



Committee of Adjustment Meeting Agenda

**July 12, 2023, 6:00 p.m.
Committee Meeting Room**

The personal information contained in your correspondence to Oshawa Committee of Adjustment is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on the relevant issue(s) to enable the City to make its decision on the matter. This information will become part of the public record.

If you have inquiries or accessibility needs and require alternate formats or other accommodations please contact Committee of Adjustment by telephone 905 436 3853 or by email at committeeofadjustment@oshawa.ca or in person.

Members of the public are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments to submit correspondence concerning this matter. Please address your comments to committeeofadjustment@oshawa.ca by 4:30 p.m. on July 12, 2023 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
Robert Adams

The Committee of Adjustment primarily 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.

Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on June 22 be adopted.

Staff Reports

A-2023-57 180 Centre Street South

GHD Limited on behalf of Centre Oshawa Properties Inc.

To permit two additional dwelling units in an existing 18-unit apartment building with increased density, reduced resident and visitor parking spaces, and to permit parking in the front yard

A-2023-60 441 Cunningham Avenue

Daniel Hogenbirk on behalf of Huisgeld Hold Co Inc.

To permit an accessory building (containing an accessory apartment) with increased lot coverage, gross floor area and height

A-2023-61 2572 Craftsman Drive

Jerome Fernando and Solanga Seneviratne

To permit a single detached dwelling with an accessory apartment with reduced landscaped open space in the front yard and parking space length

A-2023-62 336 Britannia Avenue West

Keval Patel and Isha Patel

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

A-2023-63 228 Medina Court

Derrick Shand

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

A-2023-64 396 Elgin Street East

Sal Ientile

To permit a detached garage with an increased maximum lot coverage

A-2023-65 231 Glenwood Crescent

Jim Pitre on behalf of Erik and Allison Bradley

To permit a deck and pool cabana ancillary to a single detached dwelling partially within an OSH (Hazard Lands Open Space) Zone

A-2023-66 419 King Street West

The Biglieri Group on behalf of Ivanhoe Cambridge Inc. and 7503067 Canada Inc.

To permit an automobile sales and service establishment in a shopping centre

A-2023-67 1680 Thornton Road North

Broccolini Thornton Limited Partnership

To permit a warehouse and office with reduced number of parking spaces

A-2023-68 2499 Kentucky Derby Way

Haroon Malik on behalf of Steve Yangongo

To permit a single detached dwelling with an accessory apartment with reduced parking space length and landscaped open space in the front 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: _____

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 July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-60**) submitted by **Daniel Hogenbirk on behalf of Huisgeld Hold Co Inc.** for **441 Cunningham Avenue** (PL 619 PT LT 94, 95), 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 accessory building containing an accessory apartment 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 an accessory building in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Lot Coverage of an Accessory Building as a Percentage of the Lot Area	9%	8%
Maximum Ground Floor Area of an Accessory Building	61.5 m ²	60 m ²
Maximum Height of an Accessory Building	5.4m	4.5m

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To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 7, 2023 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 10, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued June 30, 2023.

Address: 441 Cunningham Avenue

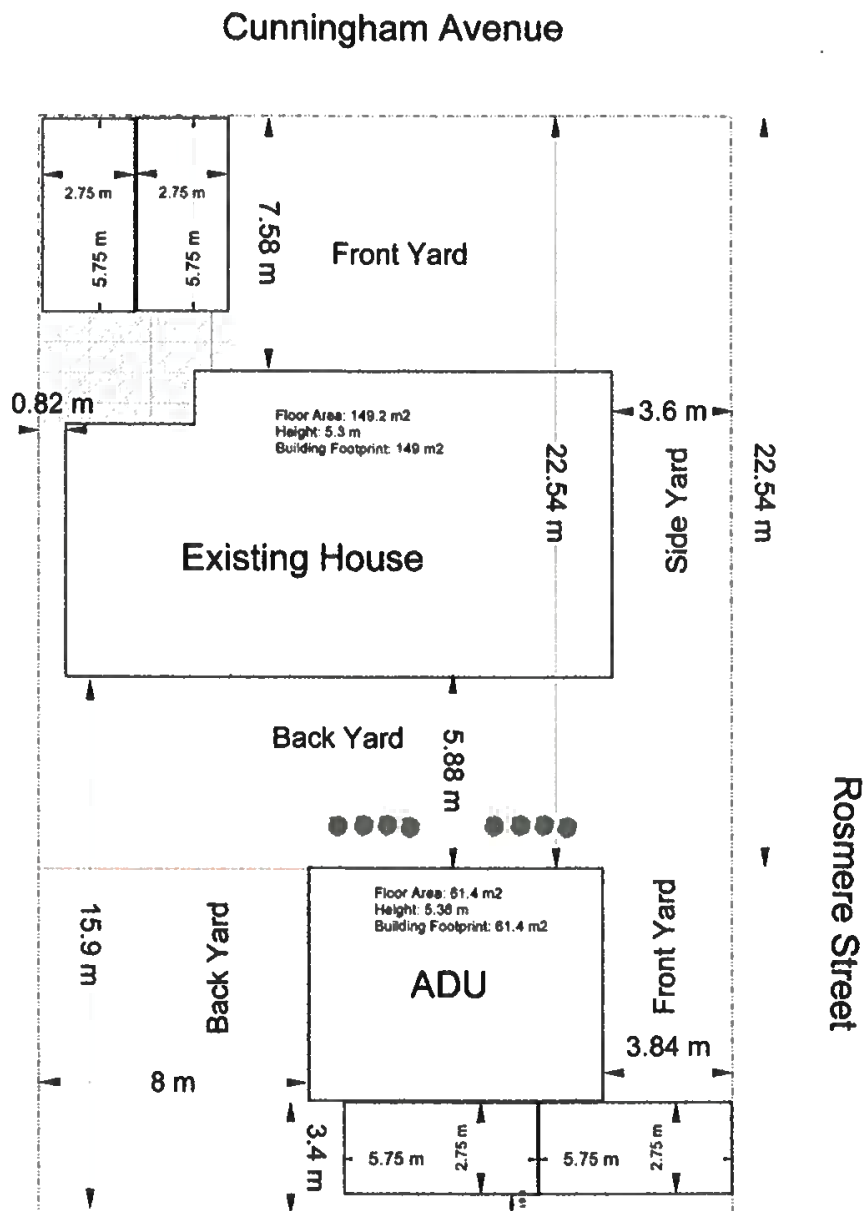


City of Oshawa
Economic and Development Services

441 Cunningham Ave., Oshawa

Total BackYard Area - 336.03 m²
Total Landscape Open Space - 72.38%

Total Lot Size - 681.63 m²
Coach House Percentage of Total Lot - 8.98%





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Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with 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 with an accessory apartment in a R1-E(24) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	42.5%	50%
Minimum Parking Space Length (one space only)	5.2m	5.75m

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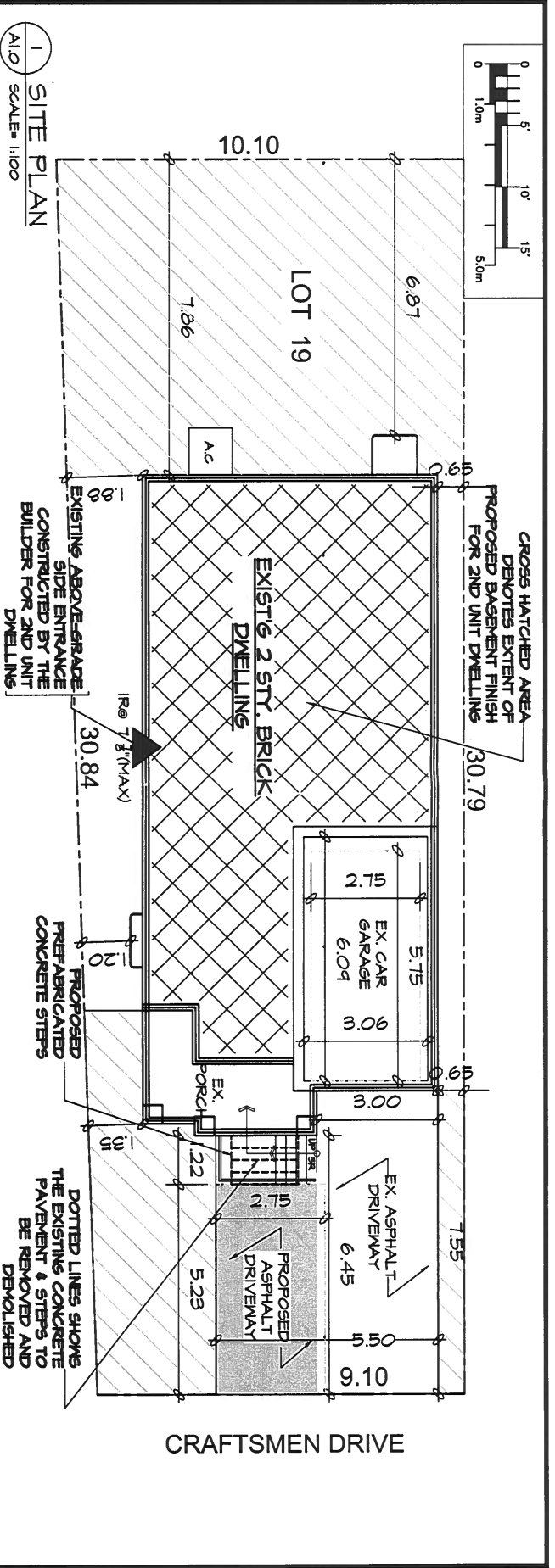
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Address: 2572 Craftsman Drive



1 SITE PLAN
SCALE = 1:100

LANDSCAPE OPEN SPACE
FRONTYARD LANDSCAPE AREA

SOFT LANDSCAPED AREA
TOTAL AREA = 733.54 SQ. FT. (68.17 SQ. M.) (INCL. STEPS)
EX. DRIVEWAY = 243.91 SQ. FT. (22.68 SQ. M.)
PROP. DRIVEWAY = 40.88 SQ. FT. (3.77 SQ. M.)
ENTRANCE STEPS = 32.79 SQ. FT. (3.04 SQ. M.)
TOTAL HARD LANDSCAPED AREA = 417.38 SQ. FT. (38.77 SQ. M.)
SOFT LANDSCAPED AREA = 316.16 SQ. FT. (29.4 SQ. M.) or 43.12%

REARYARD LANDSCAPE AREA
SOFT LANDSCAPED AREA

TOTAL AREA = 843.64 SQ. FT. (78.40 SQ. M.)
NO HARD LANDSCAPED AREA
SOFT LANDSCAPED AREA = 843.64 SQ. FT. (78.40 SQ. M.) or 100%

FRONTYARD SOFT LANDSCAPE AREA IS 43.12%

SITE DATA

PLAN NO.: R1-E(24)
LOT NO.: 19
LOT AREA: 315.22 SQ.M.

EXISTING
BUILDING AREA (G.F.) (INCL. GARAGE + FRONT PORCH) = 112.36 SQ.M. (1209.07 SQ.FT.)
LOT COVERAGE = 35.6 %
FLOOR AREA GROUND FLOOR = 94.2 SQ.M. (1006.00 SQ.FT.)
GROSS FLOOR AREA (GRD.+2ND FL EXCL. GARAGE & PORCH) = 102.94 SQ.M. (1107.72 SQ.FT.)
BASEMENT AREA (UNFINISHED) = 79.89 SQ.M. (859.63 SQ.FT.)

PROPOSED
TOTAL BASEMENT FINISH AREA = 66.92 SQ.M. (720.11 SQ.FT.) (EXCLUDING FURNACE)
PRINCIPAL UNIT AREA = 187.14 SQ.M.
2ND UNIT AREA = 66.92 SQ.M.
EX. LOT COVERAGE & GROSS FLOOR AREA UNCHANGED

Owners: JEROME FERNANDO

Project: PROPOSED MINOR VARIANCE FOR FRONTYARD SOFT LANDSCAPE & FOR 2ND UNIT PARKING AT 2572 CRAFTSMAN DR, OSHAWA, ON, L1L 0R3

Owners: JEROME FERNANDO

Sheet title:	SITE PLAN	
Revisions	Drawn By:	Checked By:
	TM	AM
	Scale:	Date:
	AS NOTED	27.05.2023
		DWG. no.
		A1.0
		REV. NO.:

REV. NO.:

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 July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-62**) submitted by **Keval Patel and Isha Patel** for **336 Britannia Avenue West** (PL 40M2289 LT 77), 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 with 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 with an accessory apartment in a R2(11) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Rear Yard	31.9%	50%
Minimum Parking Space Width	2.6m	2.75m

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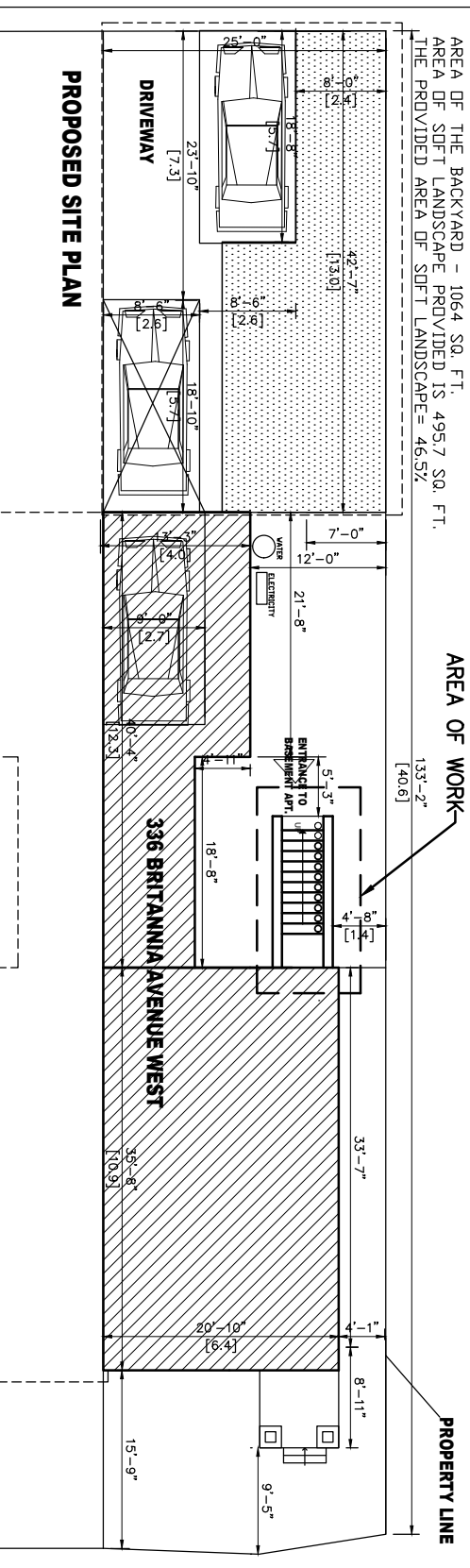
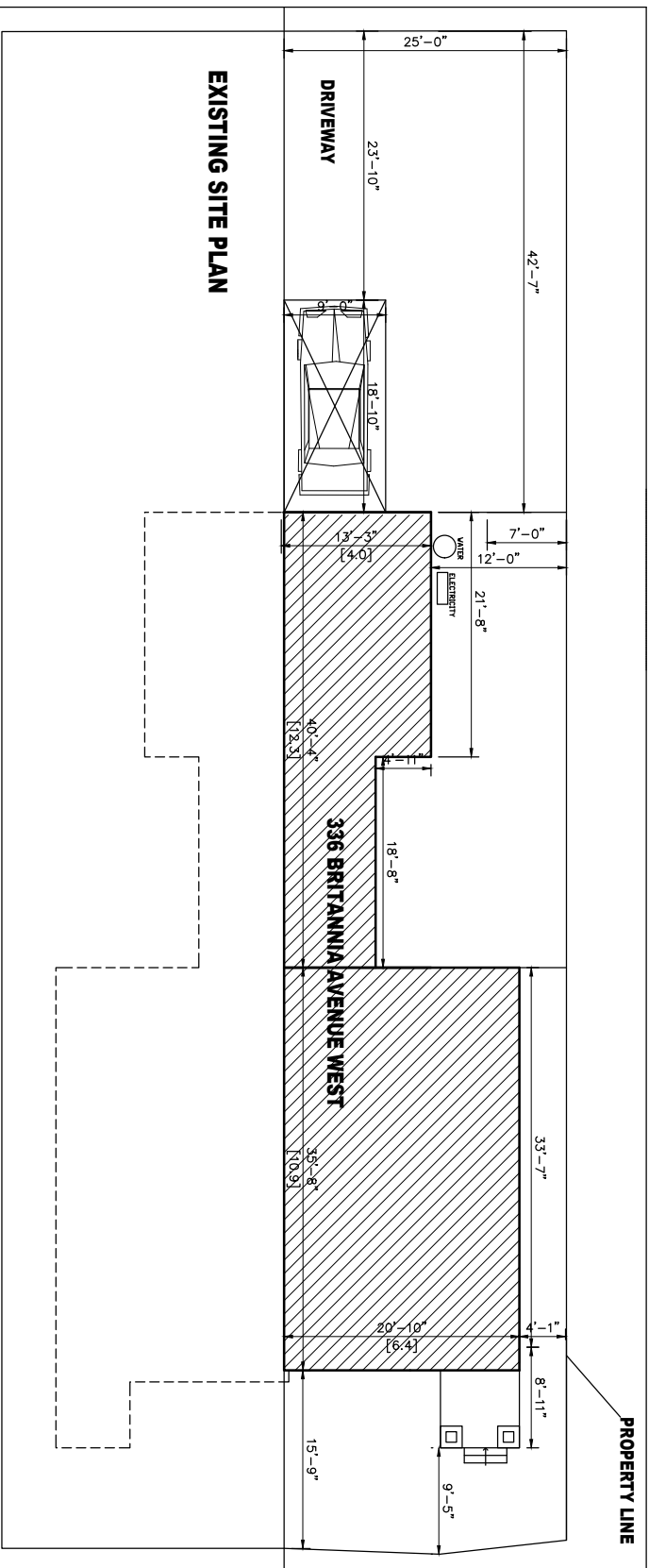
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Address: 336 Britannia Avenue West

City of Oshawa
Economic and Development Services



AREA OF THE BACKYARD - 1064 SQ. FT.
AREA OF SOFT LANDSCAPE PROVIDED IS 495.7 SQ. FT.
THE PROVIDED AREA OF SOFT LANDSCAPE = 46.5%

AREA OF WORK

PROPERTY LINE

PROPERTY LINE

3	ISSUED FOR COA-	JUNE-2023
2	ISSUED FOR COA-	JUNE-2023
1	ISSUED FOR BUILDING PERMIT-	MAY-2023

Revisions	Date



Project: 336 BRITANNIA AVENUE WEST
LEGALIZING THE BASEMENT AS
A SECOND UNIT

Project No: 2023-08

For: KEVALL PATEL

Drawing Title: EXISTING & PROPOSED
SITE PLAN

Location: OSHAWA, ON

Scale: 3/8"=1'-0"

Drawn by: BSH

Designed by: JH

Approved by:

A-0

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 July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-63**) submitted by **Derrick Shand** for **228 Medina Court** (PL M1152 PT LT 2 NOW RP 40R7325 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 semi-detached dwelling with 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 with an accessory apartment in R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	47%	50%
Minimum Parking Space Width	2.5m	2.75m
Minimum Parking Space Length (one parking space only)	5m	5.75m

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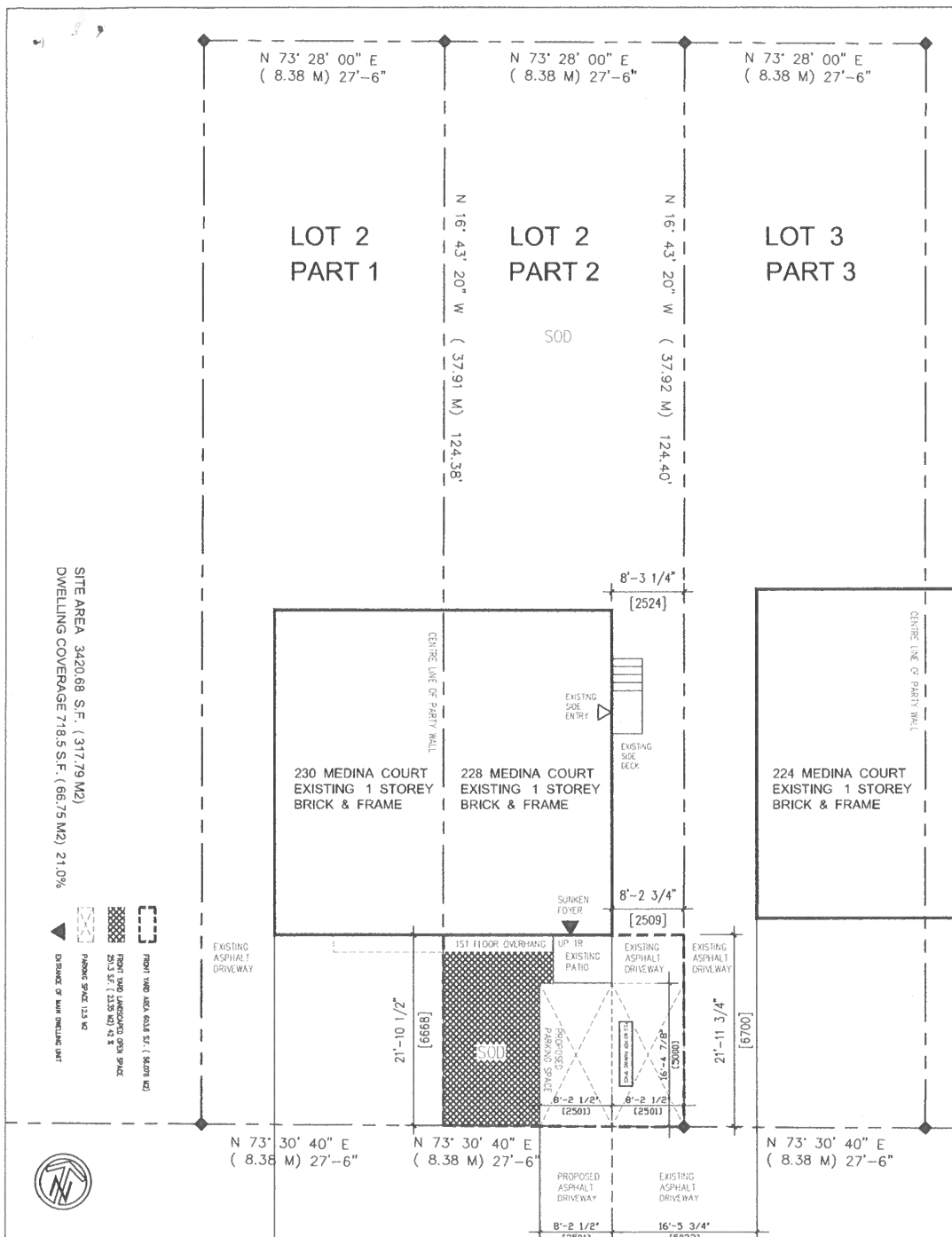
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Address: 228 Medina Court



City of Oshawa
Economic and Development Services



SITE AREA 3420.68 S.F. (317.79 M²)
DWELLING COVERAGE 718.5 S.F. (66.75 M²) 21.0%

FRONT YARD AREA 6048 S.F. (560.9 M²)
REAR YARD UNIMPAVED OPEN SPACE 2813 S.F. (261.8 M²) 42.8%
FRONT YARD SPACE 13.9 M
REAR YARD SPACE 12.8 M



This drawing, as an instrument of service, is provided by and is the property of Home Vision.

The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Home Vision of any variations from the supplied information.

The designer is not responsible for the accuracy of surveys, elevations, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

This drawing is not to be scaled. Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or omissions resulting from the work.

MEDINA COURT

Project
SHAND Residence
228 MEDINA COURT
Oshawa, ON.

HOME VISION
123 Gortshore Dr. Whitby LIP 1N8
TEL: 905-441-2302
carlos@home-vision.ca

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
NAME - CARLOS LECA BCIN - 28434

SIGNATURE *Carlos Leca*

REGISTRATION INFORMATION
NAME - HOME VISION BCIN - 34796

No.	Revision Description	Date	By
6			CL
5			CL
4			CL
3			CL
2			CL
1	ISSUED FOR CLIENT REVIEW	JUNE 16/23	CL

Sheet Title		Date	
EXISTING SITE PLAN		JUNE 16, 2023	
Scale	1 = 125	Drawn by	CARLOS
Project No.		Drawing No.	A1

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-64**) submitted by **Sal Ientile** for **396 Elgin Street East** (PL 439 LT 10), 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 detached garage ancillary to a single detached dwelling with a maximum lot coverage of 8.6%, whereas Zoning By-law 60-94 permits a maximum lot coverage of 8% for a detached garage ancillary to a single detached dwelling in a R1-C (Residential) Zone.

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Committee of Adjustment

File: **A-2023-65**

Ward: **2**

Notice of Hearing under the Planning Act Concerning an Application for a Enlargement or Extension of a Non- Conforming Building or Structure

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-65**) submitted by **Jim Pitre on behalf of Erik and Allison Bradley** for **231 Glenwood Crescent** (PL 442 PT LT 23 TO 25 PL 532 BLK D PT BLK E), 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 deck and pool cabana ancillary to a legal non-conforming single detached dwelling in an OSH (Hazard Lands Open Space) Zone, whereas Zoning By-law 60-94 does not permit a single detached dwelling in an OSH Zone.

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Committee of Adjustment

File: **A-2023-66**

Ward: **4**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-66**) submitted by **The Biglieri Group on behalf of Ivanhoe Cambridge Inc. and 7503067 Canada Inc.** for **419 King Street West** (CON 1 PT LT 14 NOW RP 40R11724 PT 1,2 8 TO 10), 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 automobile sales and service establishment in a shopping centre in a PCC-A(1) (Planned Commercial Centre) Zone, whereas Zoning By-law 60-94 does not permit an automobile sales and service establishment in a PCC-A(1) 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 July 10, 2023.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on July 12, 2023 in order for your correspondence to be provided to Committee members for the July 12, 2023 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: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 12, 2023. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 7, 2023 or any day thereafter.

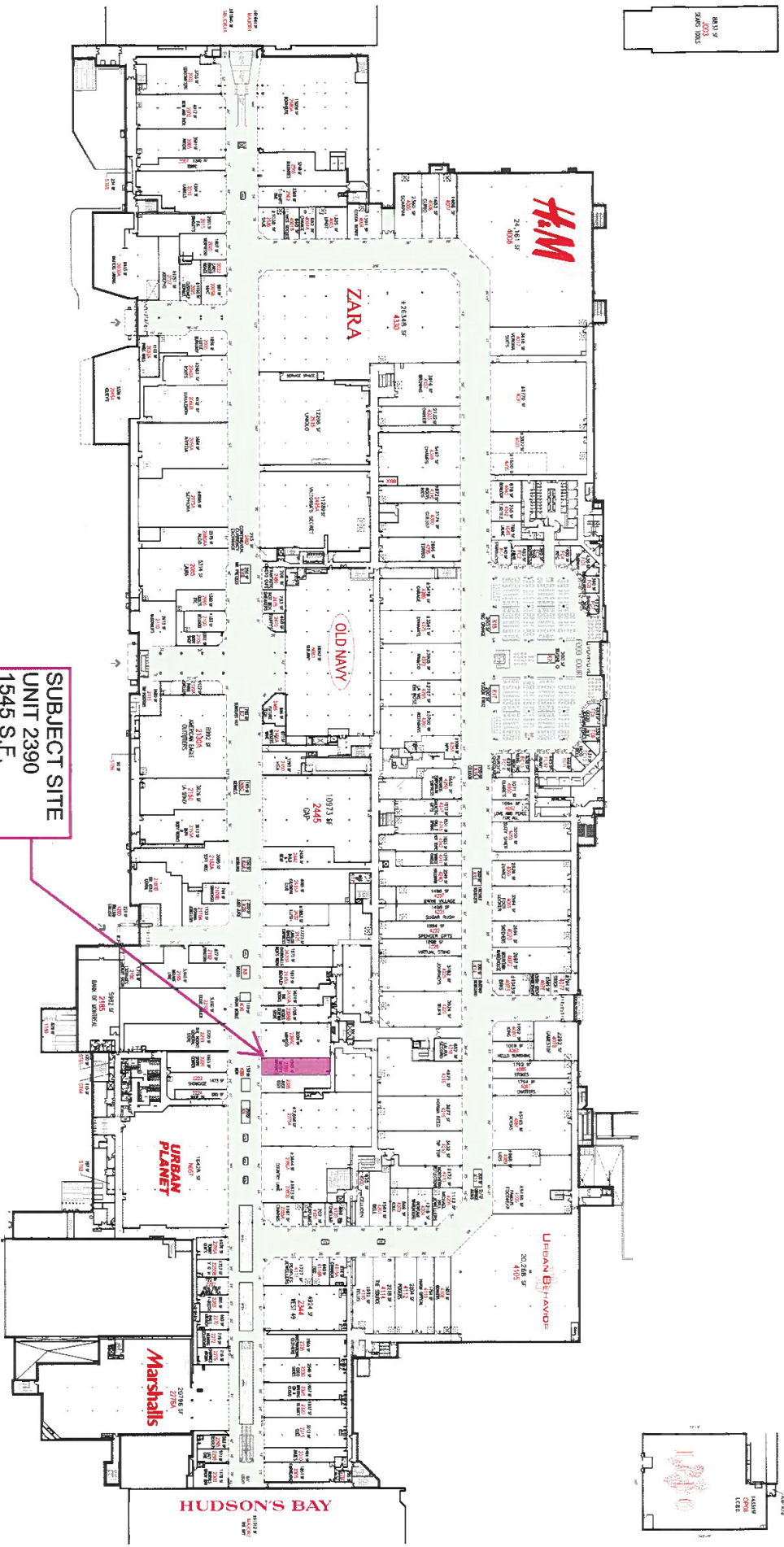
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 10, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued June 30, 2023.

Address: 419 King Street West

Economic and Development Services
City of Oshawa
OSHWAWA



SUBJECT SITE
UNIT 2390
1545 S.F.



**Vanhoé
Cambridge**
Conseillers de développement et placement
de Québec

SUBJECT SITE - UNIT 2390

NOTE: LEASE HOLDERS MAY NOT BE UP TO DATE. FOR
THE PURPOSE OF SHOWING UNIT LOCATION ONLY.

OSHAWA CENTRE
LEASE PLAN
JANUARY - 4 - 2022

LEVEL 1



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 July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-67**) submitted by **Broccolini Thornton Limited Partnership** for **1680 Thornton Road North** (CON 4 PT LT 17 NOW RP 40R20598 PT 1,2), 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 warehouse and office with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for warehouse and office in a SI-A(15) “h-71” (Select Industrial) Zone.

Zoning Item	Column 1	Column 2
Minimum Number of Parking Spaces for a Warehouse	75	94
Minimum Number of Parking Spaces for an Office	37	46

The lands subject to this application are also subject to an application for Site Plan Approval (File: SPA-2022-14).

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on July 10, 2023.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on July 12, 2023 in order for your correspondence to be provided to Committee members for the July 12, 2023 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: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 12, 2023. 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.

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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 June 30, 2023.



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 July 12, 2023 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2023-68**) submitted by **Haroon Malik on behalf of Steve Yangongo** for **2499 Kentucky Derby Way** (PL 40M2543 LT 24), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with 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 with an accessory apartment in a R2(10) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Length	5.2m	5.75m
Minimum Landscaped Open Space	44%	50%

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

Meeting

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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: Erika Kohek, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2519 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on July 12, 2023. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

To Obtain Additional information: For more information, contact the City Contact as shown above between 8:30 am and 4:30 pm Monday to Friday.

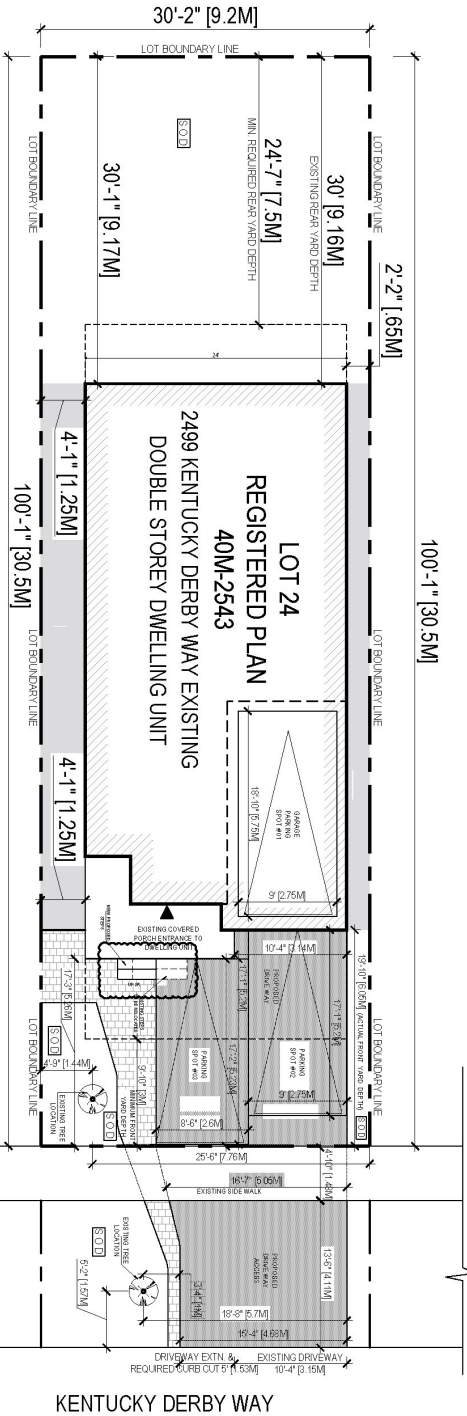
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on July 7, 2023 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than July 10, 2023. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued June 30, 2023.

Address: 2499 Kentucky Derby Way



SITE PLAN (PROPOSED)

SCALE : 1 : 125

LOT STATISTICS	
LOT NO. 24	PLAN NO. 40M 2543
MUNICIPAL ADDRESS: 2499 KENTUCKY DERBY WAY	
ZONING: R2 (10) - RESIDENTIAL	
TOTAL LOT AREA:	2880.9M
LOT FRONTAGE:	9.20M
LOT DEPTH (RIGHT SIDE):	30.90M
LOT DEPTH (LEFT SIDE):	38.50M
LOT WIDTH (REAR SIDE):	9.20M

SITE SETBACKS - MINIMUM	
SET BACK FRONT YARD:	3.0M
SET BACK INTERIOR SIDE YARD (ONE SIDE MINIMUM):	1.2M
SET BACK REAR YARD:	7.5M

SITE SETBACKS - EXISTING	
SET BACK FRONT YARD:	6.85M
SET BACK INTERIOR SIDE YARD (RIGHT):	0.85M
SET BACK INTERIOR SIDE YARD (LEFT):	1.25M
SET BACK REAR YARD:	9.18M

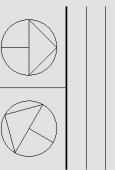
FRONT YARD LANDSCAPE:	
PROPOSED DRIVEWAY TOTAL	30.56M ²
EXISTING INTERLOCK AREA (REMAINING)	9.84M ²
EXISTING OPEN LANDSCAPE AREA	8.08M ²

KENTUCKY DERBY WAY

GENERAL NOTES:

1. THE CITY ENGINEER HAS REVIEWED THE INFORMATION PROVIDED AND HAS ISSUED THIS PERMIT UNDER THE PROVISIONS OF THE ZONING BY-LAW AND THE BUILDING BY-LAW. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE APPLICATION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PROPOSED DEVELOPMENT FOR THE SITE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE APPLICATION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PROPOSED DEVELOPMENT FOR THE SITE.

REV	DATE	DESCRIPTION



PROJECT NORTH
TRUE NORTH



weDesignBuild Inc.
NAKE DEAN HARTEN
205 Adelaide Blvd. Brampton, ON L6Y 4V9
(541) 770-3230 info@wedesignbuild.ca
www.wedesignbuild.ca

PROJECT TITLE
BASEMENT APARTMENT
AS SECOND UNIT
PROJECT ADDRESS
2499 KENTUCKY
DERBY WAY - OSHAWA
DRAWING TITLE
PROPOSED SITE
PLAN
PROJECT NO.
20230501
DRAWN BY
M.N.
CHECKED BY
H.M.

DRAWING NO.
A102
DATE MODIFIED
JUNE 16, 2023