



Committee of Adjustment Meeting Agenda

**March 6, 2024, 6:00 p.m.
Committee Meeting Room**

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

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

Members of the public are invited to provide written comments regarding any application to the Secretary-Treasurer of the Committee of Adjustment and/or attend the public hearing to express your comments to submit correspondence concerning this matter. Please address your comments to committeeofadjustment@oshawa.ca by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

Oshawa Committee of Adjustment

The Committee of Adjustment has five members appointed by Council and its responsibilities and conduct are governed primarily by Ontario's Planning Act, and related Regulations.

Below are the members of the Committee of Adjustment:

Andrew Johnson
Dean Lindsay
Douglas Thomson
Fred Eismont
Robert Adams

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 date be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2024-09 | 445, 449, 451 Simcoe Street South and 3 Albany Street | Ward 5 |
| | Tarjjez Property Solutions | |
| | To permit 5 additional residential units and 1 additional commercial unit within the existing building with increased density, reduced commercial parking spaces and to permit residential units facing Simcoe Street South | |
| A-2024-10 | 135 Bruce Street | Ward 4 |
| | Caitlin Allan on behalf of Bruce Street Developments Limited | |
| | To permit a temporary parking lot for an apartment building with reduced landscaped open space in the exterior side yard and to permit parking in the exterior side yard | |

- A-2024-11 1266 Northmount Street Ward 2**
Yvonne Lorraine Anderson
To permit a semi-detached dwelling which may include an accessory apartment with reduced parking space width and landscaped open space in the front yard
- A-2024-12 250 Kinmount Crescent Ward 5**
Gary Deshenes on behalf of 2267258 Ontario Ltd.
To permit a semi-detached dwelling with an accessory apartment with reduced landscaped open space in the front yard and parking space length and width
- A-2024-13 109 Wood Street Ward 4**
Ramzi Batmani
To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and landscaped open space in front yard
- A-2024-14 & 15 214 and 216 Centre Street South Ward 4**
D. G. Biddle and Associates on behalf of 123296415 Canada Corp
To permit 2 lots for single detached dwellings which may each contain 2 accessory apartments, each with reduced driveway width, aisle width and front yard depth
- A-2024-16 1399 Simcoe Street North Ward 2**
D. G. Biddle and Associates on behalf of Holland Homes
To permit a 6 storey apartment building with reduced front yard depth, landscaped open space, residential parking, distance of parking area to street line and to permit parking in the front yard
- A-2024-17 1351 Grandview Street North Ward 3**
D. G. Biddle and Associates on behalf of 101127 Ontario Inc.
To permit a vehicle drive-through facility associated with a restaurant with reduced number of vehicle queuing spaces

A-2024-18 1313 Boundary Road Ward 5

Weston Consulting on behalf of 2047193 Ontario Inc.

To permit outdoor storage associated with an industrial building

A-2024-27 300 Bristol Crescent Ward 5

Chris Heickert

To permit a rear addition to the single detached dwelling resulting in reduced rear yard depth

Consent Staff Reports

B-2024-01 & 02 328 and 330 Centre Street South Ward 5

Tanvir Rai on behalf of SM Investments

Consent to add a vacant parcel of land to the south for the purpose of creating a new residential lot, retaining two residential parcels each containing a semi-detached dwelling

B-2024-03 to 06 899 Conlin Road East Ward 1

QBS Architects Inc on behalf of 11373846 Canada Corp

Consent to sever a residential parcel of land for the purposes of four new residential lots, retaining a residential parcel of land

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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-09**) submitted by **Tarjez Property Solutions** for **445, 449, 451 Simcoe Street South and 3 and 5 Albany Street** (PL 335 SHEET 20 PT LT C42), 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 5 additional residential units and 1 additional commercial unit within the existing mixed use 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 a mixed use building in a PSC-A (Commercial) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	117 dwelling units per hectare	85 dwelling units per hectare
Flats on first floor adjacent Simcoe Street South	To permit	Not permitted
Minimum Parking for Commercial Floor Space	5 spaces	8 spaces

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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa’s Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

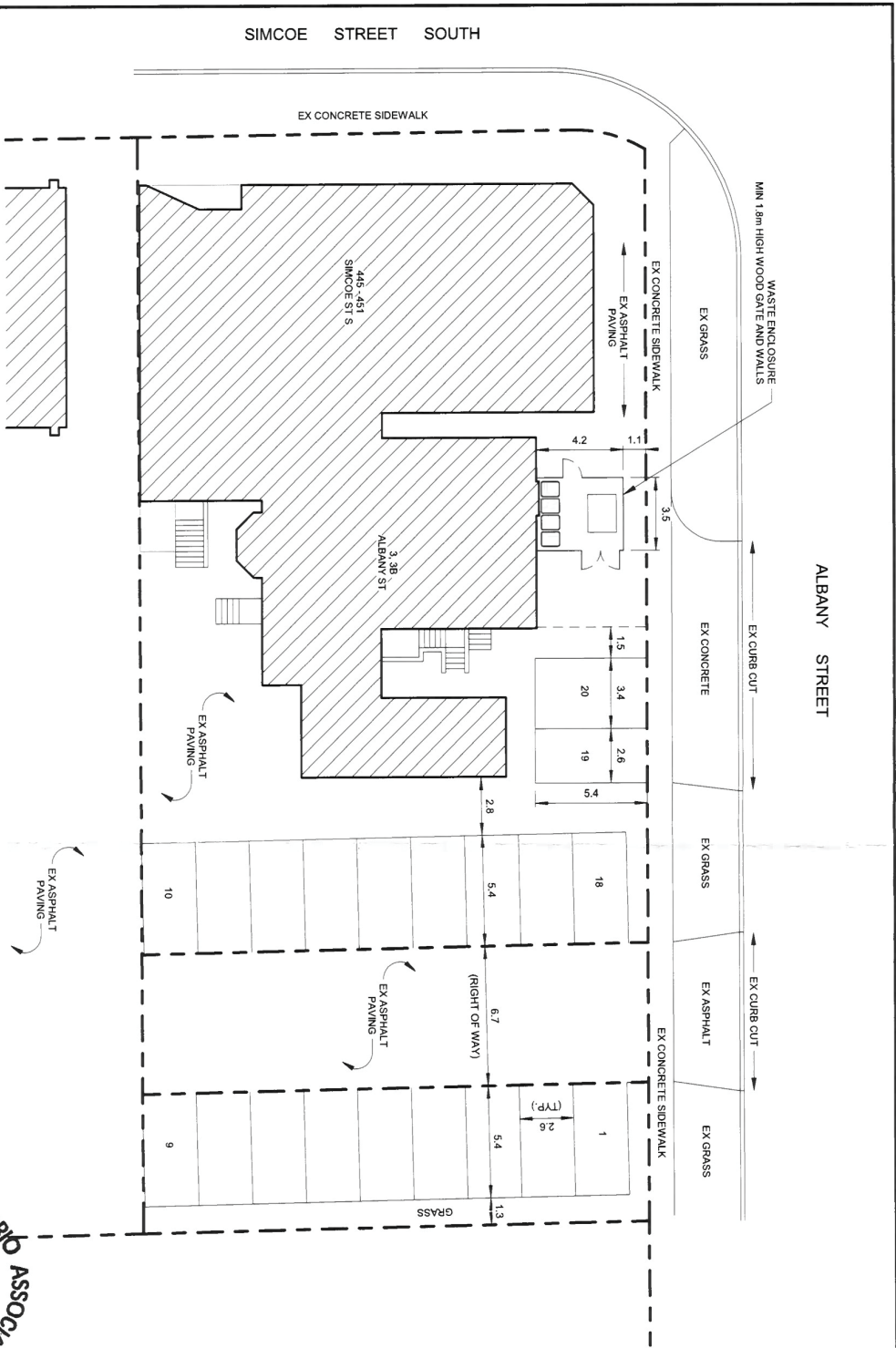
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

Address: 1399 Simcoe Street North

City of Oshawa
Economic and Development Services



NOTE:
PROPERTY INFORMATION BASED ON SURVEY BY
H. FLEM LTD. O.L.S. DATED AUGUST 1, 1989

SITE STATISTICS

MUNICIPAL ADDRESS:	445, 448, 451 SIMCOE ST S
ZONING:	R-20 ALBANY ST
LEGAL DESCRIPTION:	PART OF LOT C-42, SHEET 20 REG PLAN 335
LOT AREA:	1297m ²
LOT FRONTAGE:	24.5m
SETBACKS:	EXISTING PROPOSED
FRONT (NORTH)	2.8m 2.8m
REAR	21.8m 21.8m
SIDE (SOUTH)	0.07m 0.07m
GROSS FLOOR AREA:	433.7m ² 425.6m ²
SECOND FLOOR:	411.6m ²
LOT COVERAGE:	474.8m ² 454.7m ²
UNITS:	1 2
COMMERCIAL:	10 15
RESIDENTIAL:	15 5

NO.	ISSUED FOR	DESCRIPTION	DATE	BY
5	ISSUED FOR C.A.		2023/09/15	
4	ISSUED FOR PRE-CONSULTATION		2023/07/05	
3	ISSUED FOR PRE-CONSULTATION		2023/07/04	
2	ISSUED FOR PRE-CONSULTATION		2023/06/29	

AS102
SITE PLAN -
PROPOSED
RENOVATION
445 - 451 SIMCOE ST S
PROJECT No: 07035

SCALE: 1 : 200
JUNE 2023



GENERAL NOTES

1. THE OWNER HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE ARCHITECT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE ARCHITECT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENTS FOR THIS PROJECT.

ONTARIO ARCHITECTS ASSOCIATION
JOEL GERBER ARCHITECTS
LICENCE 7960
2023 September 15

JOEL GERBER ARCHITECT
22 DUNDAS STREET EAST SUITE 200
TORONTO, ONTARIO M5G 1C4 CANADA
1.547.262.0555
JOEL@JOELGERBERARCHITECT.COM



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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-10**) submitted by **Caitlin Allan 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 a temporary parking lot for 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 R6-D(1) "h-21" and R6-D(4) "h-24" (Residential) Zones.

Zoning Item	Column 1	Column 2
Parking in the Exterior Side Yard	To permit	Not permitted
Minimum Landscaped Open Space in the Exterior Side Yard	47%	50%

The subject site is also subject to applications for Site Plan Approval (File: SPA-2022-23) and a Draft Plan of Subdivision (File S-O-2016-03).

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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

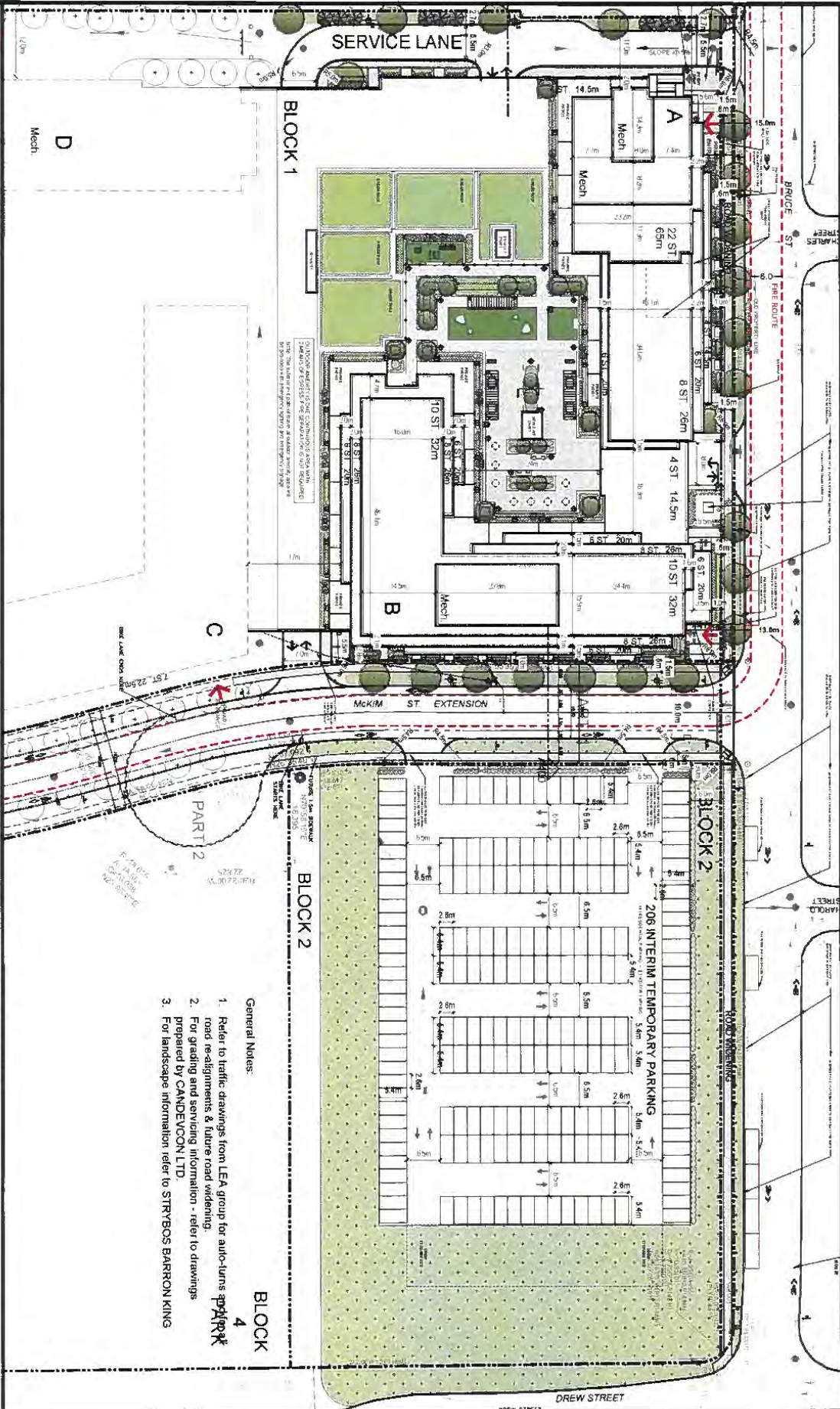
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

Address: 135 Bruce Street

City of Oshawa
Economic and Development Services



General Notes:

1. Refer to traffic drawings from LEA group for auto-turns, road re-alignments & future road widening.
2. For grading and servicing information - refer to drawings prepared by CANDEVCON LTD.
3. For landscape information refer to STRYBOS BARRON KING

BLOCK 4

ARCADIS
ARCADIS ARCHITECTS (CANADA) INC.
55 St Clair Avenue West 7th Floor
Toronto, ON M5V 2T1 Canada
1 416 593 5844
www.eci.ca/en



NO.	DATE	DESCRIPTION
01	2024.01.15	ISSUED FOR PERMIT
02	2024.01.15	ISSUED FOR PERMIT
03	2024.01.15	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
01	2024.01.15	ISSUED FOR PERMIT
02	2024.01.15	ISSUED FOR PERMIT
03	2024.01.15	ISSUED FOR PERMIT

PROJECT NO. 2048
SHEET 13/00

135 BRUCE ST. OSHAWA
SITE PLAN

A100



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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-11**) submitted by **Yvonne Lorraine Anderson** for **1266 Northmount Street** (PL M1129 PT LT 32 NOW RP 40R4463 PT 16), 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
Minimum Landscaped Open Space in the Front Yard	38%	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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa’s Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

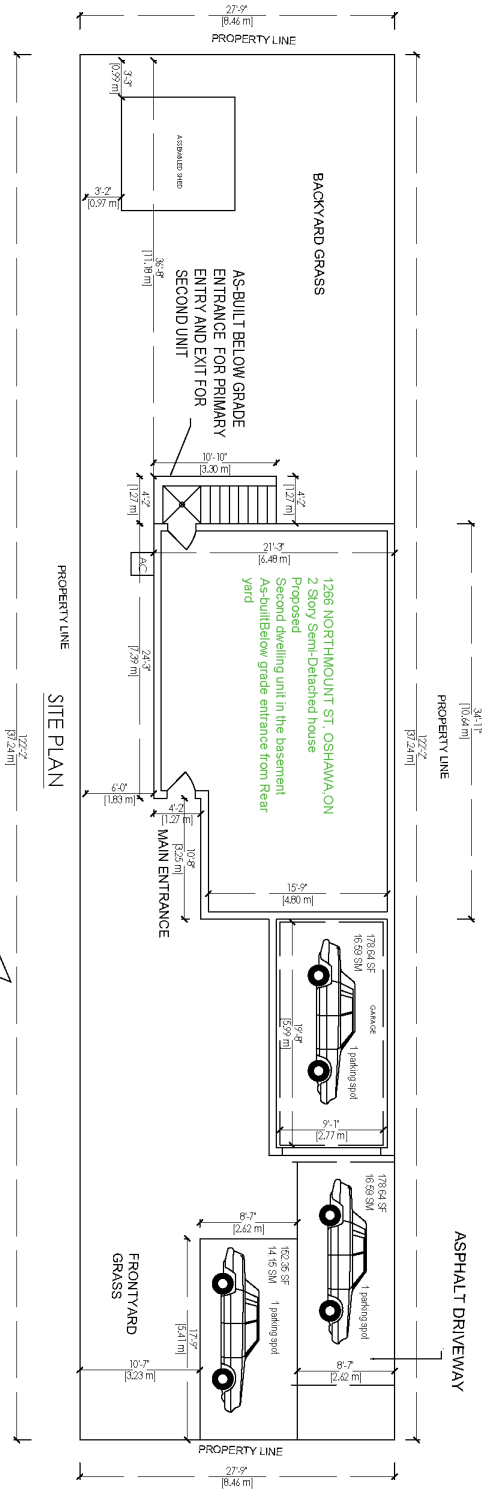
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

Address: 1266 Northmount Street

Economic and Development Services



SITE PLAN

Sukhjit Singh

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED WORKS. THE REQUIREMENTS SET OUT IN THE CITY AND DISTRICT BUILDING CODE TO BE A DESIGNER QUALIFICATION IN OSHAWA (required by OBC) is satisfied under S. 2.3.3 (Professional O.C. of OBC).

DESIGNER
Sukhjit, Josan
BCIN 117825

SITE PLAN

SCALE 1:3

DRAWN BY S. JOSAN 647949399

CHECKED BY

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

DESIGNER
SUKHJIT JOSAN
647949399
PERMIT0117@GMAIL.COM

PROJECT NUMBER
2023

DATE 28-02-2024

ADDRESS
1266 NORTHMOUNT STREET, OSHAWA

DWG NO. A10



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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-12**) submitted by **Gary Deshenes on behalf of 2267258 Ontario Ltd.** for **250 Kinmount Crescent** (PL M919 PT LT 10 NOW RP 40R582 PT 19), 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 contain an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	37%	50%
Minimum Parking Space Width (only space partially in the side yard)	2.37m	2.75m
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m

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

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa’s Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

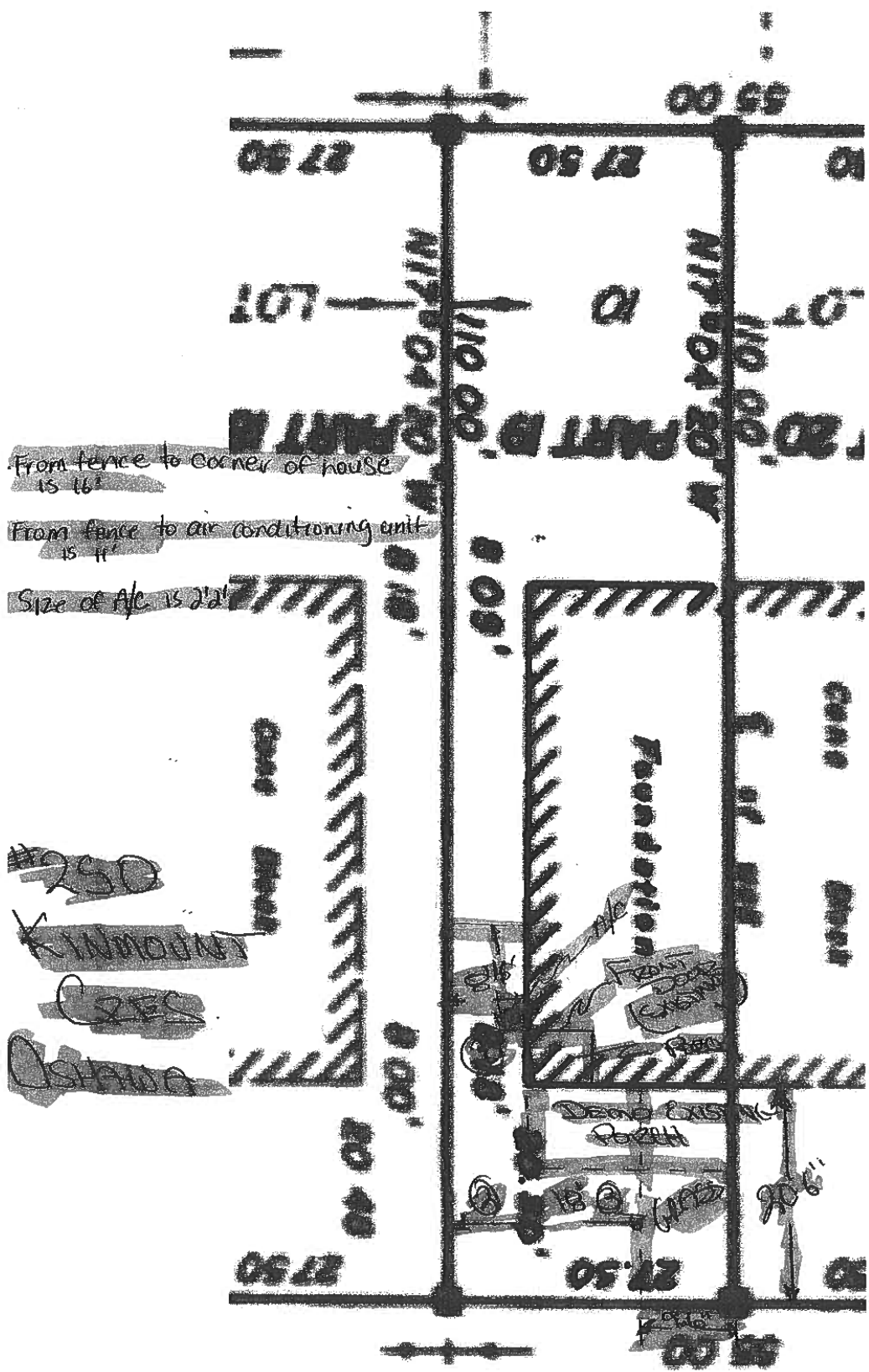
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

Address: 250 Kinmount Crescent



From fence to corner of house
is 16'

From fence to air conditioning unit
is 11'

Size of A/C is 2 1/2 ton

250
KINMOUNT
CRESCENT
OSHAWA



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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-13**) submitted by **Ramzi Batmani** for **109 Wood Street** (PL 49 PT 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 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 which may include an accessory unit in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (accessory apartment parking space only)	2.6m	2.75m
Minimum Landscaped Open Space in the Front Yard	48%	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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa’s Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

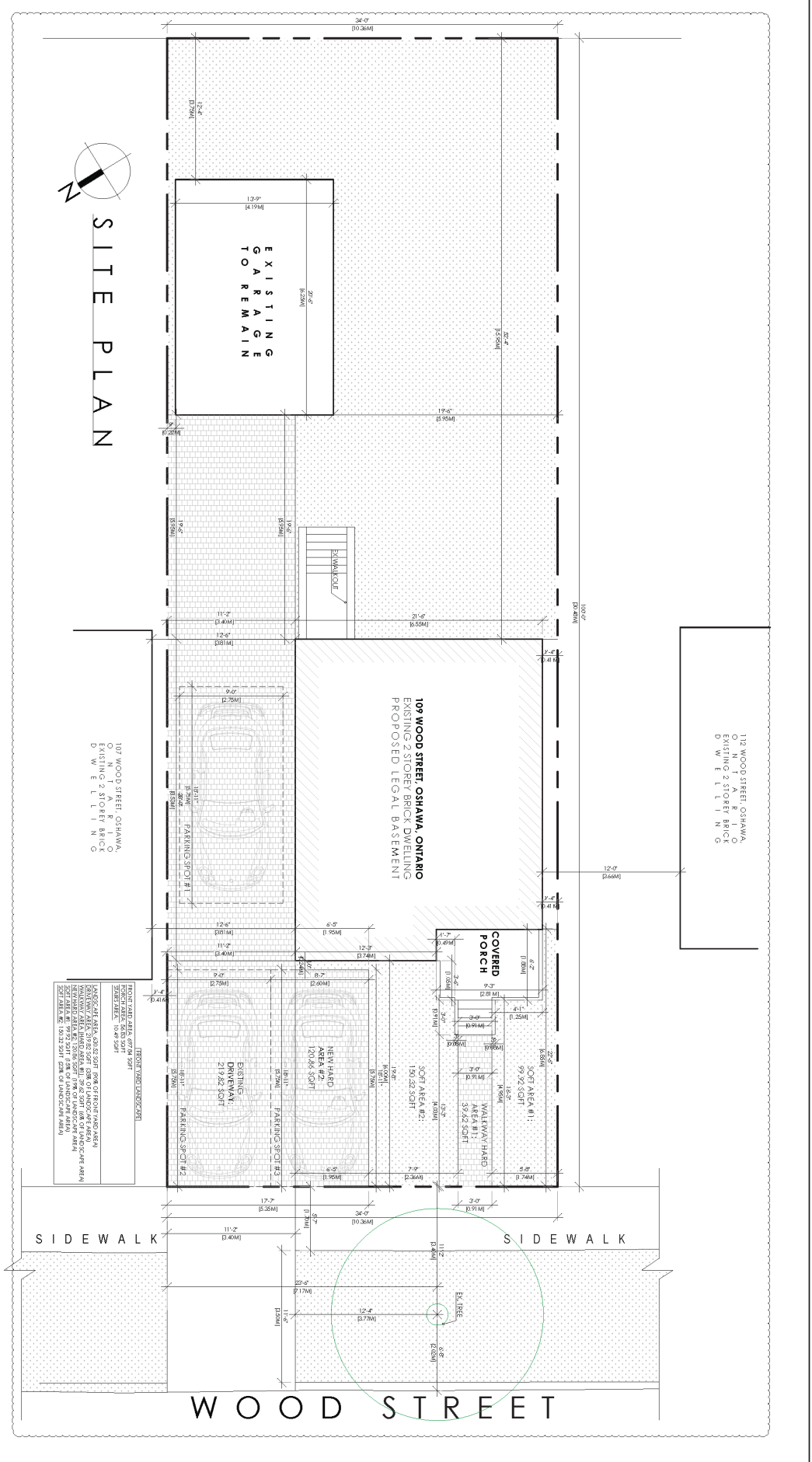
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

Address: 109 Wood Street

City of Oshawa
Economic and Development Services
OSHWAWA



GENERAL NOTES

1. ALL UNITS ARE IN FEET AND INCHES.
2. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE INCLUDING ALL STANDARDS REFERENCED THEREIN AND ANY APPLICABLE ACTS OF HAVING JURISDICTION (THE LATEST VERSION OF STANDARDS AND CODES SHALL APPLY).
3. THE CONTRACTOR SHOULD VERIFY THE SITE AND ADJUSTMENTS TO BE MADE AND OCCUPANCY AFFECTING NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING. ALTERATIONS, OR REVISION MUST BE REFERENCED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
4. THE DESIGN LOADS FOR THE BUILDING AND ITS COMPONENTS IS DETERMINED AND OCCUPANCY AFFECTING NEW AND EXISTING CONSTRUCTION.
5. ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION.
6. SOIL BEARING CAPACITY = 1000 KPA (ASSUMED) (TO BE SITE VERIFIED).

ENGINEER: DESIGNED BY: R.B.

PROJECT:	109 WOOD STREET, OSHAWA, ONTARIO
DRAWING NAME:	LEGAL BASEMENT PROJECT
DRAWING NO.:	SA-02
DATE:	16 October 2023
REV:	08 Nov 2023
SCALE:	1/8" = 1'-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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-14 and A-2024-15**) submitted by **D. G. Biddle and Associates on behalf of 123296415 Canada Corp. for 214 and 216 Centre Street South** (PL H-50015 LT 24), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications is to permit two residential lots each for a single detached dwelling, which may contain two accessory apartments each 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/R3-A/R6-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Driveway Width	2.5m	2.75m
Minimum Parking Aisle Width	3.25m	6.5m
Minimum Front Yard Depth	3.0m	6.0m

The lands subject to this application are also subject to an application to Remove Part Lot Control (File: PLC-2023-07).

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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa’s Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

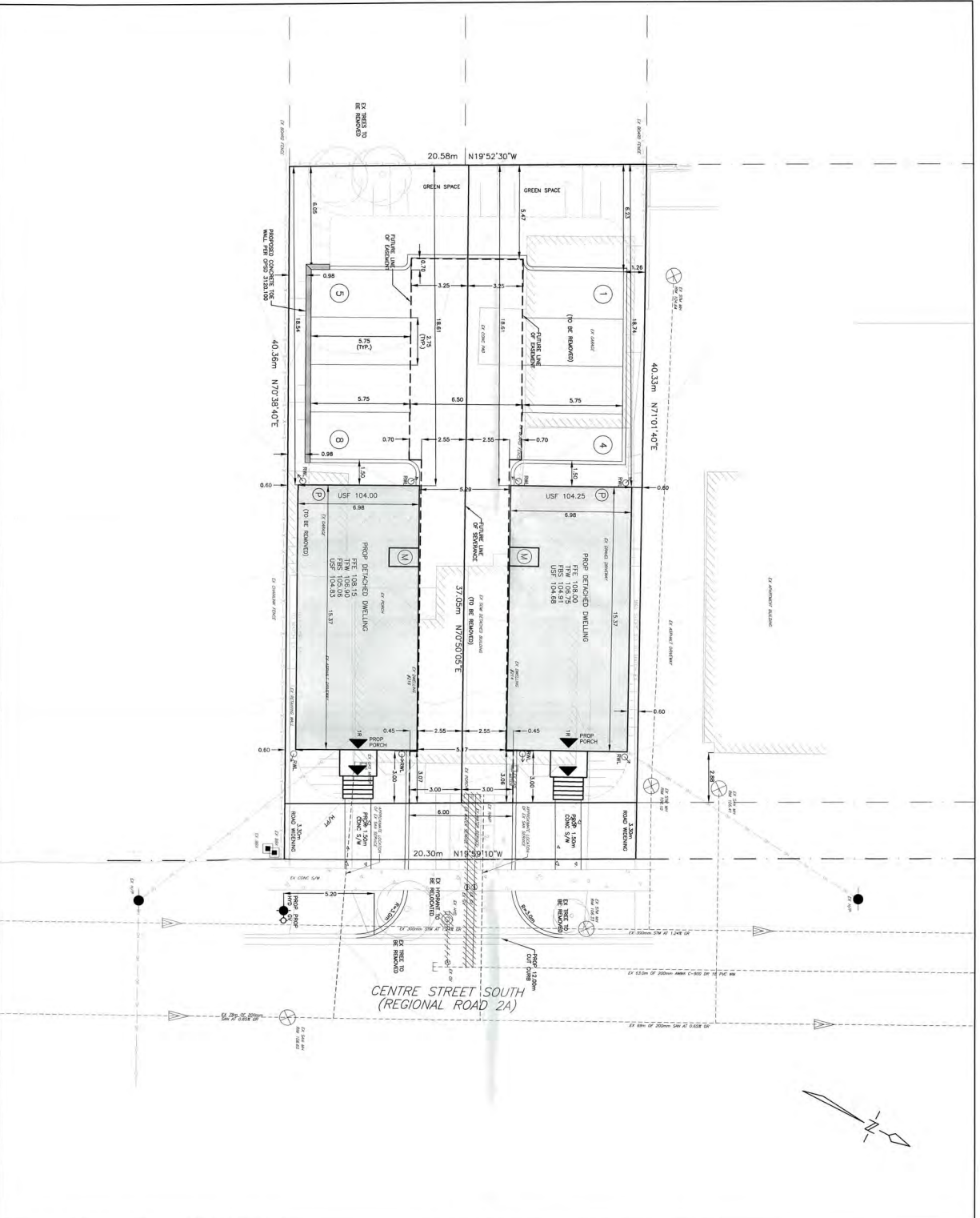
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 23, 2024.

Address: 214-216 Centre Street South

Economic and Development Services

City of Oshawa



TOPOGRAPHIC INFORMATION
NOT TO SCALE

DATE: DEC 8, 2023

PROJECT: A-2024-14

CLIENT: CITY OF OSHTAWA

PREPARED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

SCALE: 1:100

ISSUED BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

PROJECT NO. 122034

GRAPHIC NO. SP-1

Barbilla & Associates Limited
CONSULTING ENGINEERS AND ARCHITECTS
66 KING STREET EAST, OSHAWA, ON L1H 1S6
PHONE: (905) 376-5750
info@barbilla.com

SCALE: 1:100
ISSUED BY: B.C.
CHECKED BY: P.O.C.
DATE: JUNE 2022

PROJECT NO. 122034
GRAPHIC NO. SP-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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-16**) submitted by **D. G. Biddle and Associates on behalf of Holland Homes for 1399 Simcoe Street North** (PL 357 SHEET 10E PT LT 5 NOW RP 40R2771 PT 1, 5, 6), Oshawa for minor variances from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a 6 storey 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 R6-C TEMP-1 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Front Yard Depth	3.4m	6m
Minimum Landscaped Open Space	32%	40%
Minimum Residential Parking	0.97 spaces per unit	1.0 spaces per unit
Parking Location Front Yard	To permit	Not permitted
Distance of Parking Area to Street Line	2.9m	3m

The subject site is also subject to an application for Site Plan Approval (File SPA-2020-14).

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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

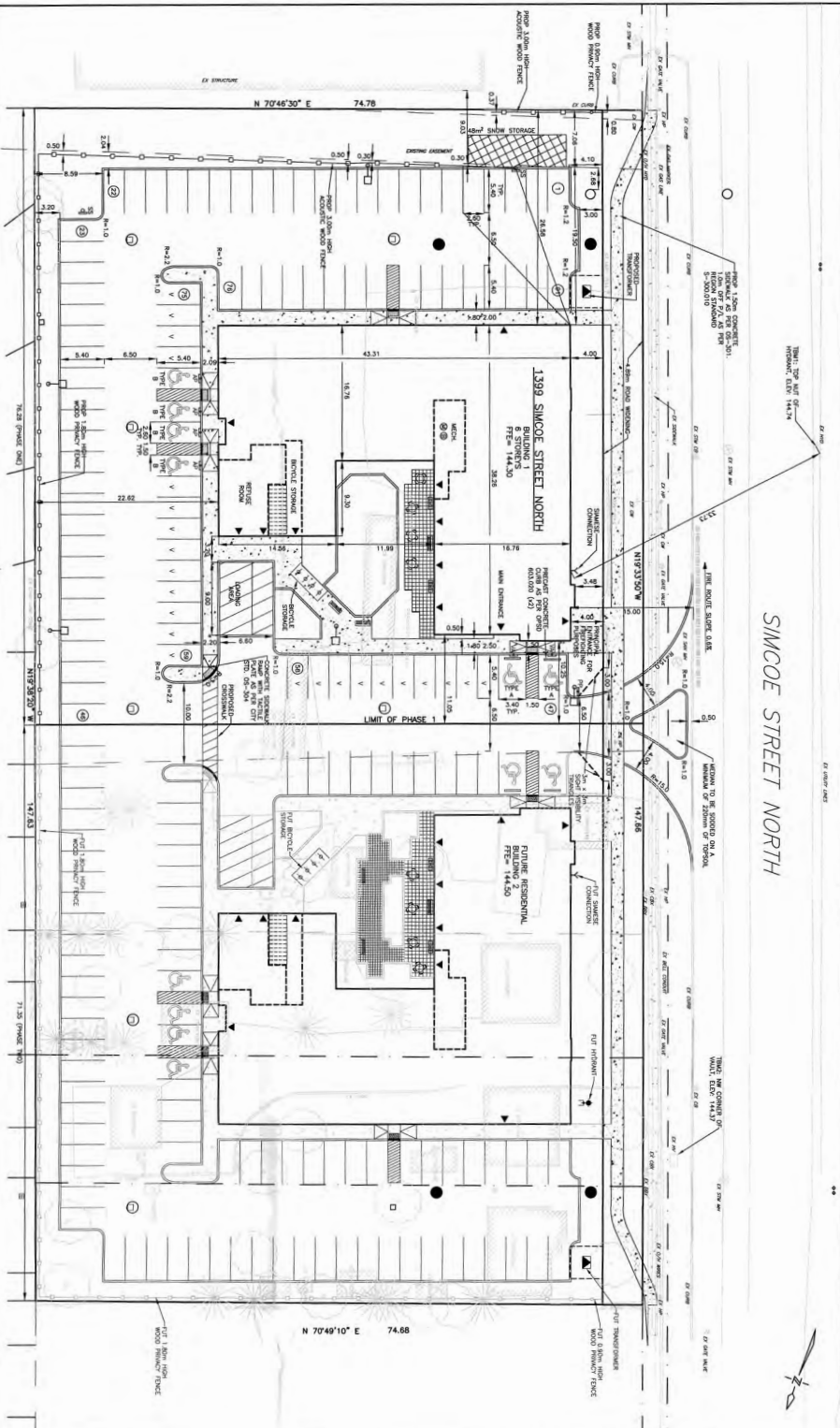
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

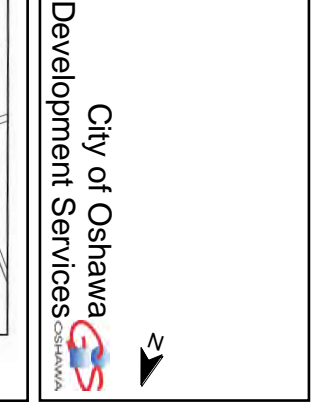
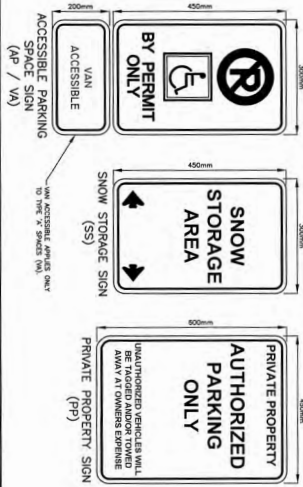
Address: 1399-1429 Simcoe Street North

Economic and Development Services
City of Oshawa
OSHWAWA



SITE STATISTICS (PHASE 1, BUILDING 1)

SITE AREA	5,686.91m ²
ROAD FRONTAGE	270.00m
NET SITE AREA	5,316.91m ²
UNITS	70
BUILDING AREA	1,228.30m ²
RESIDENTIAL AREA	23,096.00m ²
ASPHALT AREA	2,283.50m ²
RESIDENT PARKING PROVIDED	66
RESIDENT PARKING REQUIRED	68
RESIDENT PARKING PROVIDED	23
RESIDENT PARKING REQUIRED	23
VISION PARKING PROVIDED	4
VISION PARKING REQUIRED	4
ACCESSIBLE PARKING PROVIDED	91
ACCESSIBLE PARKING REQUIRED	91
TOTAL PARKING PROVIDED	55 (7 SHORT-TERM & 48 LONG-TERM)
TOTAL PARKING REQUIRED	56 (8 SHORT-TERM & 48 LONG-TERM)



LEGEND

- Site Transforms
- Accessible Parking Stall
- Accessible Parking Sign
- Snow Storage Sign
- Van Accessible Sign
- Residential Parking Location
- On/Off-Bus Manhole
- Site Street Light
- Visitor Parking
- Prec. Route
- Snow Storage
- EX Buildings to be Removed

NOTES

- The proposed driveway to the entrance is proposed with a 20% slope from the existing driveway to the proposed access driveway. THE SITE SHALL BE RECONSTRUCTED TO ACCOMMODATE ACCESS FROM THE STREET TO THE PROPOSED DRIVEWAY. SEE THE 2018 ZONING BY-LAW.
- ALL PROPOSED STALLS FOR RESIDENTIAL PARKING SHALL BE SIGNED WITH ACCESSIBLE AND VAN ACCESSIBLE SIGNAGE.
- ALL SIGNAGE SHALL BE SIGNED AS A RESIDENTIAL SIGN.
- ALL SIGNAGE SHALL BE SIGNED AS A VISITOR SIGN.
- RESIDENTIAL PARKING SHALL BE SIGNED WITH RESIDENTIAL SIGNAGE.
- RESIDENTIAL PARKING SHALL BE SIGNED WITH VISITOR SIGNAGE.
- ALL VISITOR PARKING STALLS SHALL BE DEMONSTRATED WITH VAN ACCESSIBLE SIGNAGE.

1399 SIMCOE STREET NORTH, OSHWAWA, ON

SITE PLAN

D.O. Biddie & Associates Limited
 45 BROADVIEW AVENUE, SUITE 200
 SCARBOROUGH, ONTARIO M1S 1V6
 PHONE: (416) 291-8800 • FAX: (416) 291-8730
 WWW.DOBIDDE.COM

SCALE: 1:250
 DRAWN BY: M.S.W.
 CHECKED BY: F.A.K.
 DATE: MAR 2024

PROJECT NO: 117018
 DRAWING NO: SP-1

NO.	DATE	REVISIONS	BY
1	APR 2023	ISSUED FOR PERMIT	ML
2	MAY 2023	REVISED AS PER CITY COMMENTS	ML
3	MAY 2023	REVISED AS PER CITY COMMENTS	ML
4	MAY 2023	REVISED AS PER CITY COMMENTS	ML
5	MAY 2023	REVISED AS PER CITY COMMENTS	ML
6	MAY 2023	REVISED AS PER CITY COMMENTS	ML

1399 SIMCOE STREET NORTH, OSHWAWA, ON
 D.O. Biddie & Associates Limited
 45 BROADVIEW AVENUE, SUITE 200
 SCARBOROUGH, ONTARIO M1S 1V6
 PHONE: (416) 291-8800 • FAX: (416) 291-8730
 WWW.DOBIDDE.COM



Committee of Adjustment

File: **A-2024-17**

Ward: **3**

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 March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-17**) submitted by **D. G. Biddle and Associates on behalf of 101127 Ontario Inc.** for **1351 Grandview Street North** (PL 40M2260 BLK 85), 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 vehicle drive-through facility associated with a restaurant with a minimum of 9 vehicle queuing spaces, whereas Zoning By-law 60-94 requires a minimum of 16 vehicle queuing spaces for a vehicle drive-through facility associated with a restaurant in a PCC-C(2).T13 (Planned Commercial 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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

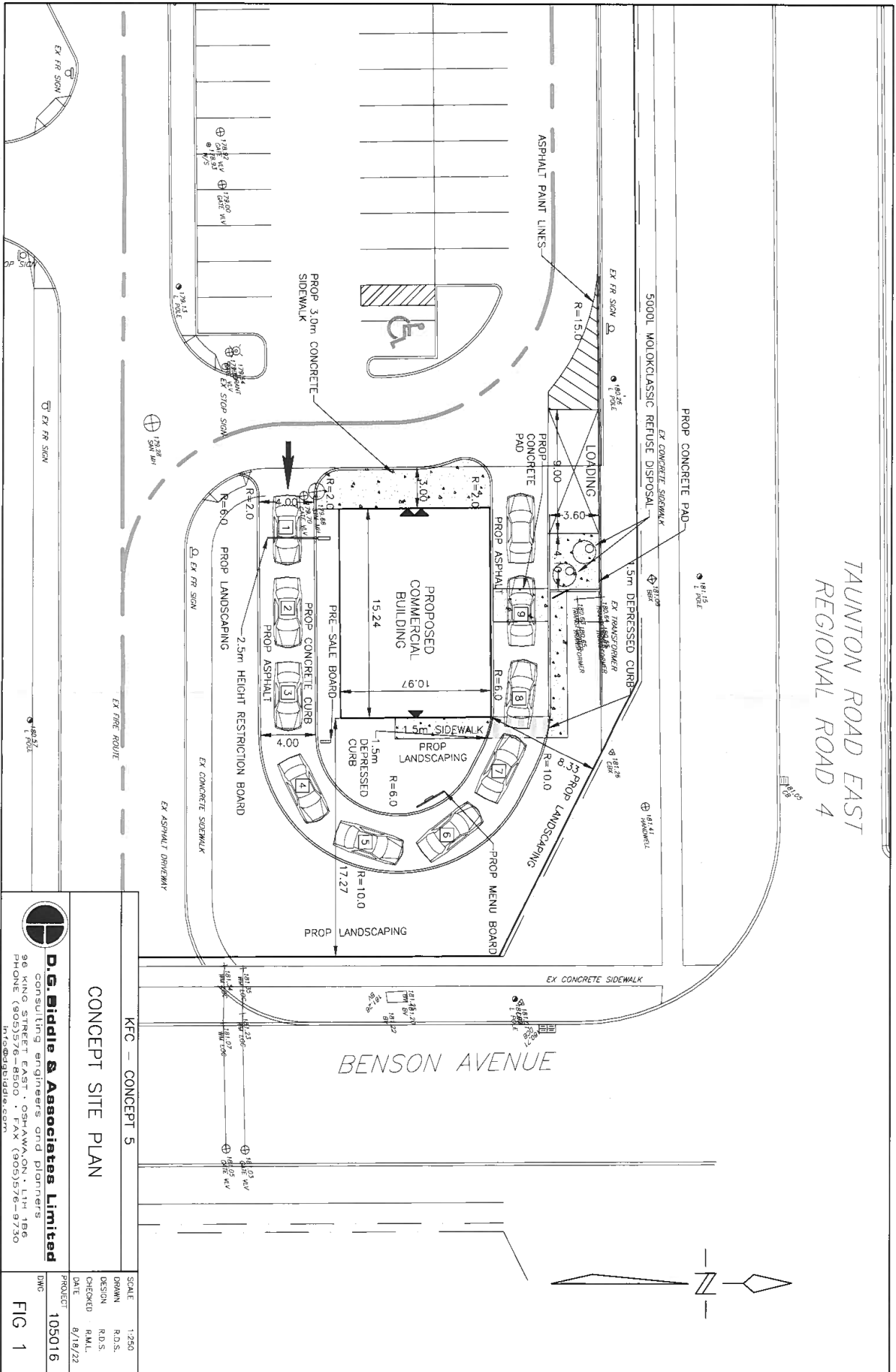
Address: 1351 Grandview Street North

City of Oshawa
Economic and Development Services



TAUNTON ROAD EAST
REGIONAL ROAD 4

BENSON AVENUE



KFC - CONCEPT 5
CONCEPT SITE PLAN



D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA, ON • L1H 1B6
PHONE (905) 576-8500 • FAX (905) 576-9730
info@dgbbiddle.com

SCALE	1:250
DRAWN	R.D.S.
DESIGN	R.D.S.
CHECKED	R.M.L.
DATE	8/18/22
PROJECT	105016
DWG	FIG 1



Committee of Adjustment

File: **A-2024-18**

Ward: **5**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-18**) submitted by **Weston Consulting on behalf of 2047193 Ontario Inc.** for **1313 Boundary Road** (PL M1121 PT LT 14,15 NOW RP 40R5596 PT 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 outdoor storage associated with an industrial building, whereas Zoning By-law 60-94 does not permit outdoor storage in a SI-B (Select Industrial) 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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

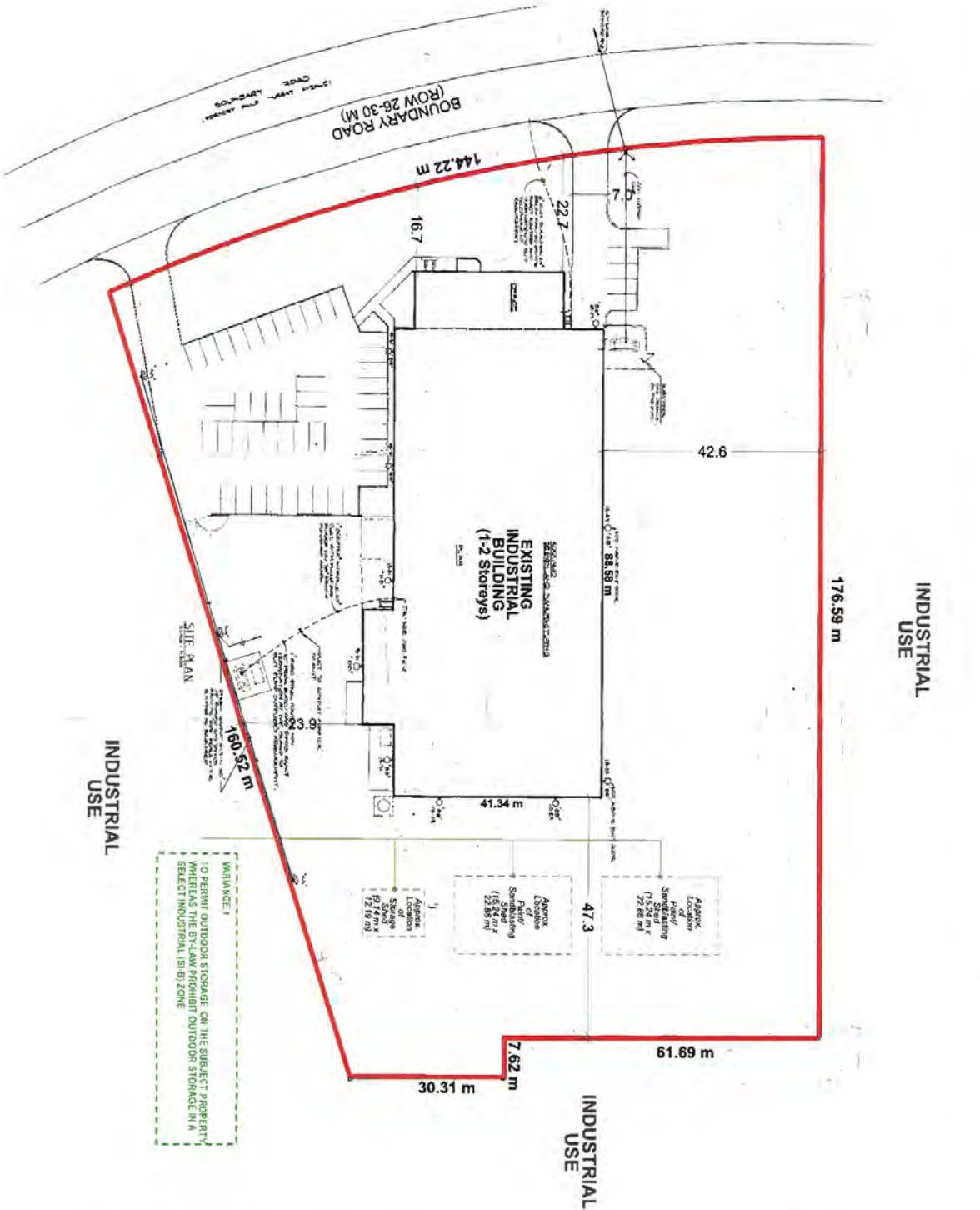
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 23, 2024.

Address: 1313 Boundary Road

City of Oshawa
Economic and Development Services



- LEGEND**
- Subject Property
 - Variance Requested

Notes:
 - Property Boundary mapped from available OpenData and subject to confirmation by survey.
 - City of Oshawa Planning Department E-1 provided by Staff A. Case# A2024-18-0001, dated July 19th, 2024.
 DRAWN / REVISED

03 JAN 2024 Final Draft

MINOR VARIANCE SKETCH
 1313 BOUNDARY ROAD
 CITY OF OSHTAWA
 REGIONAL MUNICIPALITY OF DURHAM

SCALE: 1:1000

File Number: 11797
 Date: 2024-01-25
 Project: 1313 Boundary Road
 CAD: [Name]

WESTON CONSULTING

VS



Committee of Adjustment

File: **A-2024-27**

Ward: **5**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-09**) submitted by **Chris Heickert** for **300 Bristol Crescent** (Part 2, Plan 40R-11959), 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 rear addition to an existing single detached dwelling resulting in a minimum rear yard depth of 6.6m whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R2 (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 March 4, 2024.

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 1, 2024 or any day thereafter.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 6, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

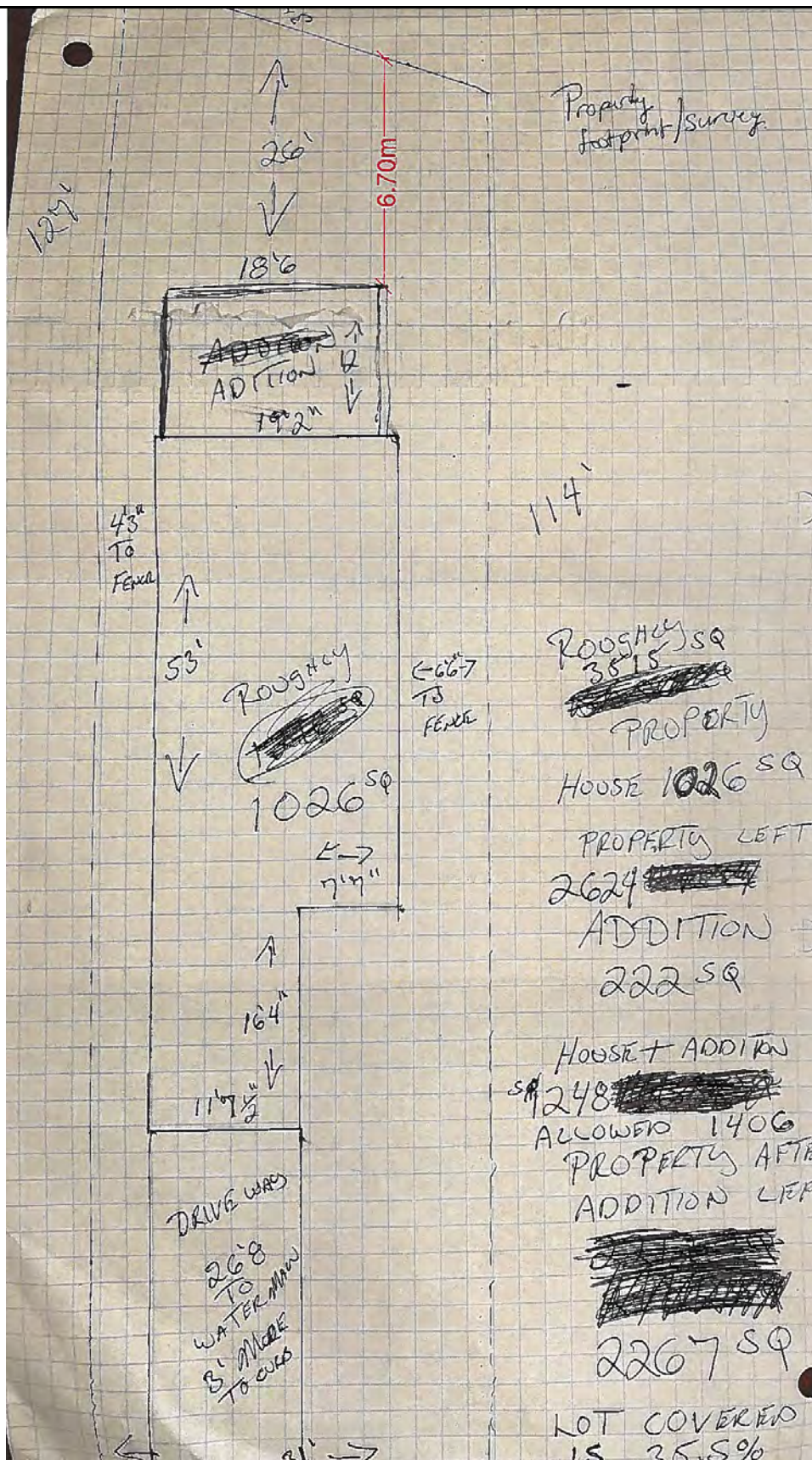
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 23, 2024.

Address: 300 Bristol Crescent



City of Oshawa
Economic and Development Services





Committee of Adjustment

File: **B-2024-01**

Ward: **5**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2024-01**) submitted by **Tanvir Rai on behalf of SM Investments** for **328 Centre Street South** (PL 47 PT LT 32 NOW RP 40R9956 PT 1, 2, 3), Oshawa for consent.

Purpose and Effect: Consent to add a vacant 110m² parcel to the south, for the purpose of creating a new residential lot, retaining a 302.5m² residential parcel containing a semi-detached dwelling.

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

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.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 4, 2024 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 5, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

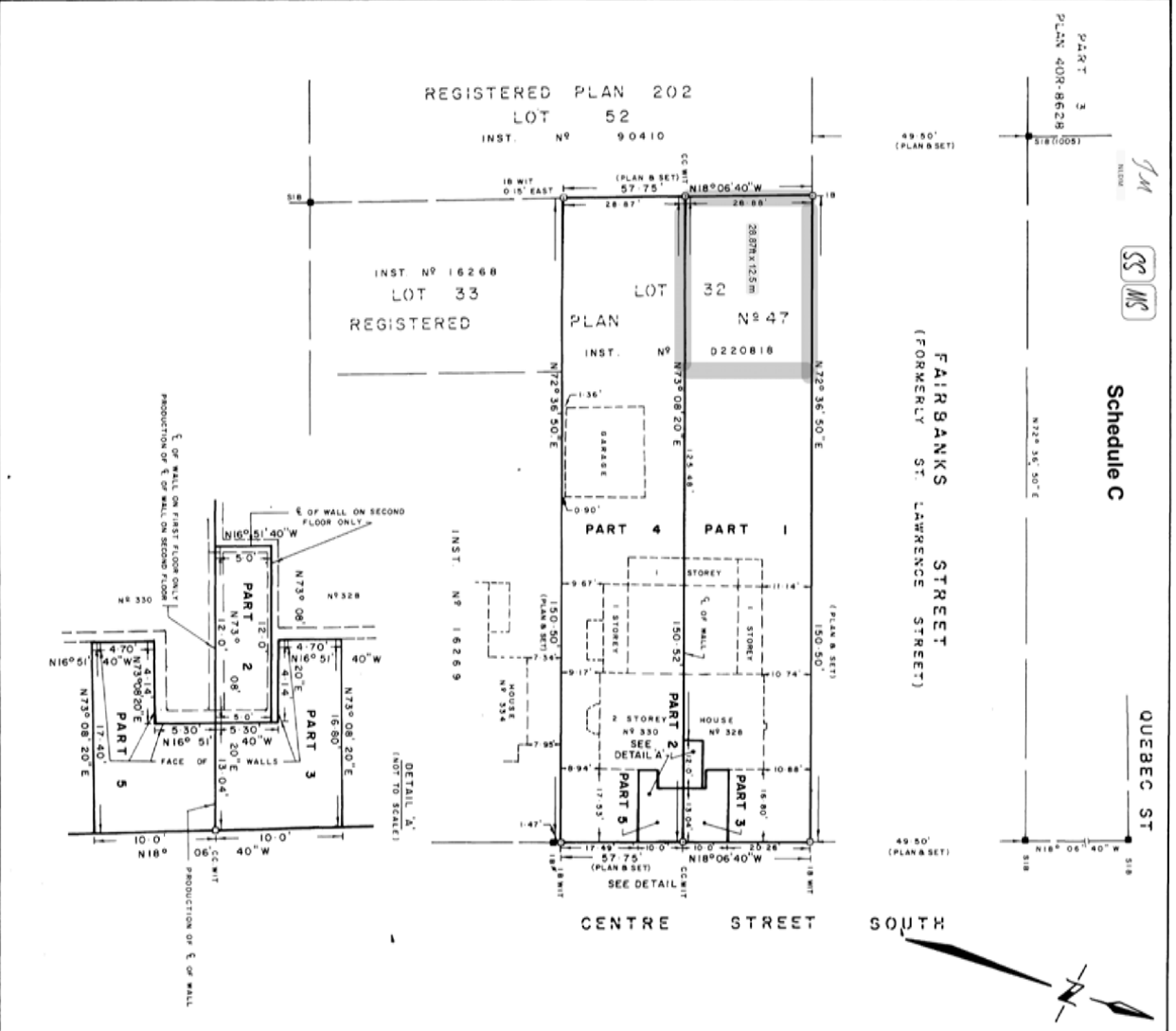
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 21, 2024.

Address: 328 Centre Street South

Economic and Development Services

City of Oshawa



Schedule C

FAIRBANKS STREET
(FORMERLY ST. LAWRENCE STREET)

QUEBEC ST

SOUTH

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 DATE: DECEMBER 11, 1986
 SIGNATURE: *H. Flum*
 NAME IN PRINT: H. FLUM

PLAN 40R-9956
 RECEIVED AND DEPOSITED
 DATE: DECEMBER 11, 1986
 SIGNATURE: *S. Pagan*
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF DURHAM, ONTARIO

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PART	LOCATION	INSTRUMENT NO
1, 2, 3, 4 and 5	LOT 32, REGISTERED PLAN NO 47	0220818
PARTS 3 and 5	SUBJECT TO EASEMENTS	

PLAN OF SURVEY OF
 LOT 32
 REGISTERED PLAN No 47
 CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1" = 20'
 H. FLUM O.L.S., 1986

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CONNECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 11th, DAY OF DECEMBER, 1986

DECEMBER 11, 1986
 DATE

H. Flum
 H. FLUM
 ONTARIO LAND SURVEYOR

NOTES:

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE N72°36' 50"E OF THE NORTH LIMIT OF FAIRBANKS STREET AS SHOWN ON PLAN 40R-8628

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- C.C. DENOTES CUT CROSS
- 1005 DENOTES DONEVAN & FLEISCHMANN O.L.S.
- PLAN DENOTES REGISTERED PLAN 47

H. FLUM LTD.
 LAND SURVEYOR
 47 PRINCE STREET
 OSHAWA, ONT. L1G 4C9
 PH. (416) 725-6881
 W.O. No. 11552

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **B-2024-02**) submitted by **Tanvir Rai on behalf of Rajinder Kaur and Prabhjot Singh Virk** for **330 Centre Street South** (Legal), Oshawa for consent.

Purpose and Effect: Consent to add a vacant 110m² parcel to the south for the purpose of a new residential lot, retaining a 290m² residential parcel with an existing semi-detached dwelling.

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 4, 2024 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 5, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 21, 2024.

Address: 330 Centre Street South



PLAN 40R-9956
RECEIVED AND DEPOSITED
DATE *December 17, 1986*

DATE *December 11, 1986*

SIGNATURE *S. Dayana*
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
DURHAM #140

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.

DECEMBER 11, 1986

DATE *Dec 11 1986*

SIGNATURE *H. Flim*

H. FLIM
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
DURHAM #140

Schedule-B

FAIRBANKS STREET
(FORMERLY ST. LAWRENCE STREET)

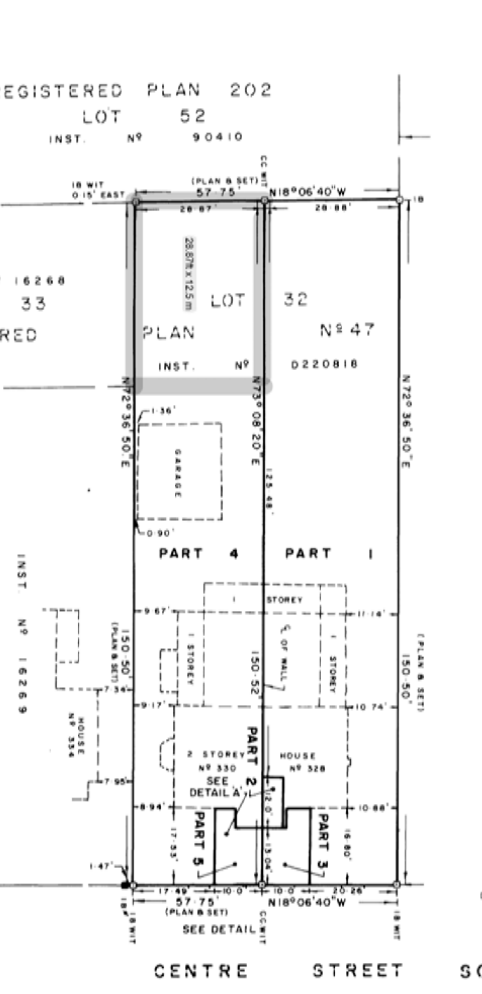
QUEBEC ST

49' 50" (PLAN & SET)

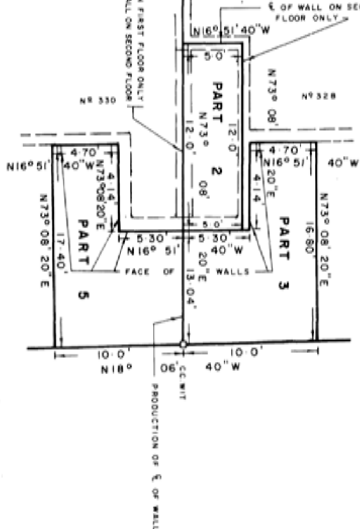
18' 00" (PLAN & SET)

18' 00" (PLAN & SET)

49' 50" (PLAN & SET)



DETAIL 'A'
(NOT TO SCALE)



CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PART	LOCATION	INSTRUMENT N ^o
1,2,3,4&5	LOT 32, REGISTERED PLAN N ^o 47	0220818
PARTS 3 and 5	SUBJECT TO EASEMENTS	

PLAN OF SURVEY OF
LOT 32
REGISTERED PLAN N^o 47
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1" = 20'
H. FLIM O.L.S., 1986

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF DECEMBER, 1986

DECEMBER 11, 1986
DATE

H. Flim
H. FLIM
ONTARIO LAND SURVEYOR

NOTES.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE N73°36'50"E OF THE NORTH LIMIT OF FAIRBANKS STREET AS SHOWN ON PLAN 40R-8628

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- S1B DENOTES STANDARD IRON BAR
- SS1B DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESSES
- C.C. DENOTES CUT CROSS
- 1005 DENOTES DONEVAN & FLEISCHMANN O.L.S.
- PLAN DENOTES REGISTERED PLAN 47

H. FLIM LTD.
ONTARIO LAND SURVEYOR
47 PRINCE STREET
OSHAWA, ONT. L1G 4C9
PH. (416) 725-8881
W.O. N^o 11652

REGISTERED PLAN 202
LOT 52
INST. N^o 90410

18' 00" (PLAN & SET)

INST. N^o 16268
LOT 33
REGISTERED

PLAN N^o 47
INST. N^o 0220818

PART 3
PART 4
PART 1

PART 2
PART 5

49' 50" (PLAN & SET)

18' 00" (PLAN & SET)

18' 00" (PLAN & SET)

49' 50" (PLAN & SET)



Committee of Adjustment

File: **B-2024-03**

Ward: **1**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-03**) submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa for consent.

Purpose and Effect: Consent to sever a 530.4m² residential parcel of land retaining a 1,591.8m² residential parcel of land

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 4, 2024 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 5, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 21, 2024.



Committee of Adjustment

File: **B-2024-04**

Ward: **1**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-04**) submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road N** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa for consent.

Purpose and Effect: Consent to sever a 530.5m² residential parcel of land retaining a 2,122.2m² residential parcel of land.

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 4, 2024 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 5, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 21, 2024.



Committee of Adjustment

File: **B-2024-05**

Ward: **1**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-05**) submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa for consent.

Purpose and Effect: Consent to sever a 530.4m² residential parcel of land retaining a 1,061.4m² residential parcel of land.

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 4, 2024 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 5, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

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

This Notice issued February 21, 2024.



Committee of Adjustment

File: **B-2024-06**

Ward: **1**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 6, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-06**) submitted by **QBS Architects Inc on behalf of 11373846 Canada Corp** for **899 Conlin Road East** (EAST WHITBY CON 4 PT LT 6 RP 40R31668 PTS 2 TO 6), Oshawa for consent.

Purpose and Effect: Consent to sever a 530.3m² residential parcel of land retaining a 531.1m² residential parcel of land.

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

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Meeting

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

Members of the public are invited to submit correspondence concerning this matter. Please address your comments to the City Contact shown below by 4:30 p.m. on March 6, 2024 in order for your correspondence to be provided to Committee members for the March 6, 2024 public meeting.

The City of Oshawa's Committee of Adjustment Calendar webpage (www.oshawa.ca/cofacalendar) show upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

City Contact: Deb Dutta, Oshawa City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7 or by telephone at 905-436-3311, extension 2376 or by email to committeeofadjustment@oshawa.ca.

How to submit written comments: Written comments to the Committee must be received no later than 4:30 pm on March 6, 2024. Submissions are accepted by email at committeeofadjustment@oshawa.ca or by mailing the Committee of Adjustment at the address shown above. Please include your name, your address and application number or address of the property you are providing comments on.

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

To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 4, 2024 or any day thereafter.

Decision and Appeal Rights: If a person or public body has the ability to appeal the decision of City of Oshawa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to City of Oshawa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 5, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

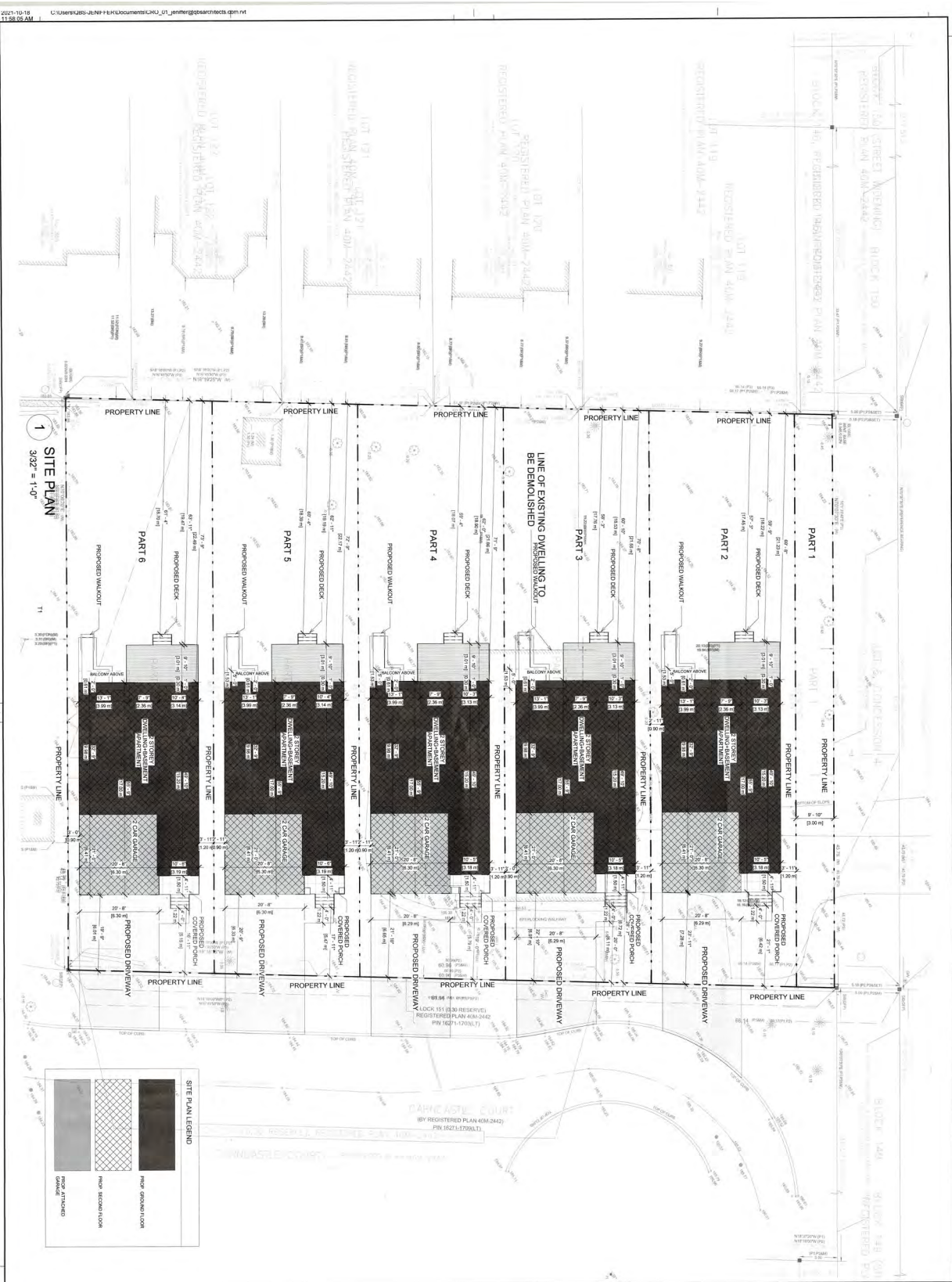
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued February 21, 2024.

B-2024-03
 B-2024-04
 B-2024-05
 B-2024-06

Address: 899 Conlin Road East

City of Oshawa
 Economic and Development Services
 OSHAWA



PROJECT
 899 CONLIN ROAD
 EAST

DATE PLAN
 2021-10-17

ISSUED FOR CITY
 2021-10-18

ISSUED FOR CLIENT REVIEW
 2021-10-18

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR CITY	2021-10-18
02	ISSUED FOR CLIENT REVIEW	2021-10-18

2021-10-18 11:58:05 AM

Drawings shall be issued considered in the
 published before proceeding. Only signed drawings are
 valid. This drawing is provided by copyright.
 ALL DIMENSIONS ARE SHOWN IN METRIC & METRIC

CONTRACTOR
 QBS
 4851 SHEPPARD AVENUE EAST
 UNIT 101
 SCARBOROUGH, ONTARIO M1S 1T6
 (416) 291-8888
 www.qbs.ca

CLIENT
 OSHAWA DEVELOPMENT SERVICES
 1000 EASTERN AVENUE
 OSHAWA, ONTARIO L1H 7R7
 (905) 477-2000
 www.oshawa.ca

DESIGNER
 J.B. ASH/D
 DATE: 02/28/21

CHECKED
 S.A.

SCALE
 AS SHOWN

PROJECT NO.
 210160

STAGE
 ZC

LOCATION
 OSHAWA

REGION
 01

DATE
 02/28/21

SCALE
 3/32" = 1'-0"

1 SITE PLAN