalf of Cedar Wentworth Holdings Limited** for **280 Wentworth Street West and 1040 Cedar Street** (RP 40R-11376 PT 1), Oshawa for consent.

Purpose and Effect:

B-2024-13: The purpose and effect of the application is to sever a 0.45 ha parcel of residential land with an existing apartment building (1040 Cedar Street), retaining a 1.83 ha parcel of residential land with an existing apartment building (280 Wentworth Street West).

B-2024-14: The purpose and effect of the application is to sever a 0.65 ha parcel of residential land fronting Glen Street, retaining a 1.18 ha parcel of residential land with an existing apartment building (280 Wentworth Street West).

B-2024-15: The purpose and effect of the application is to create mutual easements for access, parking, amenity space and servicing.

The subject site is also subject to applications for Site Plan Approval (File: SPA-2022-27) and Minor Variance (File: A-2024-38).

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 20, 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.

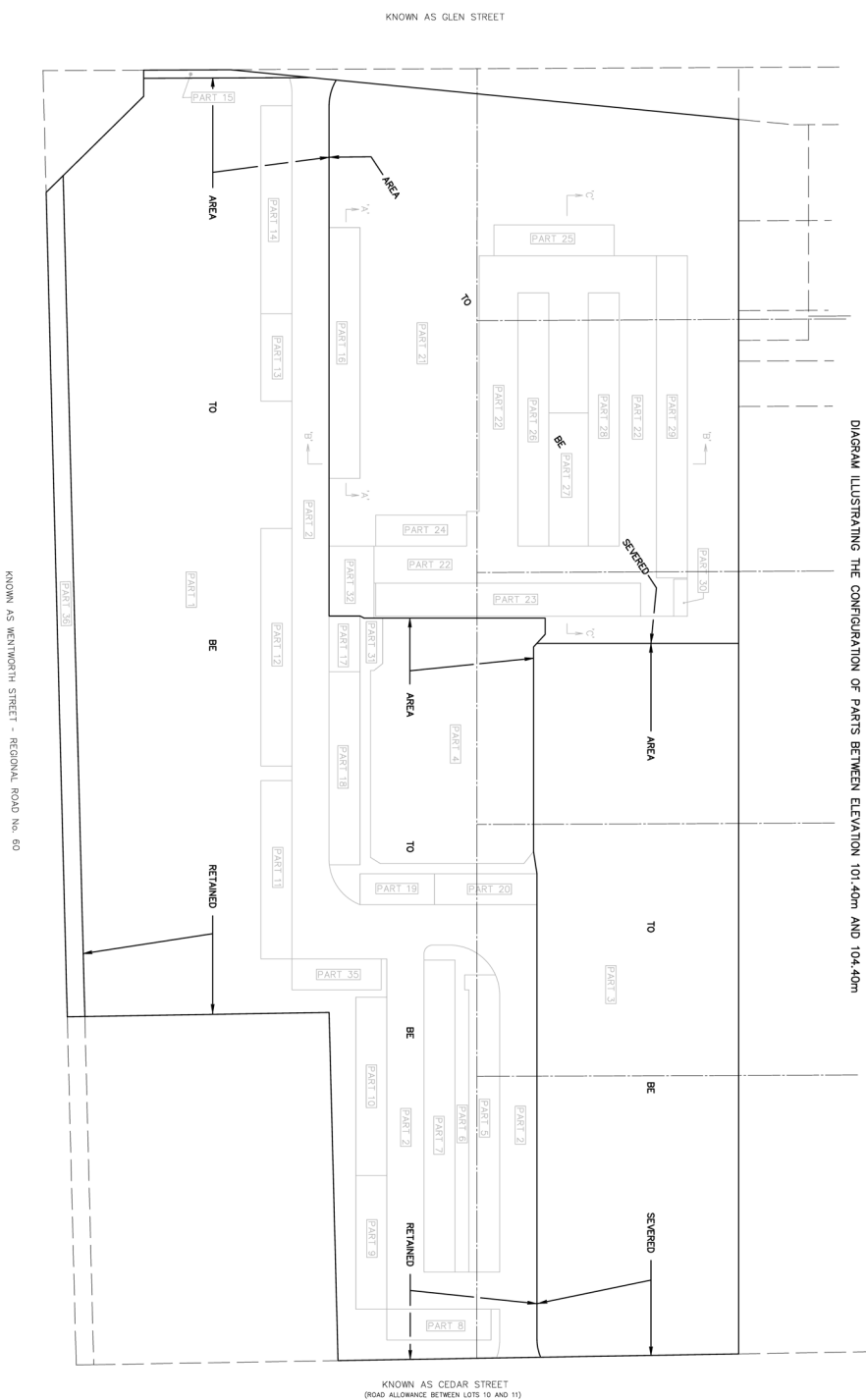
This Notice issued August 7, 2024.

Address: 280 Wentworth Street West and 1040 Cedar Street



SHEET 1 OF 2

DIAGRAM ILLUSTRATING THE CONFIGURATION OF PARTS BETWEEN ELEVATION 101.40m AND 104.40m



NO.	DATE OF ISSUE	DESCRIPTION	BY
1			
2			
3			
4			
5			

STAFF REPORT OF CITY OF OSHAWA
 PARTS 1, 2, 3, 4, 5, 6,
 7 AND 8
 RESSERVED PLAN No. 180
 REGIONAL MUNICIPALITY OF OSHAWA

NOTES:
 1. THE PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.
 2. THE PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.
 3. THE PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.

LEGEND:
 PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.
 PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.

AREAS:
 PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.
 PARTS AND AREAS SHOWN ON THIS PLAN ARE THE RESULT OF A REVISION TO THE PARTS AND AREAS SHOWN ON THE PREVIOUS EDITION OF THIS PLAN.

STAFF REPORT CERTIFICATE
 I, J. D. BARNES, hereby certify that the information contained in this report is true and correct to the best of my knowledge and belief.
 J. D. BARNES
 J. D. BARNES ENGINEERING & CONSULTING INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 AURORA, ONTARIO M1T 3X7
 TEL: (416) 709-1111
 FAX: (416) 709-1112
 WWW.JDBARNES.COM



Committee of Adjustment

File: **A-2024-85**

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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-85**) submitted by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North** (PL 40M-2605 PT BLK 9), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an apartment building and block townhouses with a minimum parking space length of 5.1m, whereas Zoning By-law 60-94 requires a minimum parking space length of 5.4m for an apartment building and block townhouses in a PCC-A(4) "h-57" (Planned Commercial Centre) Zone.

The subject site is also subject to an application for Site Plan Application (File SPA-2024-04) and Consent (File B-2024-32).

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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 August 21, 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 August 16, 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 August 19, 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 August 9, 2024.

The Corporation of the City of Oshawa, 50 Centre Street South, Oshawa, Ontario L1H 3Z7
Phone 905-436-3853 1-800-667-4292 Fax 905-436-5699 www.oshawa.ca/cofa

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 August 21, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-32**) submitted by **Tribute (Simcoe Street) Limited** for **2545 Simcoe Street North** (PL 40M-2605 PT BLK 9), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit the severance of a 0.501ha vacant parcel of land intended for residential use, retaining a 2.077ha residential parcel of land with existing residential uses.

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 August 19, 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 August 21, 2024 in order for your correspondence to be provided to Committee members for the August 21, 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: 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 August 21, 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 August 16, 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.

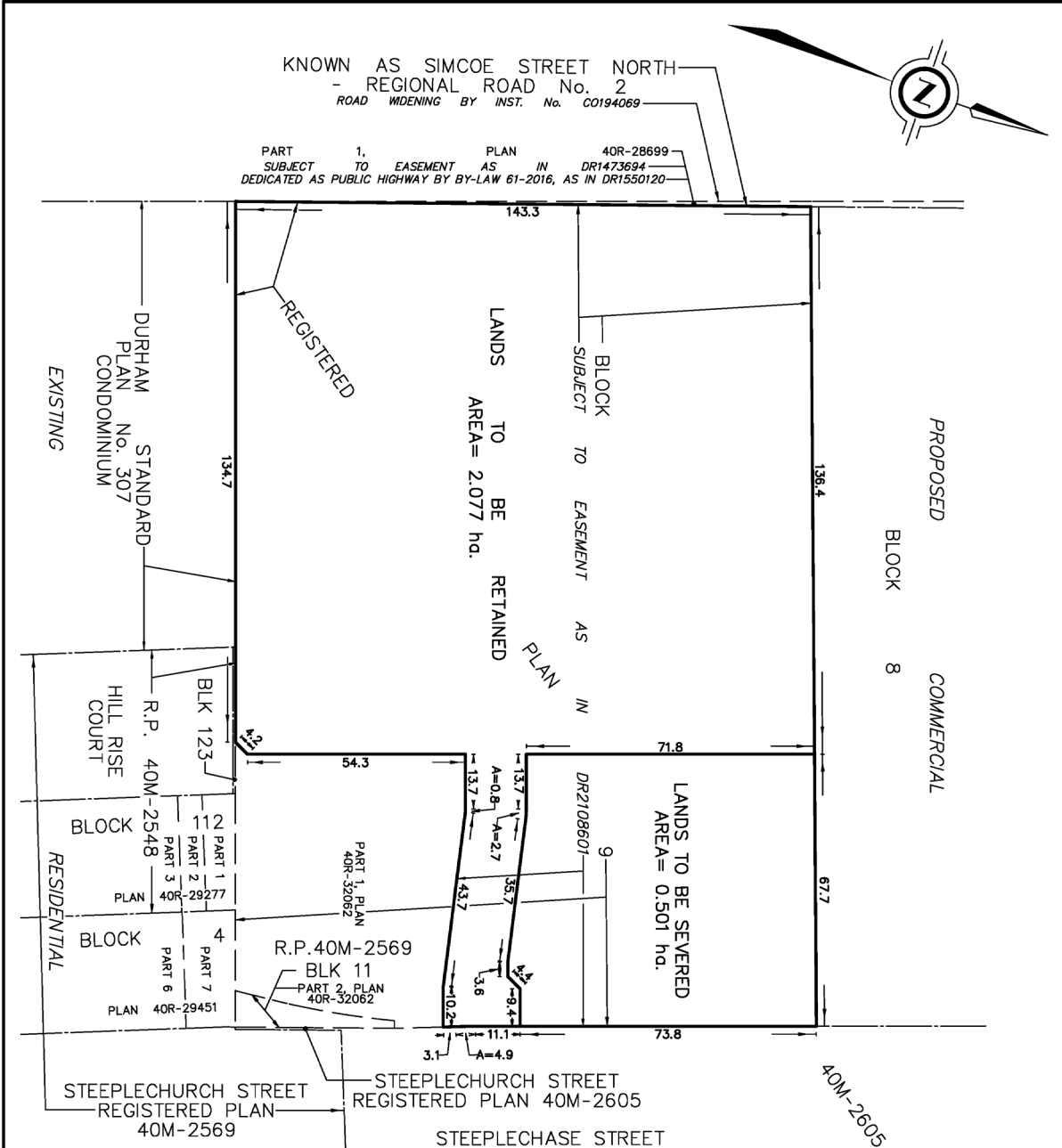
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than August 20, 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.

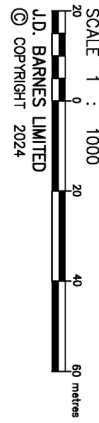
This Notice issued August 7, 2024.

Address: 2545 Simcoe Street North

Economic and Development Services
City of Oshawa
OSHWAWA



SEVERANCE SKETCH OF
PART OF BLOCK 9
REGISTERED PLAN 40M-2605
CITY OF OSWAWA
REGIONAL MUNICIPALITY OF DURHAM



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

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

GRANTOR'S NAME : TRIBUTE (SIMCOE STREET) LIMITED

LEGEND
— DENOTES GRANTOR'S HOLDINGS

J.D. BARNES LIMITED
LAND INFORMATION
118 SCOTIA COURT, DUNTHORN, ONTARIO L4M 1W7
T: (905) 721-3212 F: (905) 721-4231 www.jdbarnes.com

REGISTERED SURVEYING MAPPING GIS
N.I.M. DRAWN
G.C.L. CHECKED
DATE 06/13/2024
REF. NO. sk21-25-930-09