



Committee of Adjustment Meeting Agenda

**January 23, 2025, 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 January 23, 2025 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 November 13, 2024 be adopted.

Minor Variance Staff Reports

- | | | |
|-------------------|--|---------------|
| A-2024-121 | 220 Jackson Avenue | Ward 5 |
| | Sajjad Hosseini on behalf of Zahida Masoom | |
| | To permit an accessory building which may include an accessory apartment ancillary to a legal non-conforming single detached dwelling which may include an accessory apartment | |
| A-2024-122 | 118 Capreol Court | Ward 5 |
| | Sihong Xu on behalf of Li Chan Wang | |
| | To permit a semi-detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, and reduced parking space width and length | |

- A-2024-123 332 Admiral Road Ward 4**
Wade Rowland
To permit accessory buildings ancillary to a single detached dwelling with increased lot coverage, reduced landscaped open space in the rear yard and located in the front yard
- A-2024-124 1195 Simcoe Street South Ward 5**
Nick Seguin
Revised application to permit a semi-detached dwelling which may include an accessory apartment with a parking space located partially in the side yard, reduced parking space width and reduced landscaped open space in the front yard
- A-2024-125 1862 Dalhousie Crescent Ward 2**
Tanvir Rai on behalf of Elie Roger Fotsing Sighano
To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, reduced parking space length and width, and partial tandem parking
- A-2024-126 2109 Scottscraig Drive Ward 2**
Aravind Gopi on behalf of Antony Viyagappan
To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard, reduced parking space width, and partial tandem parking
- A-2024-127 879 Cartref Avenue Ward 2**
Kelvin Lo on behalf of Rachelle Bloomfield & Beverly Bloomfield
To permit a single detached dwelling which may include an accessory apartment with all parking spaces located in the front yard, reduced landscaped open space in the exterior side yard, and to permit an accessory building ancillary to a single detached dwelling in the exterior side yard with reduced setback to an exterior side lot line
- A-2024-128 1074 Schooling Drive Ward 1**
Christian Kehinde on behalf of Precious Obaguedo
To permit an accessory apartment in a single detached dwelling with no additional parking spaces for the accessory apartment

A-2024-129 87 Simcoe Street North Ward 4

2736516 Ontario Inc.

To permit a mixed use building with a flat located in the basement

A-2024-130 135 Bruce Street Ward 4

Bousfields Inc. on behalf of Bruce Street Developments Limited

To permit an apartment building with increased height

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 Change in Non-Conforming Use

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-121) submitted by **Sajjad Hosseini on behalf of Zahida Masoom** for **220 Jackson Avenue** (PL 148 LT 325, 326), Oshawa for a change in non-conforming use.

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 legal non-conforming single detached dwelling which may contain an accessory apartment, whereas Zoning By-law 60-94 does not permit a single detached dwelling with an accessory apartment in a PSC-A (Planned Strip Commercial) 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 January 21, 2025.

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City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on January 23, 2025. 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.

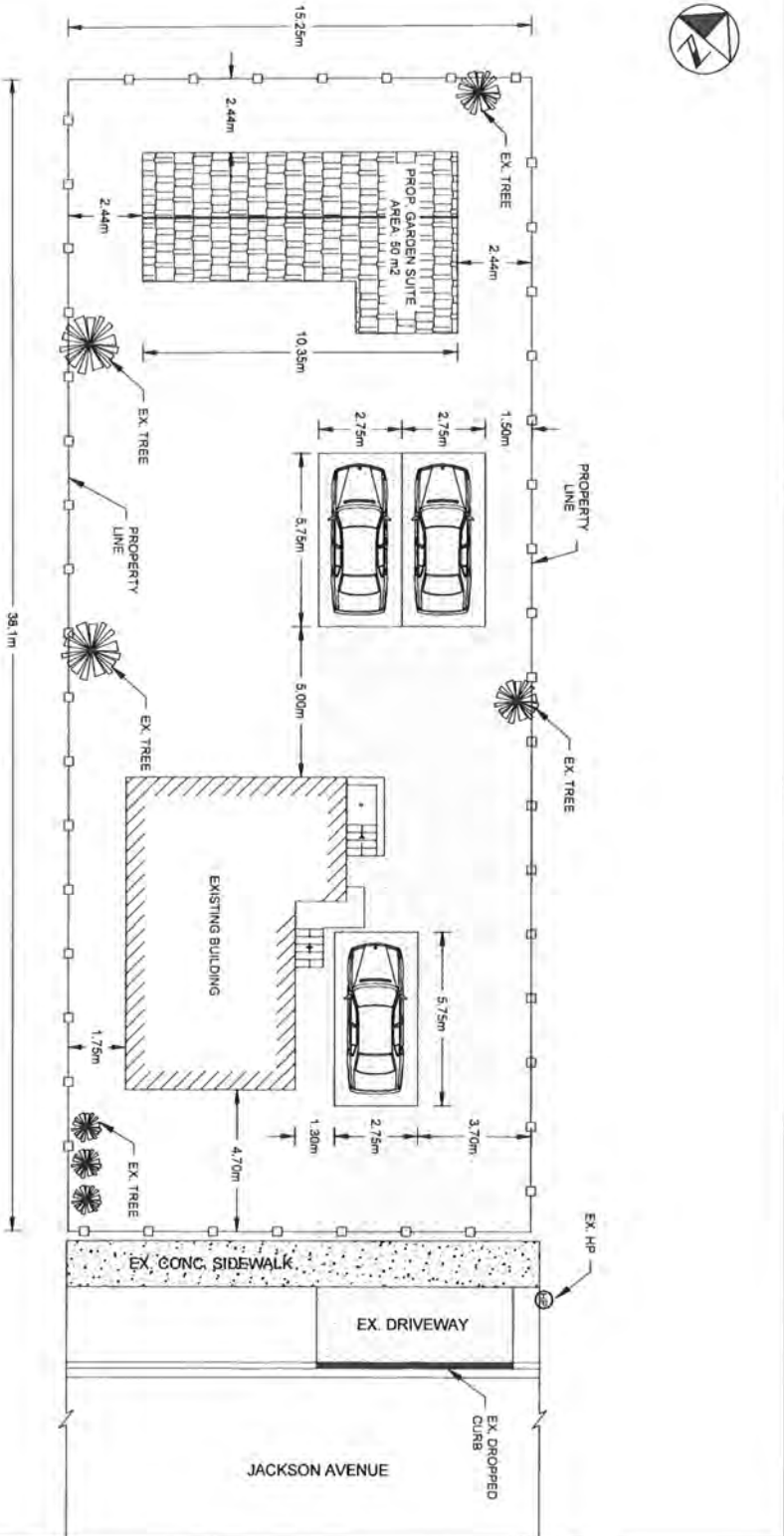
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on January 17, 2025 or any day thereafter.

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 January 21, 2025. 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 January 10, 2025.

Address: 220 Jackson Avenue



PROPOSED SITE PLAN

SCALE 1:100

GENERAL NOTES:
 1. UNLESS NOTED OTHERWISE, ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY SITE WORKS. ADVISE THE ENGINEER OF ANY CONFLICT AND/OR OMISSION.



PROJECT NAME: GARDEN SUITE 220 JACKSON AVE., OSHAWA		 KANDOO ENGINEERING 111 ROYAL WILSONS DR. SUITE 204 OSHAWA, ONTARIO L1H 7R9 TEL: 905.477.1111 WWW.KANDOOENGINEERING.COM
DRAWING NAME: PROPOSED SITE PLAN		
1	ISSUED FOR BUILDING PERMIT	2024.11.01.7
DRAWING NUMBER: 2-SP		



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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-122) submitted by **Sihong Xu on behalf of Li Chan Wang for 118 Capreol Court** (PL M996 PT LT 1 NOW RP 40R-2444 PT 2), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	39%	50%
Minimum Parking Space Width (Accessory Apartment Parking Space Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5.4m	5.75m

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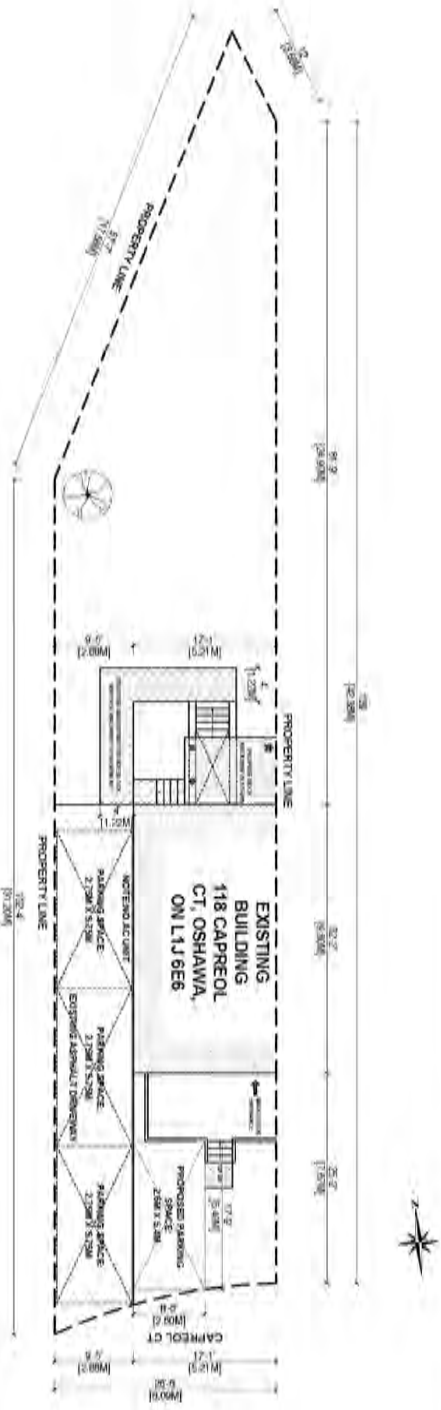
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Address: 118 Capreol Court

City of Oshawa
Economic and Development Services



PROPOSED SITE PLAN 1:200

LEGAL DSCR: PL M996 PT LT 1 NOW RP 40R2444 PT 2		THE DWELLING UNIT FLOOR AREA:		FRONT YARD COVERAGE	
LOT AREA:	3433SF (318SQM)	MAIN FLOOR AREA:	535 SSF (49.7SQM)	FRONT YARD AREA:	722.85F (67.1SQM)
LOT FRONTAGE:	8.09M	SECOND FLOOR AREA:	555 SSF (49.7SQM)	PORCH AREA:	130SF (12SQM)
RIGHTS-OF-WAY AND EASEMENTS (N/A)		GFA OF PROPOSED SECOND UNIT:	386SF (35.8SQM)	WALKWAY:	106F (10.8SQM)
EXISTING DWELLING:	51.1SQM	GFA OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL DWELLING:	1071SF (99.4SQM)	OTHER HARD SURFACES:	0
OVERALL BUILDING DIMENSIONS:		PERCENTAGE OF THE GROSS FLOOR AREA OF THE PROPOSED SECONDARY SUITE OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL DWELLING:	35%	DRIVEWAY/PARKING:	442SF (41.2SQM)
WIDTH:	5.21M			SOFT LANDSCAPE AREA:	140SF (13SQM)
DEPTH:	9.8M				

GENERAL NOTE
DO NOT SCALE THE DRAWINGS.
CONTRACTORS TO CARRY LIABILITY INSURANCE FOR PERFORMING THE WORK.
CONTRACTORS RESPONSIBLE TO ENSURE PROPER SAFETY PRECAUTIONS ARE IN PLACE THROUGHOUT THE CONSTRUCTION FOR ALL CONSTRUCTION METHODS AND MATERIAL SUPPLIES.
OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION INCLUDING ANY SAFETY PRECAUTIONS.

PRECAUTIONS DURING CONSTRUCTION
EXISTING STRUCTURE TO BE PROTECTED DURING CONSTRUCTION FROM ANY WEATHER ISSUES, SECURITY OR RELATED DAMAGES.
VERIFY PERFORMANCE EXISTING SITE CONDITIONS DURING CONSTRUCTION.

INSPECTIONS
ALL CONSTRUCTION TO AGREE TO THE OUTRANO BUILDING CODE REQUIREMENT AS WELL AS OTHER CODES AND AUTHORITIES HAVING JURISDICTION.
CONTRACTORS ARE RESPONSIBLE TO ARRANGE FOR REQUIRED INSPECTIONS BY LOCAL BUILDING AUTHORITIES.



PROJECT TITLE:
LEGAL BASEMENT

PROJECT ADDRESS
118 CAPREOL CT,
OSHAWA, ON
L1J 6E6

DRAWING TITLE:
PROPOSED SITE PLAN

PAGE SIZE 14" X 8.5"

DATE:
SEP 14, 2024
SCALE:
1:200
DRAWING NO:
A09



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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-123) submitted by **Wade Rowland** for **332 Admiral Road** (PL 172 PT LT 180,181), 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 accessory buildings ancillary to a single detached dwelling with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for accessory buildings ancillary to a single detached dwelling in a R1-C (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 Lot Area	14%	11%
Maximum Lot Coverage of all Accessory Buildings as a Percentage of the Main Building	57%	50%
Maximum Ground Floor Area of all Accessory Buildings	68m ²	60m ²
Minimum Landscaped Open Space in Rear Yard	40%	50%

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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 January 17, 2025 or any day thereafter.

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-124**) submitted by **Nick Seguin** for **1195 Simcoe Street South** (PL 40M-1605 PT LT 7 NOW RP 40R-12707 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width	2.6m	2.75m
Parking Space Location	Partially in the Side Yard	Minimum of one Parking Space in a Side Yard, Rear Yard or in a Garage
Minimum Landscaped Open Space in Front Yard	31%	50%

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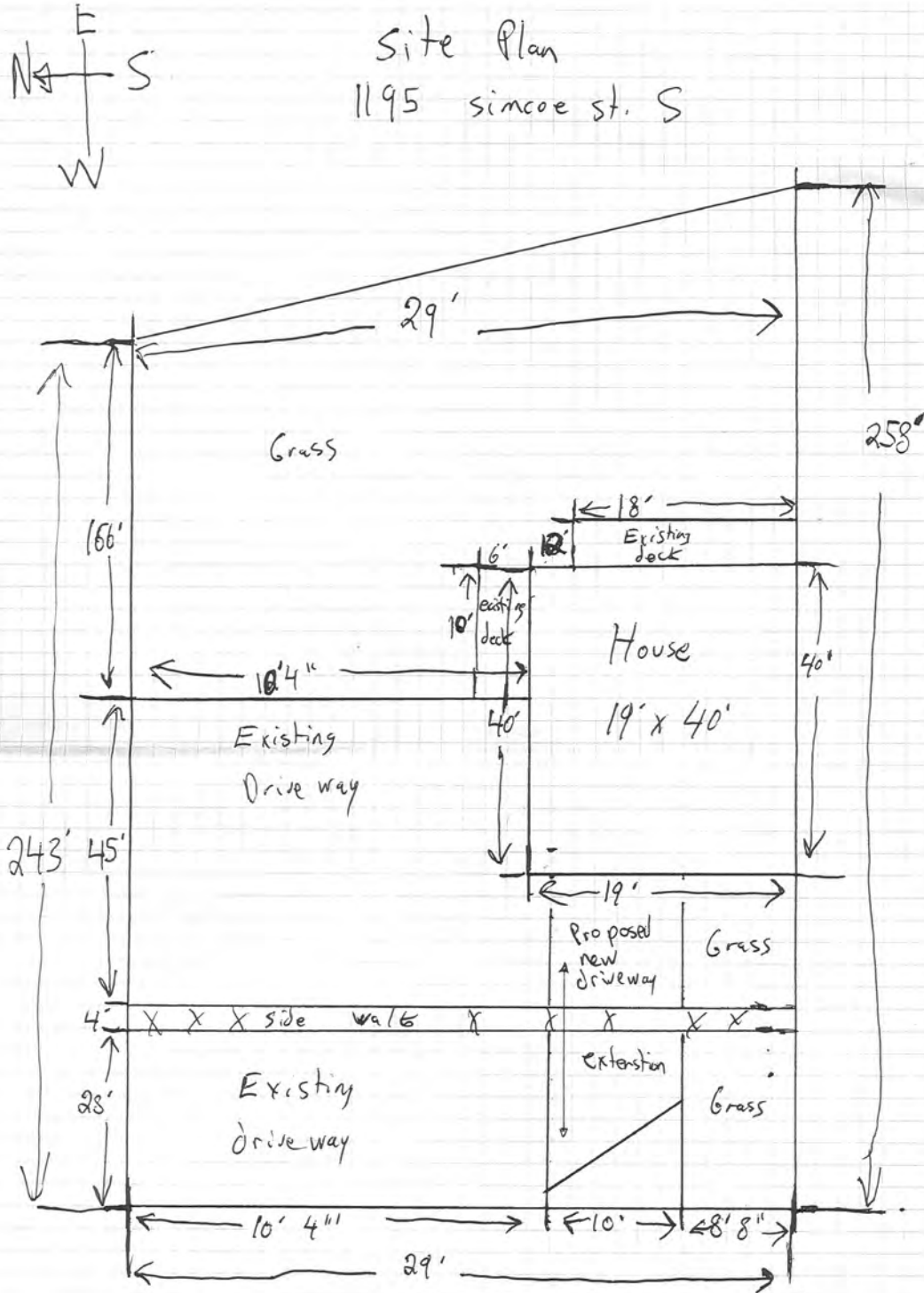
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This Notice issued January 10, 2025.

Address: 1195 Simcoe Street South



City of Oshawa
Economic and Development Services



Simcoe st. South



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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-125**) submitted by **Tanvir Rai on behalf of Elie Roger Fotsing Sighano for 1862 Dalhousie Crescent** (PL 40M-1973 LT 122), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Minimum Parking Space Length	5.4m	5.75m
Minimum Parking Space Width (Front Yard Parking Spaces Only)	2.6m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

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Address: 1862 Dalhousie Crescent



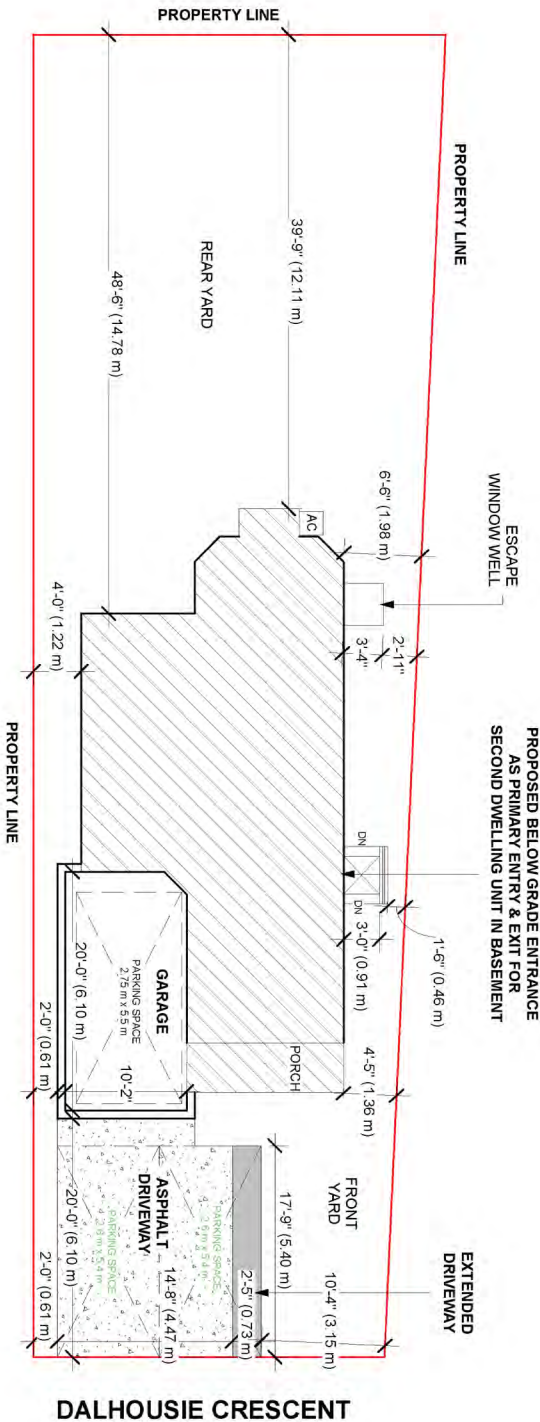
MINOR VARIANCE

- TO PERMIT MINIMUM SOFT LANDSCAPED AREA OF 48.20% IN THE FRONT YARD, WHEREAS ZONING BY LAW REQUIRES A MINIMUM 50% OF FRONT YARD AREA AS A SOFT LANDSCAPED AREA;
- TO PERMIT A REDUCED PARKING SIZE OF 2.6m X 5.4m ON DRIVEWAY, WHEREAS ZONING BY LAW REQUIRES A PARKING SIZE TO BE MINIMUM 2.75m X 5.5m.

1862 DALHOUSIE CRES
TWO STOREY DETACHED HOUSE

PROPOSED

- SECOND DWELLING UNIT IN BASEMENT
- TWO(2) NEW WINDOWS INCLUDING ONE(1) ESCAPE WINDOW IN BASEMENT
- ENLARGED WINDOWS IN BASEMENT
- BELOW GRADE ENTRANCE
- LAUNDRY ON GROUND FLOOR



SITE PLAN

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

STAMP

FRONT YARD AREA: 58.90 SM
FRONT YARD LANDSCAPE AREA: 28.39 SM
(48.20% OF MIN FRONT YARD AREA)

DATE	NOV 19/24	NOV 19/24
SCALE	1" = 8'-4"	A-1
OWNER	NOBLE PRIME SOLUTIONS LTD	
ADDRESS	1862 DALHOUSIE CRES, OSHAWA, ON	
PROJECT NUMBER	24R-30831	24R-30831
DESIGNER	HS	TR
CONTACT	BRAMPTON, ON info@nobleprime.ca (437) 888 1800 (647) 207 5470	



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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-126) submitted by **Aravind Gopi on behalf of Antony Viyagappan** for **2109 Scottscraig Drive** (PL 40M-2115 LT 52), 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 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	42%	50%
Minimum Parking Space Width	2.6m	2.75m
Partial Tandem Parking for Separate Units	To Permit	Not Permitted

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City Contact: Vaishnan Muhunthan, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2051 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on January 23, 2025. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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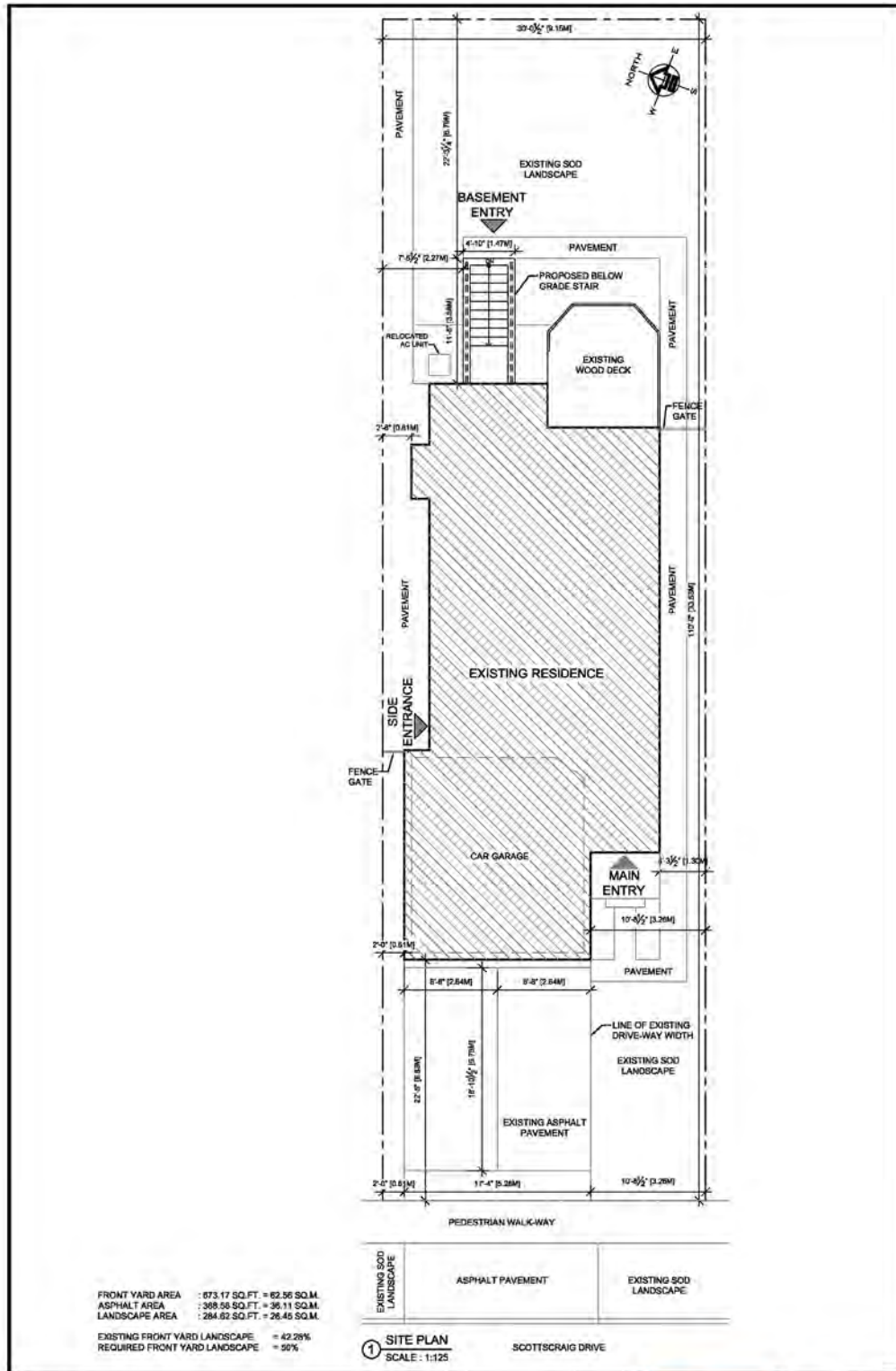
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued January 10, 2025.

Address: 2109 Scottscraig Drive



City of Oshawa
Economic and Development Services



SITE PLAN		<p>ONTARIO ASSOCIATION OF ARCHITECTS ARCHITECTS 15004 15004</p>
SCALE : 1:100		
PROPOSED BASEMENT SECOND UNIT		<p>DATE: NOVEMBER 2024 DWG. NO. A01</p>
2109 SCOTTSCRAIG DR, OSHAWA, ON L1L 1C2		

H:\PLAN07\11\mgm109>Data Trans\Attachments - Committee\Attachment2024116 - Dec 18\pds\A-2024-126.pdf



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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-127**) submitted by **Kelvin Lo on behalf of Rachelle Bloomfield & Beverly Bloomfield** for **879 Cartref Avenue** (PL 642 PT LT 21 NOW RP 40R-7865 PT 2), 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-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Parking Space Location	All in the Front Yard	Minimum One Parking Space in a Side Yard, Rear yard or in a Garage
Minimum Landscaped Open Space in the Exterior Side Yard	7%	50%
Accessory Building in the Minimum Required Exterior Side Yard	To Permit with 0m setback to exterior side lot line	Not Permitted (minimum 2.4m setback from exterior side lot line)

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 January 21, 2025.

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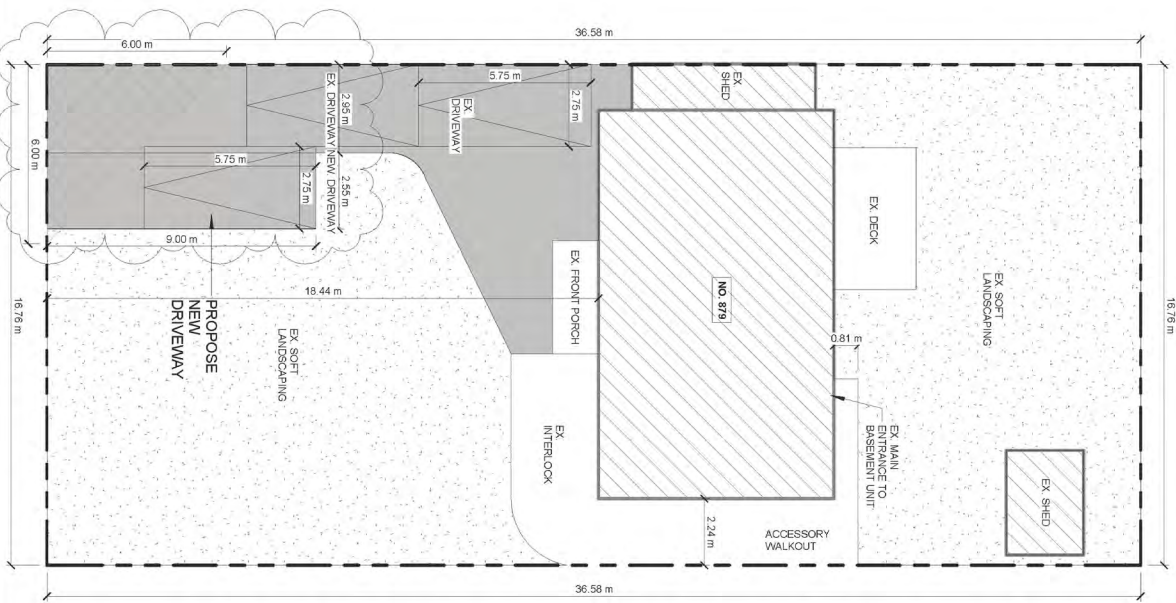
This Notice issued January 10, 2025.

Address: 879 Cartref Avenue

City of Oshawa
Economic and Development Services



PROJECT ADDRESS: 44 Arrowood Dr Toronto	
LOT FRONTAGE: 7.45M	LOT AREA: 489.25 SQ.M
LOT COVERAGE:	EXISTING: - PROPOSE: -
DWELLING FOOT PRINT (INCL GARAGE)	102.40 SQ.M
PORCH:	5.77 SQ.M
ACCESSORY STRUCTURES (SHED, GAZEBO, ETC)	18.98 SQ.M
TOTAL PROPOSED LOT COVERAGE:	129.75 SQ.M
FRONT LANDSCAPED SOFT AREA:	
EXISTING:	204.32 SQ.M (66.09%)
PROPOSE:	169.68 SQ.M (64.89%)
FRONT YARD HARD SURFACE AREAS:	
EXISTING:	104.92 SQ.M (45.11%)
PROPOSE:	139.46 SQ.M (65.11%)
REAR LANDSCAPED SOFT AREA:	
EXISTING:	104.82 SQ.M (64.92%)
PROPOSE:	-
REAR YARD HARD SURFACE AREAS:	
EXISTING:	26.11 SQ.M (15.18%)
PROPOSE:	-
SET BACK:	
FRONT : 18.44M	SIDE (EAST) : 2.24M
REAR : 10.28M	SIDE (WEST) : 0M



1 SITE PLAN
1 : 150

CONTRACTOR SHALL VERIFY SITE DIMENSIONS

PROPOSED BASEMENT UNIT

879 CARTREF AVE

OSHAWA, ONTARIO L1J 7N3

Permit Works
Approvals Made Easy

3575 14TH AVE - UNIT 19
MARKHAM, ON L3R 0H6
email: info@permitsworks.ca
mobile: 416-989-8900

KCCL
Architect

Drawn by: **DHC**
Date: **2024-12-10**
Scale: **As Indicated**
Project Number: **24002**
DRAWING NAME: **SITE PLAN**



SHEET NUMBER
A1.1



Committee of Adjustment

File: **A-2024-128**

Ward: **1**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-128**) submitted by **Christian Kehinde on behalf of Precious Obaguedo** for **1074 Schooling Drive** (PL 40M-2476 PT LT 20 RP 40R-27820 PT 3), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with an accessory apartment with zero (0) parking spaces for the accessory apartment, whereas Zoning By-law 60-94 requires a minimum of one additional parking space for an accessory apartment in a single detached dwelling in a R2(3) (Residential) Zone.

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

Meeting

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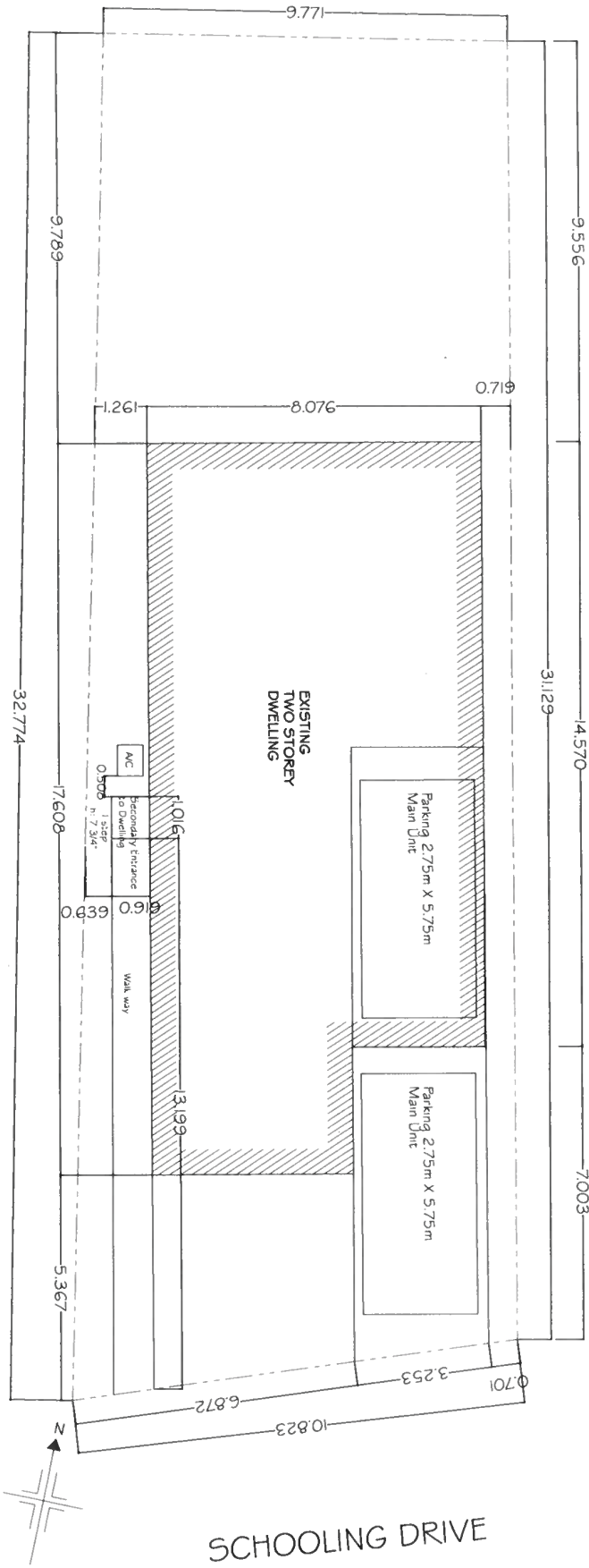
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This Notice issued January 10, 2025.

Address: 1074 Schooling Drive



THE GROSS FLOOR AREA (GFA) = 2526 ft²
MAIN UNIT AREA = 1781 ft²
BASEMENT AREA = 745 ft²

Site Plan - Metric

1:100

GENERAL NOTES:

1. DO NOT SCALE DRAWING
2. THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM KENNYLABS DESIGNS
3. ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION
4. ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS
5. THESE DRAWINGS MAY BE ALTERED DUE TO ON-SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION
6. AFTER PERMITS OBTAINED ANY CHANGES MADE TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF KENNYLABS DESIGNS
7. BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY KENNYLABS DESIGNS TO RECTIFY
8. THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND FINISHED BASEMENTS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT

The undersigned has reviewed and taken responsibility for the design and construction of the building and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION: Registered Under the Ontario Building Code
 Christian Kehinde
 Name: Christian Kehinde
 Signature: [Signature]
 BCIN: 118137

QUALIFICATION INFORMATION: Registered Under the Ontario Building Code
 Kenny Labs Designs
 Name: Kenny Labs Designs
 Firm BCIN: 119038
 Signature: [Signature]

Drawing Name
Site Plan - Metric

Basement Renovation
1074 Schooling Drive



903-90 Queens Wharf Road, Toronto, ON, M5V 0J4
 T: 416 833-6888, 647 588-7209 E: kennylabsdesigns@gmail.com

Drawn by:
Chris K & Beom L

Drawing #: **A.11** Scale: As Shown Revision



Committee of Adjustment

File: **A-2024-129**

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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-129**) submitted by **2736516 Ontario Inc.** for **87 Simcoe Street North** (PL H-50003 PT LT 1), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a mixed use building with a flat located in the basement, whereas Zoning By-law 60-94 does not permit a dwelling unit to be located in the basement in the UGC-A(3) (Urban Growth Centre) 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 January 21, 2025.

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This Notice issued January 10, 2025.



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 January 23, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File A-2024-130) submitted by **Bousfields Inc. on behalf of Bruce Street Developments Limited** for **135 Bruce Street** (PL 335 SH 17 L C46 SH 19 L C88 PL 46 L20 TO 24,28 TO 30 PT L26, 27 PL 55 PT L81 PL 145 L1 TO 19, 503, 504 PT L42 TO 53, 502 CLOSED STS), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit an apartment building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for an apartment building in a UGC-C(2) “h-24” (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Building Height (Site “A”)	70.0m up to 23 storeys	65.0m (shall not exceed 22 storeys)
Maximum Building Height (Site “B”)	35.0m up to 10 storeys	32.0m (shall not exceed 10 storeys)

The subject site is also subject to an application for Site Plan Approval (File: SPA-2022-23).

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

Meeting

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