



Committee of Adjustment Meeting Agenda

**February 19, 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 February 19, 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 January 23, 2025 and January 29, 2025 be adopted.

Minor Variance Staff Reports

- | | | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------|
| A-2024-132 | 2061 Simcoe Street North | Ward 2 |
| | Weston Consulting on behalf of Margaret Everest | |
| | To permit a vehicle drive-through facility associated with a restaurant with reduced vehicle queuing spaces | |
| A-2025-02 | 985 Black Cherry Drive | Ward 1 |
| | Anil Bheir | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in the front yard | |
| A-2025-03 | 1808 Fosterbrook Street | Ward 1 |
| | Mechways Inc. on behalf of Shashi Karra and Sahithi Poreddi | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in front yard | |

A-2025-05 686 Jasmine Crescent Ward 2

Ashley Reader on behalf of Nick Bludov

To permit a single detached dwelling with reduced minimum rear yard depth

A-2025-06 1071 Schooling Drive Ward 1

Mechways Inc. on behalf of Tirth Patel and Miral Raval

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-2025-07 430 Glenmar Avenue Ward 2

Mathew Scott on behalf of Christina Quintal

To permit a single detached dwelling with all required parking spaces located in the front yard

A-2025-08 190 Britannia Avenue West Ward 2

Sasikaran Thillaiyampalam

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

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: _____



Committee of Adjustment

File: **A-2024-132**

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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-132**) submitted by **Weston Consulting on behalf of Margaret Everest** for **2061 Simcoe Street North** (PL 609 PT LTS 3 TO 7 RP 40R-25300 PT 4 PT PT 2), 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 5 vehicle queuing spaces for a vehicle drive-through facility associated with a restaurant, whereas Zoning By-law 60-94 requires 16 vehicle queuing spaces for a vehicle drive-through facility associated with restaurant in a MU-C(1) (Mixed Use) 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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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 February 14, 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 February 17, 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 February 7, 2025.



Committee of Adjustment

File: **A-2025-02**

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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-02**) submitted by **Anil Bheir** for **985 Black Cherry Drive** (PL 40M-2622 LT 12), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 47% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R1-E.Y4.5 (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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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 February 14, 2025 or any day thereafter.

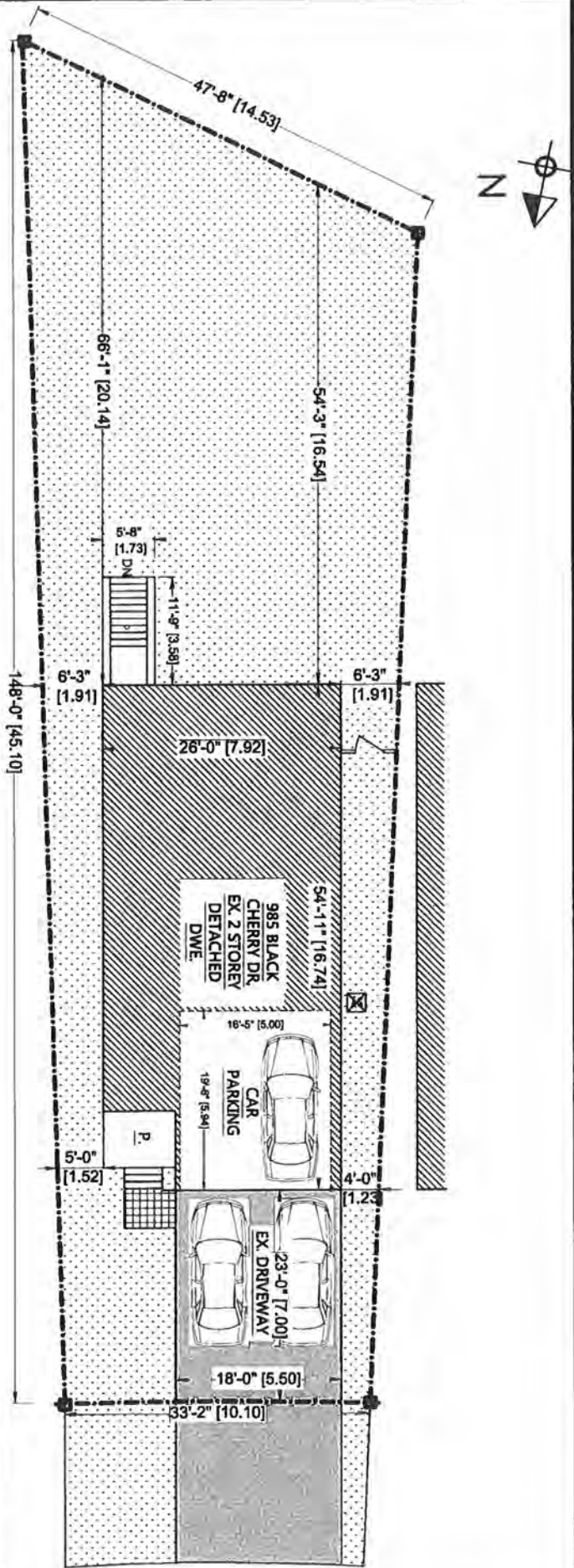
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than February 17, 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 February 7, 2025.

Address: 985 Black Cherry Drive

City of Oshawa
Economic and Development Services



1

PROP. SITE PLAN

SCALE: 3/32" = 1'-0"

AcmeEng
Acme Eng Engineering Consultants Inc
ADDRESS: 1000 SHEPPARD AVENUE EAST, SUITE 100
NORTH YORK, ONTARIO, M2N 4G4
TEL: OFFICE: 416-714-0148 & TEL: 416-899-8718
WWW: www.acmeeng.com

985 BLACK CHERRY DR.
OSHAWA, ON

PROP. SITE PLAN

SECOND UNIT

NO.	DATE	DESCRIPTION
1	2025-11-13	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		



Committee of Adjustment

File: **A-2025-03**

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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-03**) submitted by **Mechways Inc. on behalf of Shashi Karra and Sahithi Poreddi** for **1808 Fosterbrook Street** (PL 40M-2721 LT 26), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum landscaped open space of 47% in the front yard, whereas Zoning By-law 60-94 requires a minimum of 50% landscaped open space in the front yard for a single detached dwelling in a R2.Y4.5 (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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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 February 14, 2025 or any day thereafter.

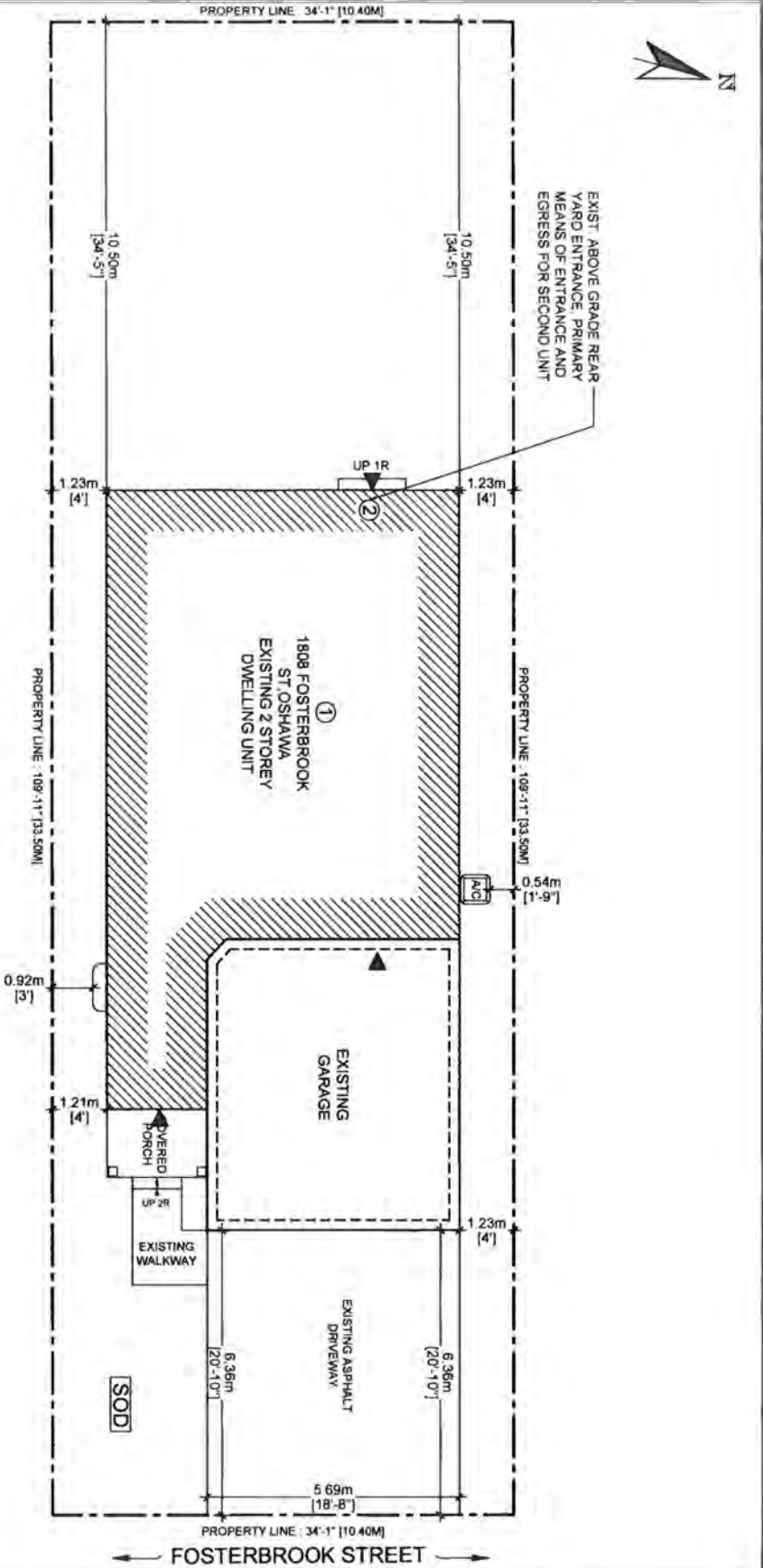
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than February 17, 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 February 7, 2025.

Address: 1808 Fosterbrook Street

City of Oshawa
Economic and Development Services



AREA STATISTICS

GROSS FLOOR AREA CALCULATIONS

A - EXISTING PRINCIPAL RESIDENCE
 EXISTING MAIN FLOOR AREA
 EXISTING SECOND FLOOR AREA
 TOTAL GFA

B - EXISTING BASEMENT
 SECOND UNIT BASEMENT APARTMENT GFA
 PRINCIPAL AREA IN BASEMENT
 UTILITY AND FURNACE AREA
 TOTAL BASEMENT GFA
 BASEMENT APARTMENT IS 23.057% OF TOTAL GFA

1002.74 m ² / 93.19 m ²	688.40 m ² / 63.98 m ²
1117.36 m ² / 103.84 m ²	129.53 m ² / 12.03 m ²
2140.10 m ² / 197.08 m ²	47.66 m ² / 4.43 m ²
	855.59 m ² / 80.44 m ²

- SCOPE OF WORK**
- ① PROPOSED BASEMENT APARTMENT IN BASEMENT FOLLOWED BY NEW INTERNAL WALLS AND FINISHES
 - ② ENLARGEMENT OF ONE WINDOW
- ▲ ENTRANCE & EGRESS

GENERAL NOTES:

1. EXAMINE ALL SET BACKS AND DISTANCES FROM NEIGHBORING PROPERTIES AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHTAWA AND THE DISTRICT OF OSHAWA.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHTAWA AND THE DISTRICT OF OSHAWA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHTAWA AND THE DISTRICT OF OSHAWA.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHTAWA AND THE DISTRICT OF OSHAWA.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OSHTAWA AND THE DISTRICT OF OSHAWA.



MECHANICAL ENGINEER

Mechanics Inc.

1808 FOSTERBROOK STREET, OSHAWA, ON L1G 4K1

TEL: (905) 881-1111

WWW.MECHANICSINC.COM

PROJECT: SECONDARY UNIT BASEMENT APARTMENT

1808 FOSTERBROOK STREET, OSHAWA, ON

SHEET TITLE: SITE PLAN

DATE: 04/11/2024

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

DRAWING: A.0.00



Committee of Adjustment

File: **A-2025-05**

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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-05**) submitted by **Ashley Reader on behalf of Nick Bludov** for **686 Jasmine Crescent** (PL 748 LT 4), 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 rear yard depth of 6.4m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-A (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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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 February 14, 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 February 17, 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 February 7, 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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-06**) submitted by **Mechways Inc. on behalf of Tirth Patel and Miral Raval** for **1071 Schooling Drive** (PL 40M-2476 PT LT 18 RP 40R-27812 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 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(3) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Front Yard Spaces Only)	2.6m	2.6m
Minimum Parking Space Length (Front Yard Spaces Only)	5.4m	5.4m
Minimum Driveway Width	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	48%	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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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 February 14, 2025 or any day thereafter.

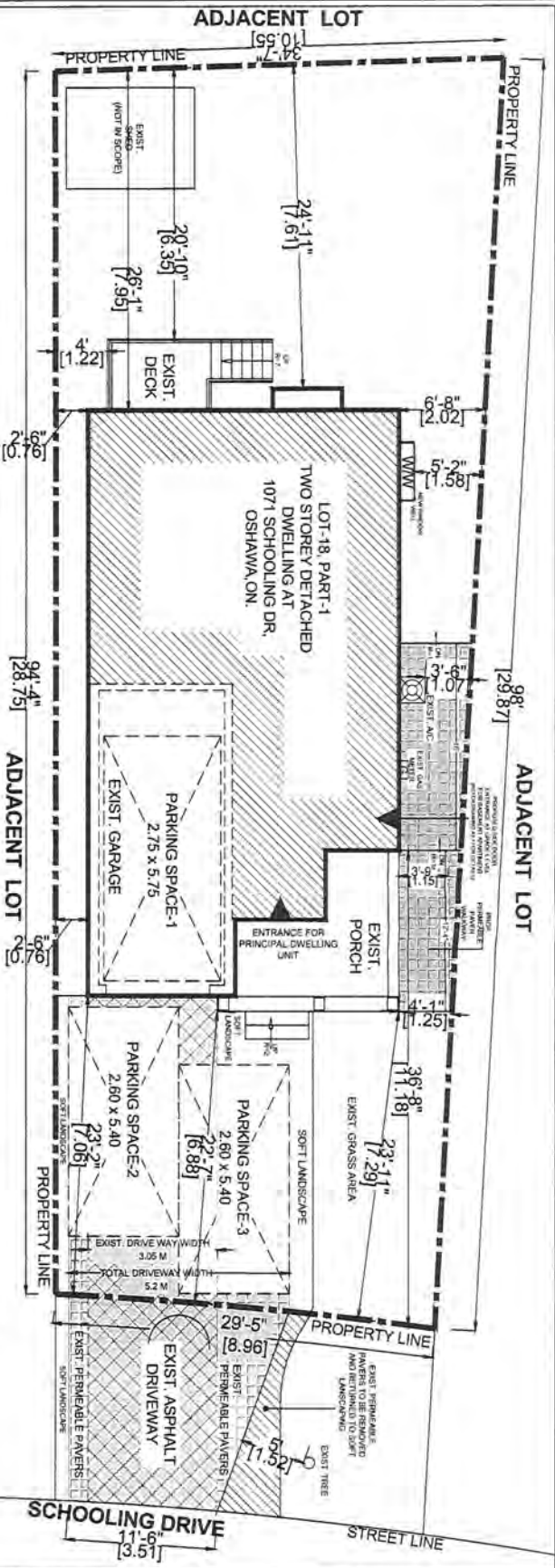
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than February 17, 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 February 7, 2025.

Address: 1071 Schooling Drive

City of Oshawa
Economic and Development Services



AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

A. PRINCIPAL RESIDENCE SECOND FLOOR G.F.A	= 84.99 m ²
GROUND FLOOR G.F.A	= 70.32 m ²
TOTAL	= 225.63 m ²
B. BASEMENT BASEMENT UNIT G.F.A	= 70.32 m ²
ACCESSORY UNIT G.F.A	= 70.32 m ²
PERCENTAGE OF ACCESSORY UNIT	= 31.16 %

▲ **ENTRANCE / EGRESS**

SCOPE OF WORK

A. PROP. SECOND DWELLING UNIT IN THE BASEMENT
 B. PROP. SIDE DOOR ENTRANCE
 C. ENLARGEMENT OF TWO EXISTING WINDOWS.

LANDSCAPE AREA CALCULATION

TOTAL FRONT YARD AREA = 723.3 FT² / 67.20 M²
 PORCH AREA INCLUDED IN FRONT YARD = 26.70 FT² / 2.48 M²
 PORCH AREA % = 3.69%
 EXIST. ASPHALT DRIVEWAY AREA = 234.60 FT² / 21.80 M²
 PROP. DRIVEWAY AREA = 138.80 FT² / 12.89 M²
 TOTAL DRIVEWAY AREA = 373.40 FT² / 34.69 M²
 DRIVEWAY AREA % = 51.62%
 EXIST. GRASS AREA = 245.40 FT² / 22.80 M²
 SOFT LANDSCAPE = 77.70 FT² / 7.22 M²
 TOTAL LANDSCAPE AREA = 323.10 FT² / 30.02 M²
 TOTAL % LANDSCAPE AREA = 44.67%

GENERAL NOTES:

1. DRAWING SHALL BE READ NOT SCALE.

2. DIMENSIONS SHALL BE READ NOT SCALE.

3. ALL DIMENSIONS SHALL BE READ NOT SCALE.

4. ALL DIMENSIONS SHALL BE READ NOT SCALE.

5. ALL DIMENSIONS SHALL BE READ NOT SCALE.

6. ALL DIMENSIONS SHALL BE READ NOT SCALE.

7. ALL DIMENSIONS SHALL BE READ NOT SCALE.

8. ALL DIMENSIONS SHALL BE READ NOT SCALE.

9. ALL DIMENSIONS SHALL BE READ NOT SCALE.

10. ALL DIMENSIONS SHALL BE READ NOT SCALE.

11. ALL DIMENSIONS SHALL BE READ NOT SCALE.

12. ALL DIMENSIONS SHALL BE READ NOT SCALE.

13. ALL DIMENSIONS SHALL BE READ NOT SCALE.

14. ALL DIMENSIONS SHALL BE READ NOT SCALE.

15. ALL DIMENSIONS SHALL BE READ NOT SCALE.

16. ALL DIMENSIONS SHALL BE READ NOT SCALE.

17. ALL DIMENSIONS SHALL BE READ NOT SCALE.

18. ALL DIMENSIONS SHALL BE READ NOT SCALE.

19. ALL DIMENSIONS SHALL BE READ NOT SCALE.

20. ALL DIMENSIONS SHALL BE READ NOT SCALE.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	OCT 24, 2024
2	REVISION-1	JAN 16, 2025
3	REVISION-2	JAN 29, 2025

ENGINEER:
Mechanics Inc.
 ADDRESS: 25 BRUCE AVENUE E., UNIT 103
 OSHAWA, ONTARIO L1G 4C9
 TEL: (905) 477-1200
 FAX: (905) 477-1201
 WWW.MECHANICSINC.COM

CONSULTANT:

PROJECT:
 PROP. SECOND DWELLING UNIT AT 1071 SCHOOLING DR. OSHAWA, ON.

SHEET TITLE:
 SITE PLAN

DRAWING:
 SHEET: TP
 DRAWN: BP
 DATE: JAN 27, 2025





Committee of Adjustment

File: **A-2025-07**

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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-07**) submitted by **Mathew Scott on behalf of Christina Quintal** for **430 Glenmar Avenue** (PL 688 PT LT 18), 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 all parking spaces located in the front yard, whereas Zoning By-law 60-94 requires at least one parking space in a side yard, rear yard or in a garage for a single detached dwelling in a R1-A (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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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.

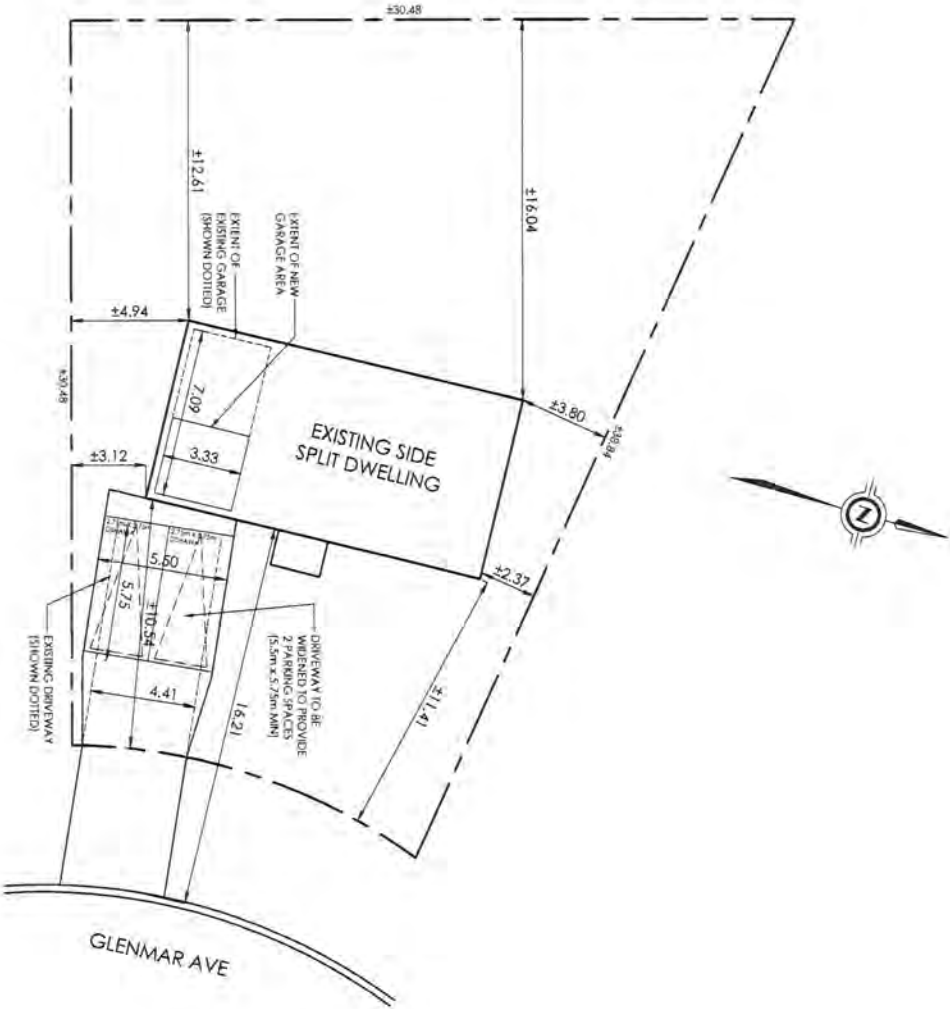
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on February 14, 2025 or any day thereafter.

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 February 17, 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 February 7, 2025.

Address: 430 Glenmar Avenue



SITE STATS & CALCULATIONS	
REQUIRED	PROPOSED
MIN. LOT FRONTAGE (m)	16
MIN. LOT AREA (m ²)	540
MAX. LOT COVERAGE (%)	50
MAX. HEIGHT (m)	9
MIN. FRONT YARD LANDSCAPING (%)	50
FRONT YARD MIN. (m)	9
INTERIOR SIDE YARD MIN. (m)	1.2
EXTERIOR SIDE YARD MIN. (m)	2.4
REAR YARD MIN. (m)	7.5
OTHER STATISTICS & CALCULATIONS	
FRONT YARD AREA (m ²)	1893.6
DRIVEWAY AREA (m ²)	58.40
FRONT YARD LANDSCAPE AREA (m ²)	1397.6
MEAN OF ROOF HEIGHT TO GROUND FLOOR (m)	N/A
FINISHED GROUND ELEVATION BETWEEN ESTABLISHED GRADE	N/A
BUILDING HEIGHT (m)	N/A
BUILDING FOOTPRINT	114.62

REVISIONS	NO.	DATE	DESCRIPTION						
1	JAN 27 25		MANOR VARIANCE APPLICATION						
<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>DESCRIPTION</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				DATE	BY	DESCRIPTION			
DATE	BY	DESCRIPTION							
SITE PLAN									
ELEV8 DRAFTING COMPANY INC. 7-31 Beldwin St. Suite 207 / Brockton, ON L1M 0A7 Phone: (416) 405-8198 Email: info@elev8drafting.ca									
The undersigned hereby certifies that the information contained in this plan is true and correct to the best of their knowledge and belief. I/We hereby certify that the information contained in this plan is true and correct to the best of our knowledge and belief.									
30997 124916									
CLIENT	MATT & CHRISTINA INTERIOR RENOVATION 430 GLENMAR AVE OSHAWA, ONTARIO								
PROJECT	2471								
SCALE	1:200								
PROJ.	S1								



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 February 19, 2025 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2025-08**) submitted by **Sasikaran Thillaiyampalam** for **190 Britannia Avenue West** (PL 40M-2533 PT LT 2 RP 40R-29820 PT 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 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 semi-detached dwelling in a R2(11) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Outdoor Spaces Only)	2.6m	2.6m
Minimum Parking Space Length (Outdoor Spaces Only)	5.4m	5.4m
Minimum Driveway Width	2.6m	2.75m
Minimum Landscaped Open Space in the Rear Yard	40%	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 February 17, 2025.

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 February 19, 2025 in order for your correspondence to be provided to Committee members for the February 19, 2025 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 February 19, 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 February 14, 2025 or any day thereafter.

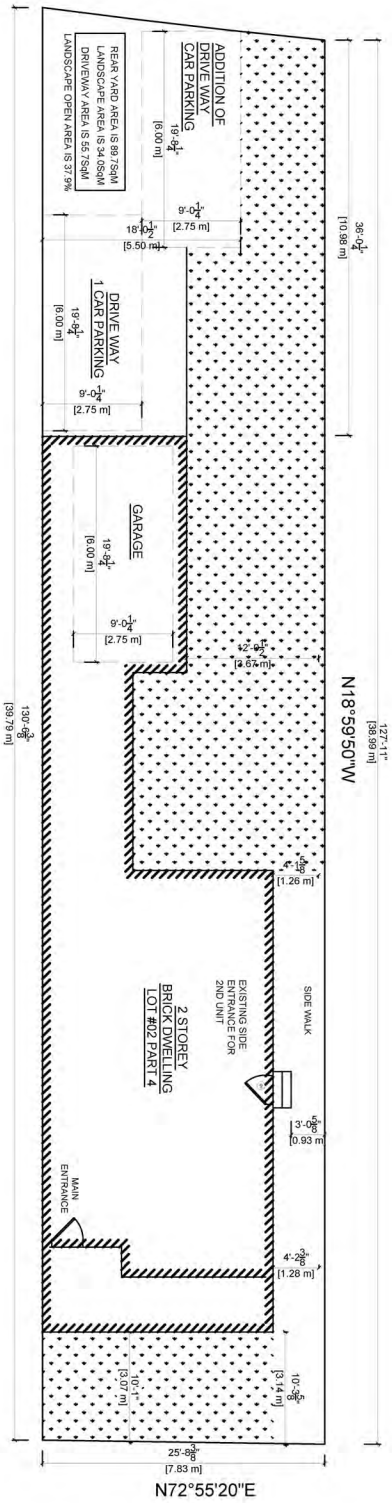
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than February 17, 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 February 7, 2025.

Address: 190 Britannia Avenue West

City of Oshawa
Economic and Development Services



190 BRITANNIA AVE WEST, OSHAWA
ADDRESS



R+A ASSO.
DESIGN CONSULTANTS

PHONE: 905.578.4219
EMAIL: r+a.asso@gmail.com

Drawing Title: **SITE PLAN**
Date: **13/JAN/2025**
Scale: **3/32" = 1'-0"**

RELEASED FOR BUILDING PERMIT
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF OSHAWA AND THE PROVINCE OF ONTARIO BEFORE PROCEEDING. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CITY OF OSHAWA.

JAURA
DESIGN STUDIO
BCIN: 108652

BCIN: 101904
Drawing Number: **A102**

THE DESIGNER HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND REVISIONS TO THE PLAN. THE DESIGNER HAS REVIEWED THE PLAN AND CONFIRMS THAT THE PLAN IS ACCORDING TO THE CITY OF OSHAWA REQUIREMENTS AND THE DESIGNER HAS REVIEWED THE PLAN UNDER THE CITY OF OSHAWA REQUIREMENTS AND THE DESIGNER HAS REVIEWED THE PLAN UNDER THE CITY OF OSHAWA REQUIREMENTS.