



Committee of Adjustment Meeting Agenda

**March 27, 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 27, 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-2024-19 & 20 | 143 Gibbons Street | Ward 4 |
| | Alec Sirizzotti on behalf of Marisa Sirizzotti | |
| | To permit a single detached dwelling on each of 2 proposed lot which may each include 2 accessory apartments with reduced frontage, side yard depth, parking space length, driveway width and parking aisle width | |
| A-2024-23 | 524 Simcoe Street South | Ward 5 |
| | Pauline Bell | |
| | To permit a medical office with a pharmacy within the existing mixed use building with reduced parking | |
| A-2024-24 | 1352 Chippewa Street | Ward 2 |
| | Avtech Designs on behalf of Ravi Ramcharran | |
| | To permit a single detached dwelling with reduced front yard depth | |

A-2024-28 241 Ascot Court Ward 3

Imran Hyat on behalf of Samuel Onuotu

To permit a single detached dwelling with reduced rear yard depth

A-2024-29 521 Aldershot Drive Ward 3

Nafiseh Zangiabadi on behalf of Diyaa Ash Rafee

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

A-2024-32 329 Bristol Crescent Ward 5

Ravinder Singh on behalf of Mohammad Abul Hasan and Nusrat Muhjabin

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

Consent Staff Reports

B-2024-07 540 Cromwell Avenue Ward 5

Weston Consulting on behalf of Grace Evangelical Lutheran Church

Consent to permit a temporary servicing easement from Seville Street in favour of the retained church lands

B-2024-10 1600 Thornton Road North Ward 2

Broccolini Thornton LP

Consent to create a parcel of vacant industrial land, retaining a parcel of industrial land

Combined Minor Variance and Consent Staff Reports

B-2024-08 223 Grenfell Street Ward 4

Batory Planning + Management on behalf of Daniele Raponi and Francesco Giordano

Consent to create a residential parcel of land, retaining a residential parcel of land, with the existing single detached dwelling to be demolished

A-2024-21 & 22 223 Grenfell Street Ward 4

Batory Planning + Management on behalf of Daniele Raponi and Francesco Giordano

To permit a single detached dwelling on each of 2 proposed lots which may each include 2 accessory apartments with reduced driveway width, parking aisle width and parking space length, and increased building height

B-2024-09 215 Thornton Road North Ward 4

D. G. Biddle & Associates on behalf of Holland Homes

Consent create a residential parcel of land, retaining a residential parcel of land, with the existing single detached dwelling to be demolished

A-2024-25 & 26 215 Thornton Road North Ward 4

D. G. Biddle & Associates on behalf of Holland Homes

To permit 2 single detached dwelling lots with reduced lot frontage

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 Applications for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-19** and **A-2024-20**) submitted by **Alec Sirizzotti on behalf of Marisa Sirizzotti** for **143 Gibbons Street** (PL 357 SHEET 13C1 BLK C AND PL 76 PT LT 8), 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 a single detached dwelling on each proposed lot which may each include 2 accessory units, with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for single detached dwellings in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage	10.0m	13.5m
Minimum Interior Side Yard Depth	1.1m	1.2m
Minimum Parking Space Length	5.4m	5.75m
Minimum Driveway Width	1.8m	3.75m
Minimum Parking Aisle Width	3.25m	6.5m

The subject site is also subject to an application for Removal of Part Lot Control (File PLC-2024-02).

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 25, 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 27, 2024 in order for your correspondence to be provided to Committee members for the March 27, 2024 public meeting.

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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 27, 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 22, 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 25, 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 March 15, 2024.

Notice of Hearing under the Planning Act Concerning Applications for Minor Variances

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-21** and **A-2024-22**) submitted by **Batory Planning + Management on behalf of Daniele Raponi and Francesco Giordano** for **223 Grenfell Street** (PL 178 LT 491,492 PT LT 493), 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 a single detached dwelling on each proposed lot which may each include 2 accessory apartments, with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for single detached dwellings in a R5-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Driveway Width	1.8m	2.75m
Maximum Height	10.35m	9.0m
Minimum Parking Aisle Width	3.25m	6.5m
Minimum Parking Space Length	5.4m	5.75m

The subject site is also subject to an application for Consent (File B-2024-08).

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This Notice issued March 15, 2024.

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-23**) submitted by **Pauline Bell** for **524 Simcoe Street South** (PL 335 SHEET 22 PT LT C27), 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 medical clinic with an ancillary pharmacy within the existing mixed use building with 0 additional parking spaces, whereas Zoning By-law 60-94 requires 8 parking spaces for 144.9 sq. m. of medical office space within a mixed use building in a PSC-A (Planned Strip Commercial) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 25, 2024.

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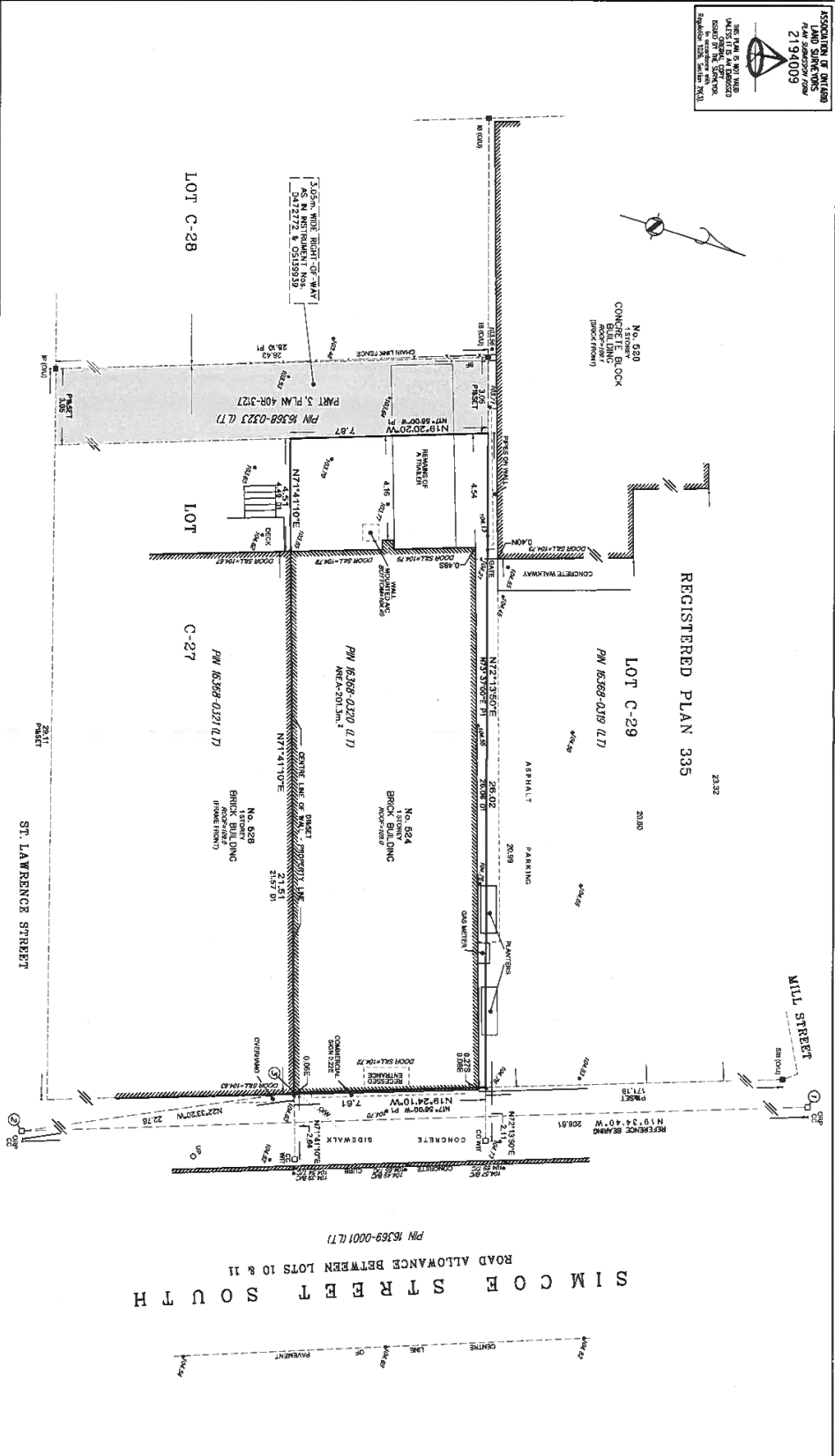
Address: 524 Simcoe Street

City of Oshawa
Economic and Development Services
OSHAWA

ASSOCIATION OF ONTARIO
LAND SURVEYORS
REGISTERED PROFESSIONAL
2194009



THIS PLAN IS NOT VALID
UNLESS IT IS APPROVED
AND REGISTERED BY THE SURVEYOR
GENERAL OF ONTARIO
REGISTERED PROFESSIONAL
2194009



SURVEYOR'S REAL PROPERTY REPORT
PART OF LOT C-27
REGISTERED PLAN 335
CITY OF OSHAWA
 MUNICIPALITY OF OSHAWA
 SCALE 1:100
 ASKAN PILLER CORPORATION LTD.

PART 21 PREPARED FOR PAULINE BELL
 PLANNING CONSULTING LTD.
 200 SPADINA AVE. 1ST FL.
 TORONTO, ONT. M5S 2E6
 PREPARED FOR:
 PAULINE BELL
 111 HURON ST. UNIT 103
 TORONTO, ONT. M5S 2R4
 DATE: 01/23/2024
 DRAWING NO.: 2024-01-001
 PROJECT NO.: 2024-01-001
 CLIENT: ASKON PILLER CORPORATION LTD.

LEGEND:

OB	OBVIOUS	OBVIOUS POINT
DC	DEMONSTRATED	DEMONSTRATED POINT
DD	DEMONSTRATED	DEMONSTRATED POINT
DB	DEMONSTRATED	DEMONSTRATED POINT
DT	DEMONSTRATED	DEMONSTRATED POINT
DM	DEMONSTRATED	DEMONSTRATED POINT
DN	DEMONSTRATED	DEMONSTRATED POINT
DR	DEMONSTRATED	DEMONSTRATED POINT
DS	DEMONSTRATED	DEMONSTRATED POINT
DT	DEMONSTRATED	DEMONSTRATED POINT
DR	DEMONSTRATED	DEMONSTRATED POINT
DS	DEMONSTRATED	DEMONSTRATED POINT
DT	DEMONSTRATED	DEMONSTRATED POINT

BEARING NOTE:
 BEARINGS DERIVED FROM GROUND OBSERVATIONS
 USING A REAL TIME KINETIC SERVICE ON MONUMENTS 2 & 1.
 SHOWN HEREON HAVE A BEARING OF ± 0.01 SECOND OF AN
 ARC. ALL BEARINGS ARE TRUE TO THE MIDDLE OF THE
 YEAR 2024.01.01.

NOTES:
 COORDINATES ARE TO UTM ZONE 18N, EPOCH 1984.0
 DATUM: NAD83, ELEVATION: MEAN SEA LEVEL (MSL).
 DISTANCES ARE GROUND AND CAN BE
 CONSIDERED TO BE AS SHOWN ON THIS PLAN.
 POINT ID | NORTHING | EASTING | ELEVATION
 1 | 488150.02 | 821210.55 | 821.00
 2 | 488150.44 | 821211.56 | 821.00
 3 | 488150.44 | 821211.56 | 821.00

SURVEYOR'S CERTIFICATE:
 I, THE SURVEYOR, AND MY ASSISTANTS AND FIELDWORKERS,
 HAVE CONDUCTED THE SURVEY AND THE PREPARATION OF THIS
 PLAN AND THE RECORDING THEREOF IN ACCORDANCE WITH THE
 SURVEY ACT AND THE REGULATIONS THEREUNDER. I HEREBY
 CERTIFY THAT THIS SURVEY WAS COMPLETED ON THE 23rd DAY OF
 JANUARY, 2024.

ASKAN PILLER CORPORATION LTD.
 REG. NO. 2194009
 DATE: 01/23/2024

METRIC:
 DISTANCES SHOWN ON THIS PLAN ARE IN
 METERS AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048.

ASKAN PILLER CORPORATION LTD.
 SURVEYOR
 REG. NO. 2194009
 DATE: 01/23/2024



Committee of Adjustment

File: **A-2024-24**

Ward: **2**

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-24**) submitted by **Avtech Designs on behalf of Ravi Ramcharran** for **1352 Chippewa Street** (PL 569 LT 2), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a minimum front yard depth of 2.3m, whereas Zoning By-law 60-94 as varied previously by the Committee of Adjustment requires a minimum front yard depth of 4.4m for a single detached dwelling in a R1-C (Residential) Zone.

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

Meeting

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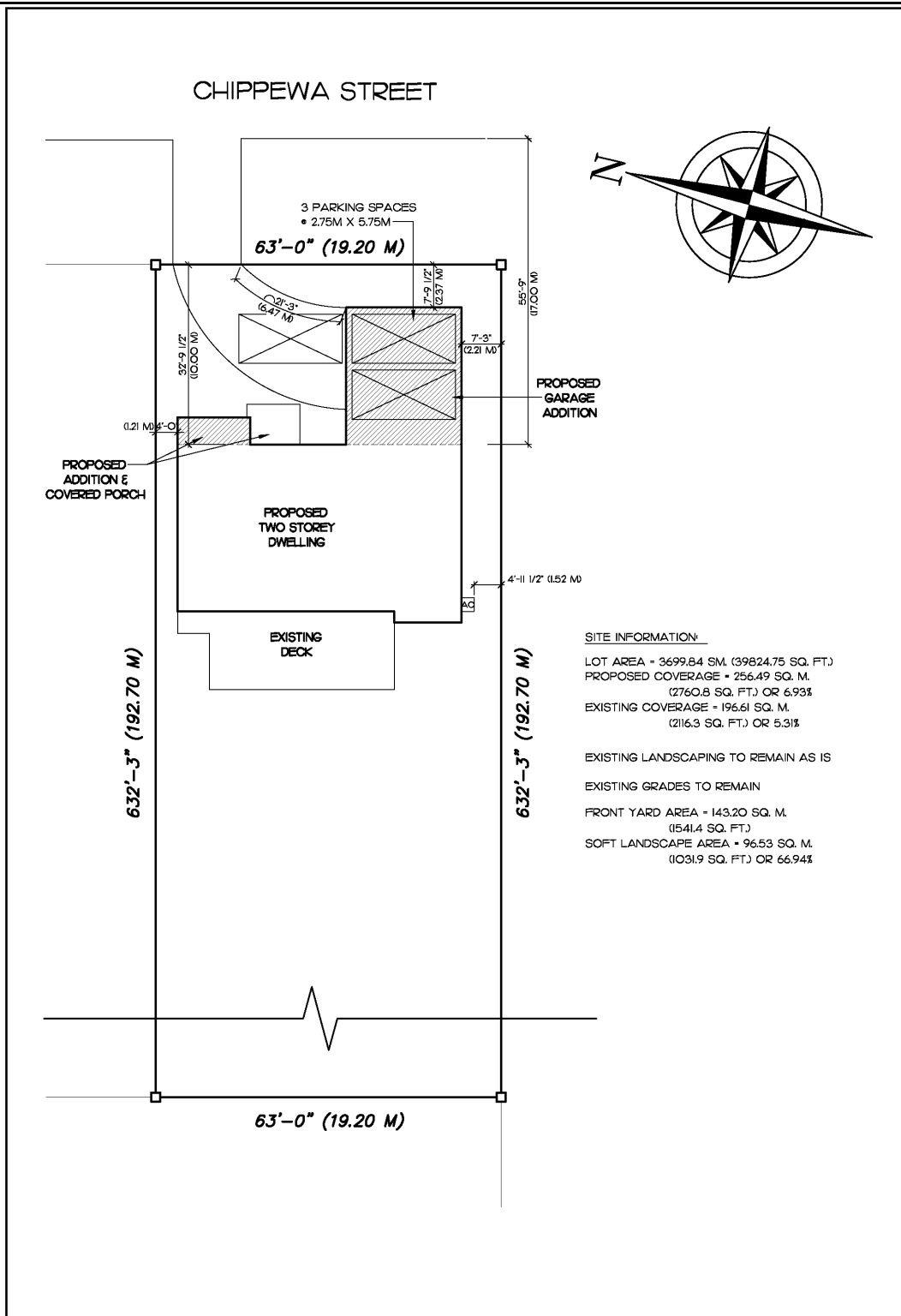
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued March 15, 2024.

Address: 1352 Chippewa Street



City of Oshawa
Economic and Development Services



SITE INFORMATION:

LOT AREA = 3699.84 SM. (39824.75 SQ. FT.)
 PROPOSED COVERAGE = 256.49 SQ. M.
 (2760.8 SQ. FT.) OR 6.93%
 EXISTING COVERAGE = 196.61 SQ. M.
 (2116.3 SQ. FT.) OR 5.31%
 EXISTING LANDSCAPING TO REMAIN AS IS
 EXISTING GRADES TO REMAIN
 FRONT YARD AREA = 143.20 SQ. M.
 (1541.4 SQ. FT.)
 SOFT LANDSCAPE AREA = 96.53 SQ. M.
 (1031.9 SQ. FT.) OR 66.94%

Client RAMCHARRAN RES. Project SECOND FLOOR ADDITION 1352 CHIPPEWA STREET OSHAWA, ONTARIO	Sheet Title <p style="text-align: center;">SITE PLAN</p>	THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE. QUALIFICATION INFORMATION (SEEKING JUDICIAL NOTICE UNDER SECTION 217.15.1 OF THE BUILDING CODE) PETER BARTON 23668 BON	1885 Clements Rd., Unit 201 Pickering, Ontario. L1W 3V4 Phone: (905) 426-3956 Fax: (905) 426-4853 E-mail: peter@avtechdesigns.com 	Project No. 23-050
	Scale 1 : 200			Drawn by DS
	Date MAY '23	Checked by PB	REGISTRATION INFORMATION (SEEKING JUDICIAL NOTICE UNDER SECTION 217.15.1 OF THE BUILDING CODE) AVTECH DESIGNS FIRM NAME 30491 BON	

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-25** and **A-2024-26**) submitted by **D. G. Biddle and Associates on behalf of Holland Homes** for **215 Thornton Road North** (PL 370 SHEET 16C PT LT 15 RP 40R31216 PT 17), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the applications is to permit a single detached dwelling on each proposed lot with a minimum lot frontage of 12.2m, whereas Zoning By-law 60-94 requires a minimum lot frontage of 13.5m for a single detached dwelling in a R1-C (Residential) Zone.

The subject site also subject to an application for Consent (File: B-2024-09).

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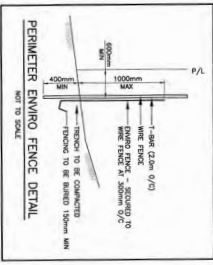
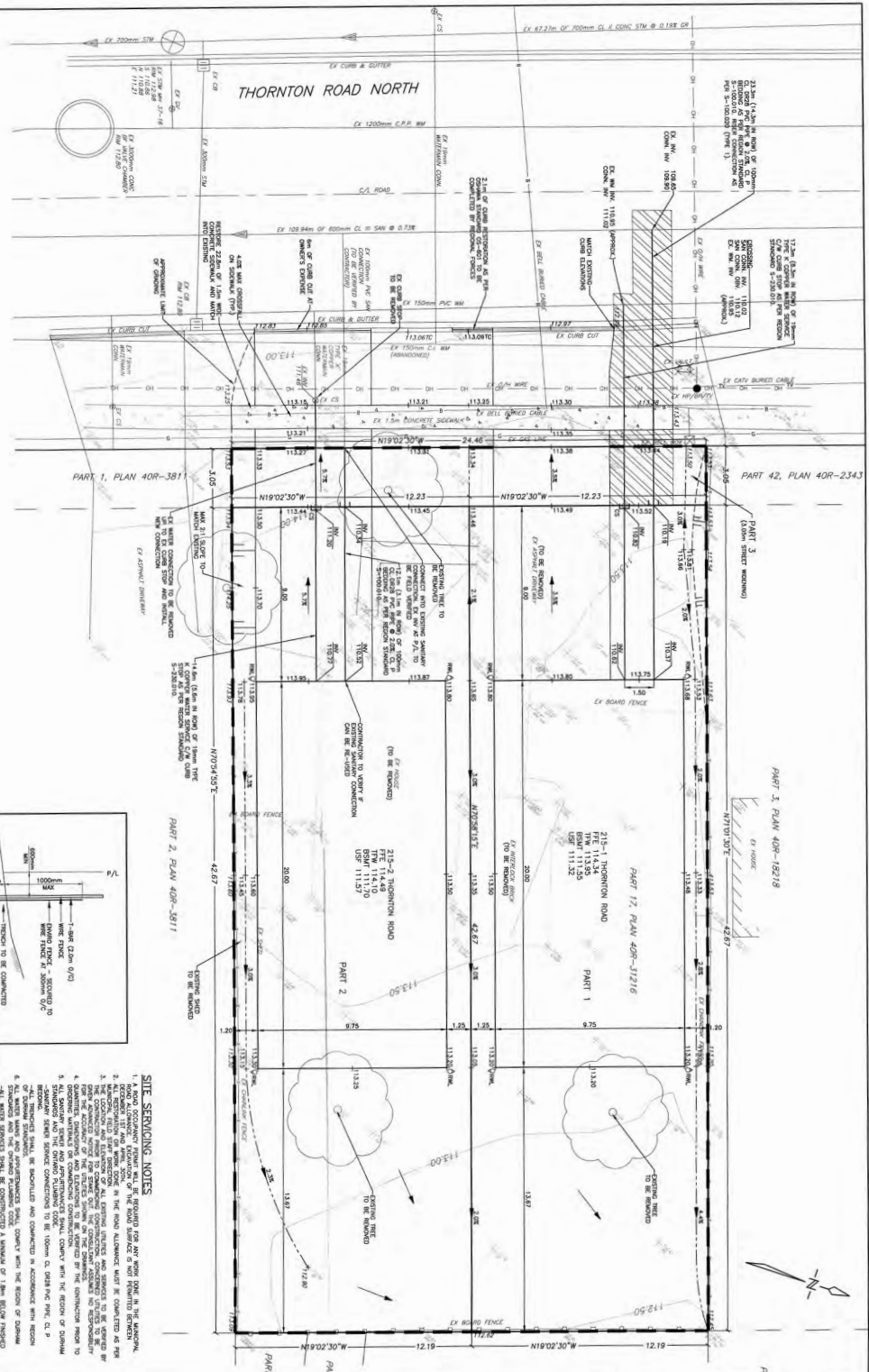
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Address: 215 Thornton Road North

City of Oshawa
Economic and Development Services
OSHAWA



CONSULTANT'S DECLARATION
I, the undersigned, being duly qualified, certify that I am a duly Licensed Professional Engineer in the Province of Ontario and that I am duly qualified to prepare and certify this plan and that I am duly qualified to certify this plan and that I am duly qualified to certify this plan.

- SITE SERVICING NOTES**
1. A 100% CONCEPTUAL SITE PLAN SHALL BE PROVIDED FOR ALL AREAS WITHIN THE PROPERTY.
 2. THE CONCEPTUAL SITE PLAN SHALL BE PROVIDED FOR ALL AREAS WITHIN THE PROPERTY.
 3. THE CONCEPTUAL SITE PLAN SHALL BE PROVIDED FOR ALL AREAS WITHIN THE PROPERTY.
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 9. THE CONCEPTUAL SITE PLAN SHALL BE PROVIDED FOR ALL AREAS WITHIN THE PROPERTY.
 10. THE CONCEPTUAL SITE PLAN SHALL BE PROVIDED FOR ALL AREAS WITHIN THE PROPERTY.

LEGEND

- ORIGINAL GROUND CONTOUR
- ORIGINAL SURVEY ELEVATION
- PROPOSED ELEVATION
- DIRECTION OF DRAINAGE
- PERIMETER ENVIRO FENCE
- APPROX. AREA OF RESTORATION
- RAINWATER LEADERS

KEY PLAN

BENCH MARK

SITE CONVEYED BY THIS OFFICE IN OCT 2023.
DATE OF SURVEY: 11/11/2023
ELEVATION: 113.50
ELEVATION: 113.50
ELEVATION: 113.50

SITE GRADING NOTES

1. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
2. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
3. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
4. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
5. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
6. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
7. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
8. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
9. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.
10. ALL SLOPES SHALL BE TO THE MAXIMUM PERMITTED BY THE CITY OF OSHAWA.

CONCEPTUAL SERVICING & GRADING PLAN

215 THORNTON ROAD NORTH - HOLLAND HOMES

NO.	DATE	REVISION

D.G. BIDDLE & ASSOCIATES

123131

S-1

SCALE: 1:100

DATE: FEBRUARY 2024

DESIGNER: M.A.K.

CHECKED BY: D.S.K.

PROJECT NO.: 123131

DATE: FEBRUARY 2024

PROJECT NO.: 123131

DATE: FEBRUARY 2024



Committee of Adjustment

File: **A-2024-28**

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 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-28**) submitted by **Imran Hyat on behalf of Samuel Onuotu** for **241 Ascot Court** (PL M92 LT 40), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling with a minimum rear yard depth of 6.49m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-C (Residential) Zone.

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 25, 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 27, 2024 in order for your correspondence to be provided to Committee members for the March 27, 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 27, 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.

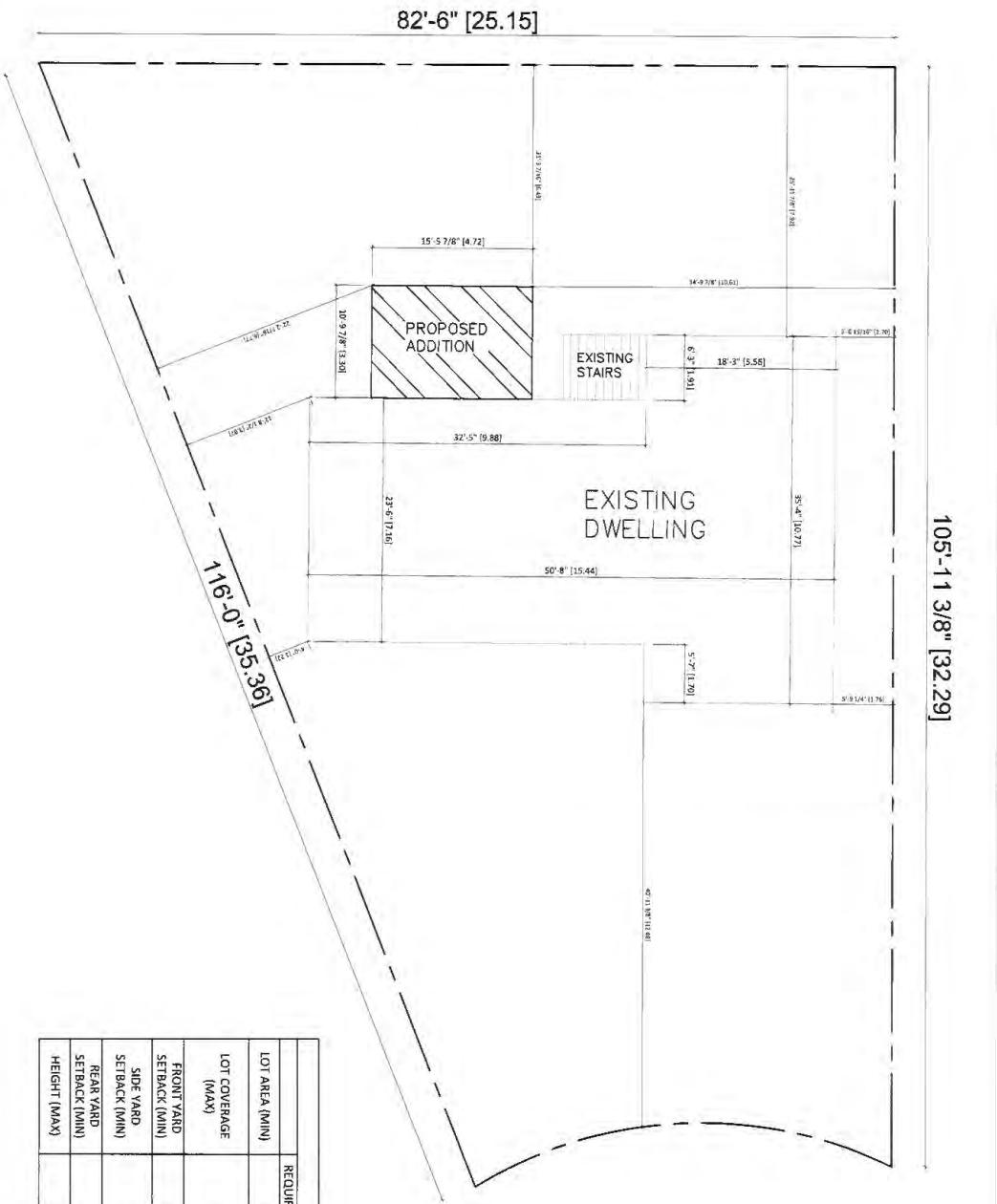
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on March 22, 2024 or any day thereafter.

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 25, 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 March 15, 2024.

Address: 241 Ascot Court



SITE STATISTICS RS	
REQUIRED / PERMITTED	PROVIDED
LOT AREA (MIN)	405 SM
LOT COVERAG (MAX)	40%
FRONT YARD SETBACK (MIN)	9.0 M
SIDE YARD SETBACK (MIN)	1.2 M
REAR YARD SETBACK (MIN)	7.5 M
HEIGHT (MAX)	9.0 M
	3 M +/- (GRADE TO RIDGE)
	6.49 M
	10.61 M, 6.77 M
	22.30 M
	130.68 Sq. M = 21.8%
	167.64 Sq. Ft. / 153.57 Sq. M = 2.6%
	PROPOSED ADDITION = 106.63 Sq. Ft. / 100.88 Sq. M = 21.8%
	PROPOSED COVERAG = 24.4%

Site Plan



Customer Approval:

Date:

Internal Approval:

Date:

Project Name
Sam & Chinwe Onuotu
241 Ascot Court, Oshawa

Scale
3/32" = 1'-0"

Date
01/19/2024

Revision #
3

Revision Date
02/16/2024

Sheet No.
SP-1



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-29**) submitted by **Nafiseh Zangiabadi on behalf of Diyaa Ash Rafee** for **521 Aldershot Drive** (PL 40M1935 LT 21), Oshawa for a minor variance from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(2) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	42%	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 25, 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 27, 2024 in order for your correspondence to be provided to Committee members for the March 27, 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 27, 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.

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This Notice issued March 15, 2024.



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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on March 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-32**) submitted by **Ravinder Singh on behalf of Mohammad Abul Hasan and Nusrat Muhjabin** for **329 Bristol Crescent** (PL M1182 PT LT 12 NOW RP 40R11701 PT 24 AND RP 40R11838 PT 2), Oshawa for minor variances from the City’s Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R2 (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in Front Yard	45%	50%
Minimum Parking Space Width	2.6m	2.75m
Minimum Parking Space Length	5.4m	5.75m
Partial Tandem Parking	To Permit	Not Permitted

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on March 25, 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 27, 2024 in order for your correspondence to be provided to Committee members for the March 27, 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 27, 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.

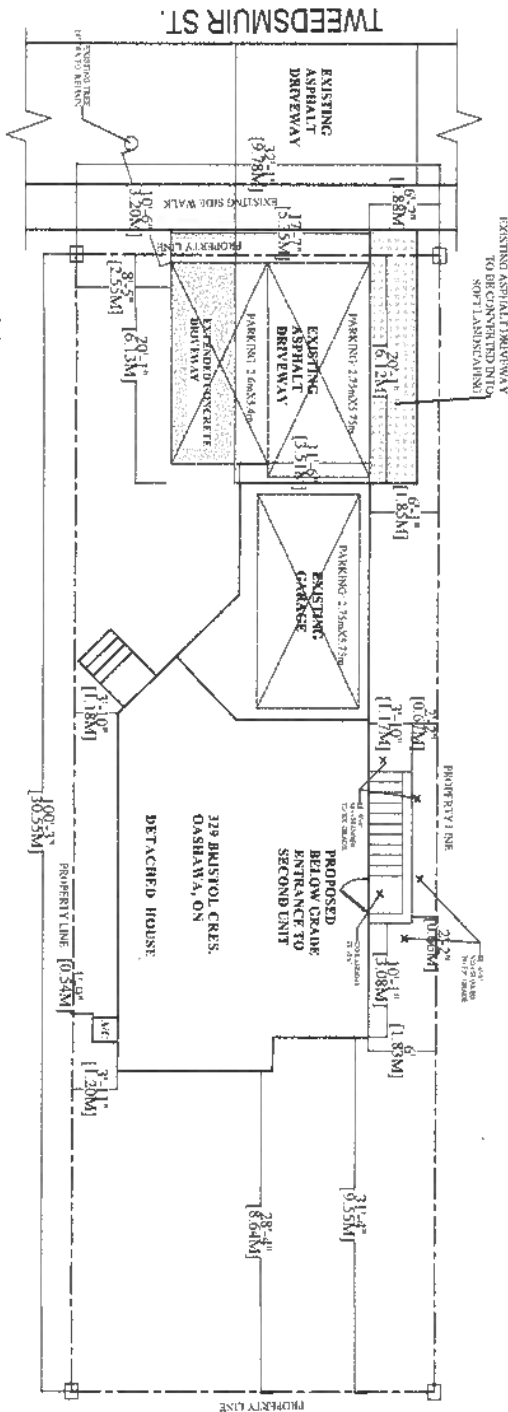
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued March 15, 2024.

Address: 329 Bristol Crescent



DRIVEWAY WIDTH: 5.50 m
TOTAL LOT FRONTAGE: 9.78 m
SOFT LANDSCAPING SPACE: 4.28 m

EXISTING MAIN FLOOR AREA: 52.93 m²
EXISTING SECOND FLOOR AREA: 68.10 m²
PROPOSED BASEMENT APARTMENT AREA: 35.83 m²
PARKING SPACES REQUIRED: 2 SPACES
PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
2 SPACES ON DRIVEWAY

NOTE: ALL PROPERTY LINE GRADES WILL BE MAINTAINED AND NO ALTERATION TO THE EXISTING GRADING PRACTICES WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES

NO GRADING ALTERATIONS ARE PERMITTED WITHIN 0.6m OF THE PROPERTY LINE OR WITHIN THE REAR SWALE

<p>Project Address: 329 BRISTOL CRESC. OSHAWA, ONTARIO</p>	
<p>Project Title: BASEMENT SECOND UNIT AND BELOW GRADE ENTRANCE</p>	
<p>Client: AEM DESIGNS 2880 DREW RD SUITE 225 MISSISSAUGA ON L4T 0A7 ravid@aemdesigns.ca www.aemdesigns.ca</p>	
<p>Scale: 3/32" = 1'</p>	
<p>Date: SEP 30, 2023</p>	
<p>Drawn by: R.S.</p>	
<p>Revision: 0</p>	
<p>Project No: 23075</p>	
<p>Sheet No: A1.0</p>	



Committee of Adjustment

File: **B-2024-07**

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 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-07**) submitted by **Weston Consulting on behalf of Grace Evangelical Lutheran Church** for **540 Cromwell Avenue** (CON 1 PT LT 13; Parts 1, 2 and 3, Plan 40R-32360), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit a 409.64 sq. m. temporary servicing easement (Part 3, Plan 40R-32360) over a portion of the severance lands proposed in Land Division Application LD-2022-136 (Parts 2 and 3, Plan 40R-32360) in favour of the retained lands of Land Division Application LD-LD-2022-136 (Part 1, Plan 40R-32360), retaining a 6,908.78 sq. m. institutional parcel of land with an existing church.

The lands subject to this application is also subject to a Land Division application (File: LD-2022-136).

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 25, 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 27, 2024 in order for your correspondence to be provided to Committee members for the March 27, 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 27, 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 22, 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.

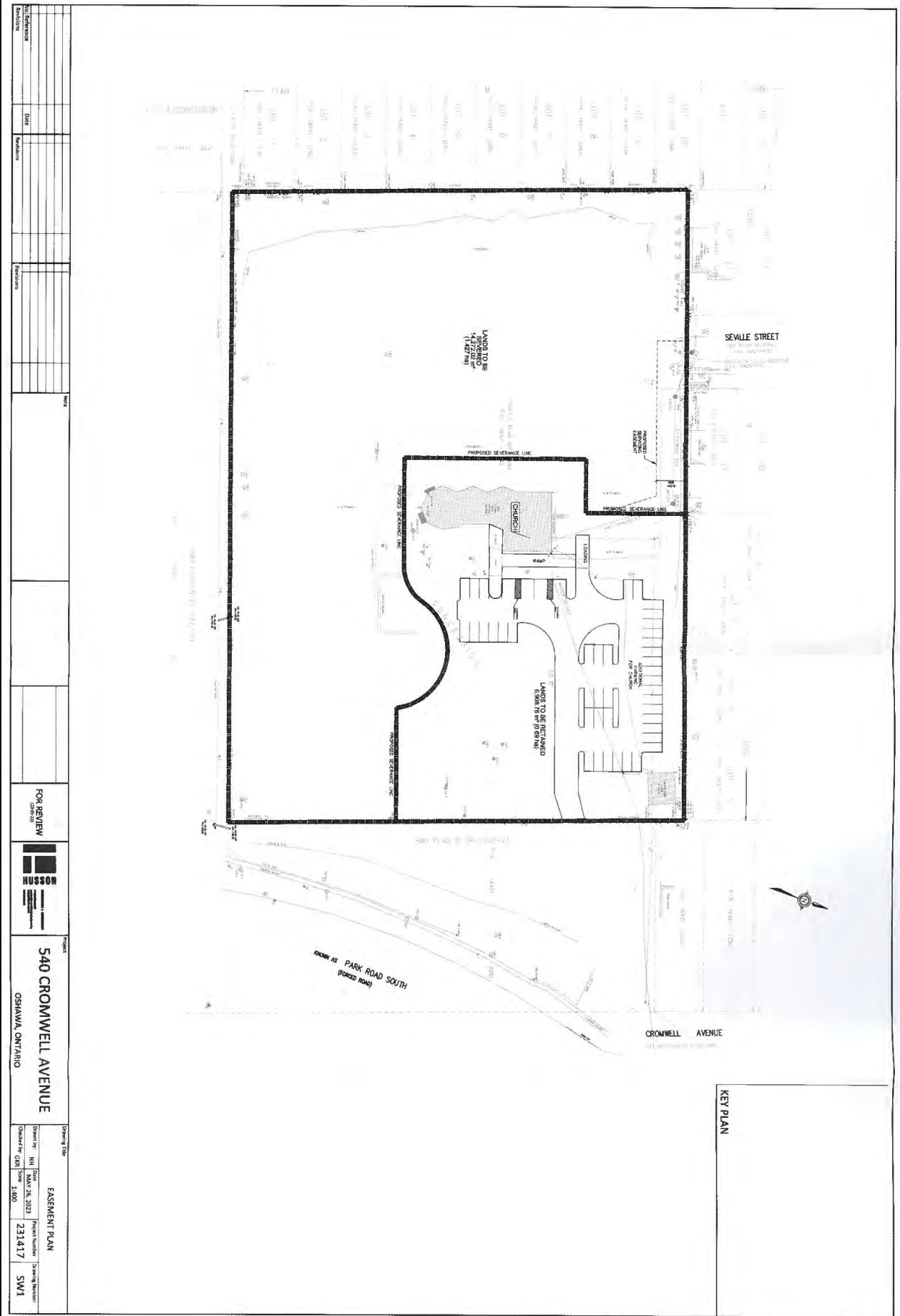
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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 25, 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 March 13, 2024.

Address: 540 Cromwell Avenue



KEY PLAN

NO	Description	Date	Revision	Author	Checked	Scale	Project Number	Drawing Number

FOR REVIEW

540 CROMWELL AVENUE
 OSHTAWA, ONTARIO

EASEMENT PLAN
 Drawn by: NHI
 Date: 16, 2023
 Checked by: GAN
 Scale: 1:800
 Project Number: 231417
 Drawing Number: SW1

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 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-08**) submitted by **Batory Planning + Management on behalf of Daniele Raponi and Francesco Giordano** for **223 Grenfell Street** (PL 178 LT 491, 492, PT LT 493), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit the severance of a 377.19m² residential parcel of land for the purposes of creating a new residential lot, retaining a 377.19 m² residential parcel of land, with the existing single detached dwelling to be demolished.

The subject site is also subject to applications for Minor Variance (File A-2024-21 and A-2024-22).

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 25, 2024.

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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 27, 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.

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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.

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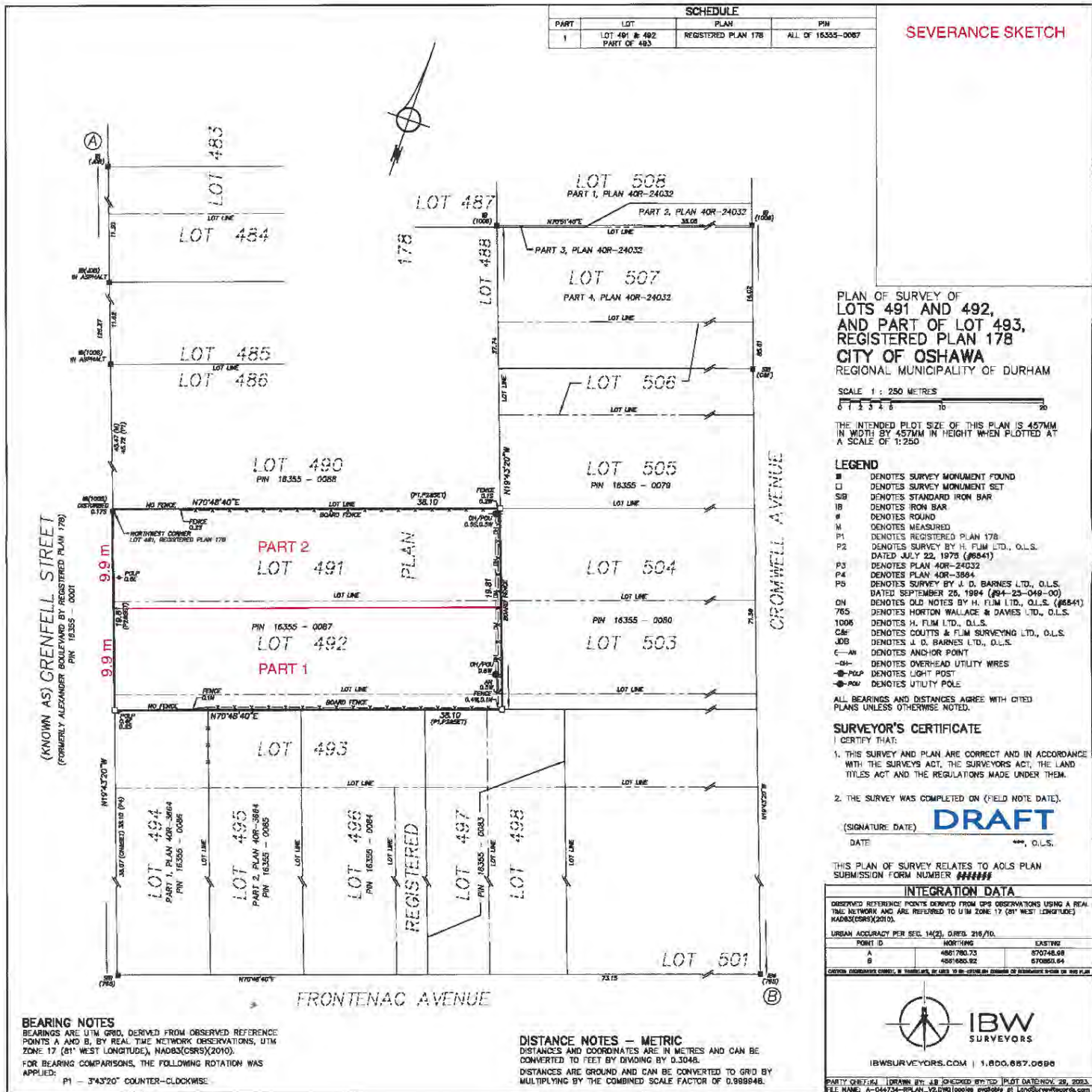
This Notice issued March 13, 2024.

Address: 223 Grenfell Street



SCHEDULE			
PART	LOT	PLAN	PIN
1	LOT 491 & 492 PART OF 493	REGISTERED PLAN 178	ALL OF 16355-0087

SEVERANCE SKETCH



PLAN OF SURVEY OF
LOTS 491 AND 492,
AND PART OF LOT 493,
REGISTERED PLAN 178
CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250 METRES
0 1 2 3 4 5 6 7 8 9 10 20

THE INTENDED PLOT SIZE OF THIS PLAN IS 457MM
IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:250

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - ▣ DENOTES STANDARD IRON BAR
 - SIB DENOTES IRON BAR
 - # DENOTES ROUND
 - M DENOTES MEASURED
 - P1 DENOTES REGISTERED PLAN 178
 - P2 DENOTES SURVEY BY H. FLUM LTD., O.L.S. DATED JULY 22, 1978 (#6841)
 - P3 DENOTES PLAN 40R-24032
 - P4 DENOTES PLAN 40R-3864
 - P5 DENOTES SURVEY BY J. D. BARNES LTD., O.L.S. DATED SEPTEMBER 26, 1984 (#24-23-049-00)
 - DN DENOTES OLD NOTES BY H. FLUM LTD., O.L.S. (#6841)
 - 755 DENOTES HORTON WALLACE & DAVIES LTD., O.L.S.
 - 100S DENOTES H. FLUM LTD., O.L.S.
 - C&F DENOTES COUTTS & FLUM SURVEYING LTD., O.L.S.
 - JDB DENOTES J. D. BARNES LTD., O.L.S.
 - AN DENOTES ANCHOR POINT
 - OH— DENOTES OVERHEAD UTILITY WIRES
 - LP— DENOTES LIGHT POST
 - UP— DENOTES UTILITY POLE
- ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON (FIELD NOTE DATE).

(SIGNATURE DATE) **DRAFT**
DATE ***, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #44444

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).

POINT ID	NORTHING	EASTING
A	4861780.73	870748.68
B	4861680.62	870860.64

URBAN ACCURACY PER SEC. 14(2), QRETS, 216/10.

IBW SURVEYORS

IBWSURVEYORS.COM | 1.800.687.0696

PARTY SHEET #1 | DRAWN BY: JB | CHECKED BY: TET | PLOT DATE: NOV 29, 2023
FILE NAME: B-2024-08-23-17-2101 (total sheets: 2) | Location: Oshawa, ON

BEARING NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).
FOR BEARING COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED:
P1 - 3°43'20" COUNTER-CLOCKWISE.

DISTANCE NOTES - METRIC
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999948.

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 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-09**) submitted by **D. G. Biddle & Associates on behalf of Holland Homes for 215 Thornton Road North** (PL 370 SHEET 16C PT LT 15, RP 40R31216 PT 17), Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit the severance of a 521 sq. m. residential parcel of land for the purposes of creating a new residential lot, retaining a 521 sq. m. residential parcel of land, with the existing single detached dwelling to be demolished.

The subject site is also subject to applications for Minor Variance (File A-2024-25 and A-2024-26).

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

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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 25, 2024.

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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.

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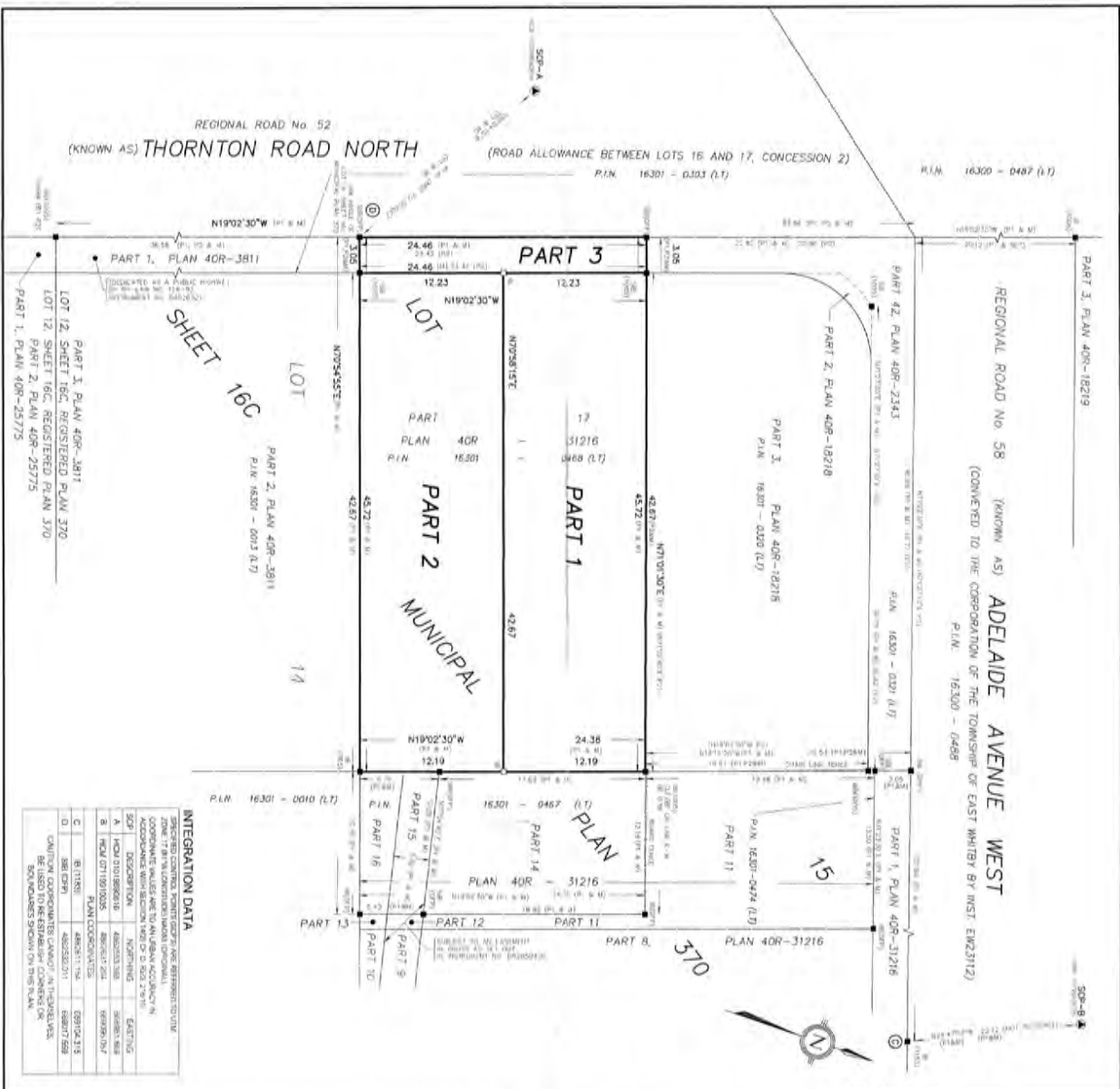
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Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public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

This Notice issued March 13, 2024.

Address: 215 Thornton Road North

City of Oshawa
Economic and Development Services



REGIONAL ROAD No. 58 (KNOWN AS) **ADELAIDE AVENUE WEST**
(CONVEYED TO THE CORPORATION OF THE TOWNSHIP OF EAST WHITBY BY INST. E212112)
PLAN 16300 - 0468

INTEGRATION DATA

ZONE	PLAN	DESCRIPTION	DATE	STATUS
A	16300-0468	ADJACENT	2024	REGISTERED
B	16300-0468	ADJACENT	2024	REGISTERED
C	16300-0468	ADJACENT	2024	REGISTERED
D	16300-0468	ADJACENT	2024	REGISTERED

PLAN 40R-

REQUIRE THIS PLAN TO BE RECORDED UNDER THE LAND TITLES ACT

DATE _____

RECORDED AND DEPOSITED

DATE _____

SCHEDULE

PART	LOT	PLAN	P.L.N.	AREA (m ²)
1	PART 1	PLAN 40R-3126	16300-0468 (1.1)	521.0
2	PART 2	PLAN 40R-3127	16300-0468 (1.2)	521.0
3	PART 3	PLAN 40R-3128	16300-0468 (1.3)	74.6

RESPONSIBLE FOR LAND RECORDS FOR THE LAND TITLES DIVISION OF DURHAM (BY 10)

PLAN OF SURVEY OF
PART OF LOT 15,
SHEET 16(C)
MUNICIPAL PLAN 370
CITY OF OSHTAWA
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:200

BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE NUMERICAL AND COMPLY WITH THE REQUIREMENTS OF THE SURVEY ACT AND THE SURVEY REGULATIONS.

NOTES

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.

2. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE SHOWN ON THIS PLAN.

3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.

4. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE SHOWN ON THIS PLAN.

5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.

6. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE SHOWN ON THIS PLAN.

7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.

8. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE SHOWN ON THIS PLAN.

9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.

10. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON THE DATE SHOWN ON THIS PLAN.

THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS

8008 WELLS STREET, UNIT 7, PHONE: 905-781-1520, FAX: 905-781-6523
100 WILSON AVENUE, UNIT 202, PHONE: 905-781-1520, FAX: 905-781-6523
SCARBORO, ONTARIO, M1S 1T2

SURVEYORS CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS AND THE LAND TITLES ACT AND THE REGULATIONS THEREUNDER;

2. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND CONTROL;

3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS;

4. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND CONTROL;

5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS;

6. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND CONTROL;

7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS;

8. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND CONTROL;

9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS;

10. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND CONTROL;

DATE _____

DRAFT

T. SHAMMUGARAJAH
ONTARIO LAND SURVEYOR

Submission Form Number _____



Committee of Adjustment

File: **B-2024-10**

Ward: **2**

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 27, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-10**) submitted by **Broccolini Thornton LP** for **1600 Thornton Road North (EAST WHITBY CON 4 PT LT 17, RP 40R32261 PT 1)**, Oshawa for consent.

Purpose and Effect: The purpose and effect of the application is to permit the severance of a 0.6056 ha parcel of vacant industrial land for the purpose of creating a new lot, retaining a 6.9068 ha parcel of industrial 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 25, 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 27, 2024 in order for your correspondence to be provided to Committee members for the March 27, 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 27, 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 22, 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.

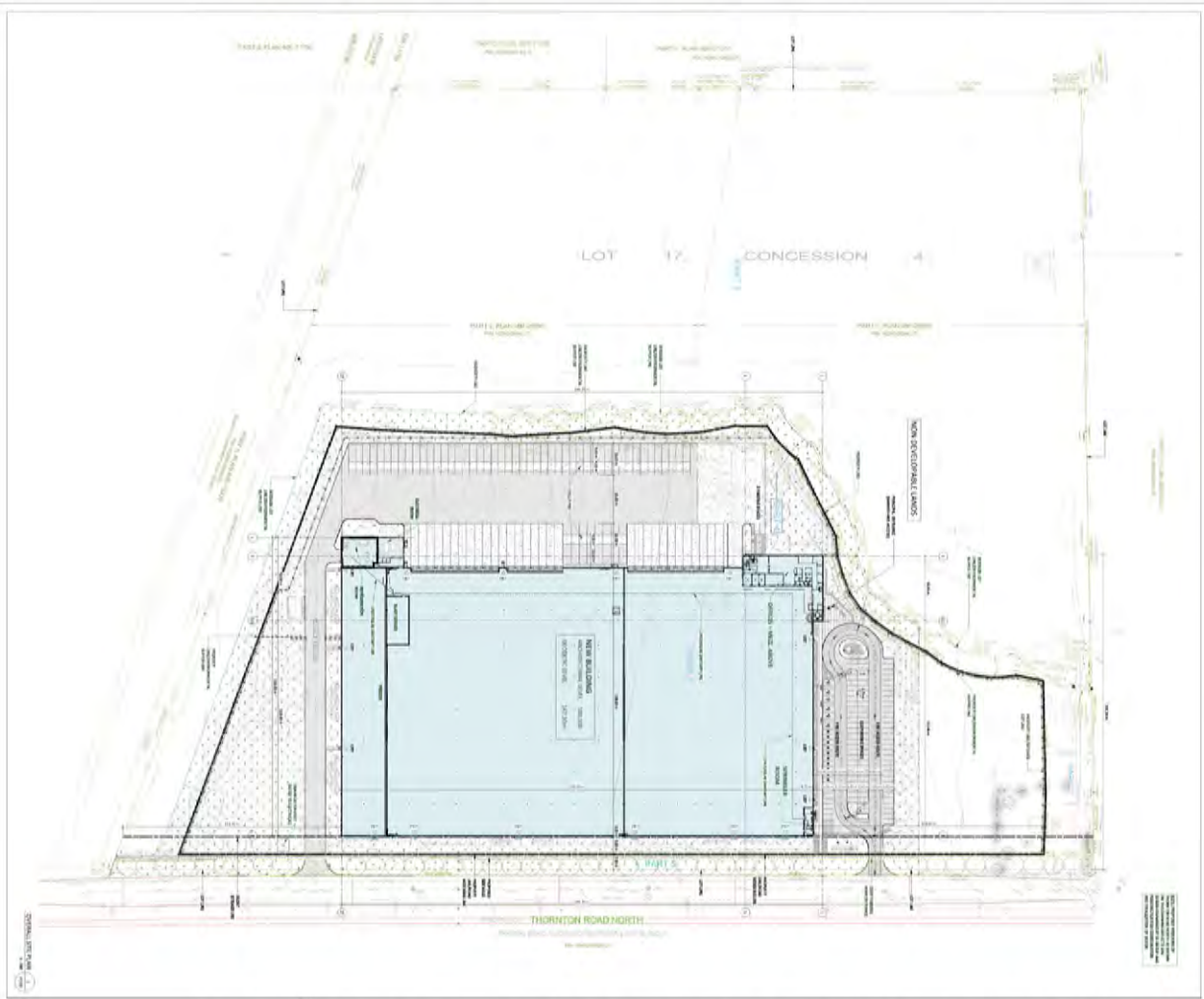
Accessibility: The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact the City Contact as shown above no later than March 25, 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 March 13, 2024.

Address: 1600 Thornton Road North

City of Oshawa
Economic and Development Services



LEGEND AND SYMBOLS	
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING PARKING
[Symbol]	PROPOSED PARKING
[Symbol]	EXISTING LANDSCAPE
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	PROPOSED GRAVEL
[Symbol]	EXISTING SOIL
[Symbol]	PROPOSED SOIL
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED VEGETATION
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING SIGNAGE
[Symbol]	PROPOSED SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	PROPOSED LIGHTING
[Symbol]	EXISTING SECURITY
[Symbol]	PROPOSED SECURITY
[Symbol]	EXISTING ACCESS
[Symbol]	PROPOSED ACCESS
[Symbol]	EXISTING EGRESS
[Symbol]	PROPOSED EGRESS
[Symbol]	EXISTING ESCAPE
[Symbol]	PROPOSED ESCAPE
[Symbol]	EXISTING FIRE
[Symbol]	PROPOSED FIRE
[Symbol]	EXISTING SAFETY
[Symbol]	PROPOSED SAFETY
[Symbol]	EXISTING COMPLIANCE
[Symbol]	PROPOSED COMPLIANCE



PROJECT STATISTICS	
PROJECT NO.	B-2024-10
DATE	2024-03-27
CLIENT	City of Oshawa
PROJECT TYPE	Site Plan
PROJECT LOCATION	1600 Thornton Road North
PROJECT AREA	1.2 Ha
PROJECT PERMIT	Site Plan
PROJECT STATUS	Submitted
PROJECT CONTACT	City of Oshawa
PROJECT PHONE	905.461.1000
PROJECT FAX	905.461.1000
PROJECT EMAIL	oshawa@oshawa.ca
PROJECT WEBSITE	oshawa.ca
PROJECT SOCIAL MEDIA	oshawa.ca
PROJECT ADDRESS	1600 Thornton Road North
PROJECT CITY	Oshawa
PROJECT PROVINCE	Ontario
PROJECT COUNTRY	Canada
PROJECT ZIP	L1T 1A1
PROJECT TIMEZONE	EST
PROJECT CURRENCY	USD
PROJECT LANGUAGE	English
PROJECT UNIT	Imperial
PROJECT SCALE	1:100
PROJECT DRAWING	Site Plan
PROJECT SHEET	1000
PROJECT TOTAL SHEETS	1000
PROJECT TOTAL DRAWINGS	1000
PROJECT TOTAL PROJECTS	1000
PROJECT TOTAL CLIENTS	1000
PROJECT TOTAL EMPLOYEES	1000
PROJECT TOTAL REVENUE	1000
PROJECT TOTAL EXPENSES	1000
PROJECT TOTAL PROFIT	1000
PROJECT TOTAL ASSETS	1000
PROJECT TOTAL LIABILITIES	1000
PROJECT TOTAL EQUITY	1000
PROJECT TOTAL DEBT	1000
PROJECT TOTAL CREDIT	1000
PROJECT TOTAL RISK	1000
PROJECT TOTAL COMPLIANCE	1000
PROJECT TOTAL SAFETY	1000
PROJECT TOTAL SECURITY	1000
PROJECT TOTAL ACCESS	1000
PROJECT TOTAL EGRESS	1000
PROJECT TOTAL ESCAPE	1000
PROJECT TOTAL FIRE	1000
PROJECT TOTAL SAFETY	1000
PROJECT TOTAL COMPLIANCE	1000

PROJECT GENERAL

ARCHITECTURE

OVERALL SITE PLAN

PI00 82

GKC

ARCHITECTURE & DESIGN

1600 THORNTON ROAD NORTH

OSHAWA, ONTARIO

905.461.1000

gkc.ca