



## Committee of Adjustment Meeting Agenda

**September 11, 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](mailto: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](mailto:committeeofadjustment@oshawa.ca) by 4:30 p.m. on September 11, 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](http://www.oshawa.ca/cofacalendar)) shows upcoming meetings, agendas and a link to the live webstream player to enable easy access to view the meeting live.

### **Oshawa Committee of Adjustment**

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

Below are the members of the Committee of Adjustment:

Andrew Johnson  
Dean Lindsay  
Douglas Thomson  
Fred Eismont  
Vacant

The Committee of Adjustment considers all minor variances to the provisions of Zoning By-law 60-94, as amended, and extensions, enlargements or variations to existing legal non-conforming uses. The Committee of Adjustment also considers all consent applications for creation of new lots, lot additions, creation of easements, validation of title and long term leases.

## Land Acknowledgement

*The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.*

*We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial. We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.*

*As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.*

*We are all Treaty people.*

## Adoption of Committee Minutes

Recommendation

That the minutes of the Committee of Adjustment meeting held on August 21, 2024 be adopted.

## Minor Variance Staff Reports

- |                   |  |               |
|-------------------|--|---------------|
| <b>A-2023-138</b> | <b>1644 Sarasota Crescent</b>  | <b>Ward 2</b> |
|                   | Shivang Tarika on behalf of Zia Ahmed  |               |
|                   | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width and landscaped open space in the front yard                     |               |
| <b>A-2024-84</b>  | <b>2387 Kentucky Derby Way</b>   | <b>Ward 2</b> |
|                   | Al-Mamun Abu Zahir Mohammed  |               |
|                   | To permit a single detached dwelling which may include an accessory apartment with reduced landscaped open space in front yard, parking space width and partial tandem parking |               |
| <b>A-2024-90</b>  | <b>1356 Langley Circle</b>   | <b>Ward 3</b> |
|                   | Lifestyle Sunrooms Inc. on behalf of Dennis & Marie Cartaciano   |               |
|                   | To permit a rear addition (sunroom) to a single detached dwelling with a reduced rear yard depth   |               |

**A-2024-91      155 Nearna Drive      Ward 2**

Tanvir Rai on behalf of Kamalswaran Nadarajah

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

**A-2024-92 & 93      215 Thornton Road North      Ward 4**

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

To permit a single detached dwelling on each proposed lot with increased height

**A-2024-94      537 Luple Avenue      Ward 1**

Curt St Hilaire on behalf of Dirit Sanghani

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

**A-2024-95      113 Castlebar Cres      Ward 4**

Lonny Gibson on behalf of Liesel Loader

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

**Combined Minor Variance and Consent Staff Reports**

**A-2024-30 & 31      794 Ritson Road South      Ward 5**

Imran Khan on behalf of Choudhury Anwarul Azim

To permit a new residential lot with reduced lot area, and a retained lot with a single detached dwelling with reduced front yard depth and landscaped open space in exterior side yard

**B-2024-11      794 Ritson Road South      Ward 5**

Imran Khan on behalf of Choudhury Anwarul Azim

Consent to create a new residential lot, retaining a parcel of residential land with an existing single detached dwelling

**A-2024-79, 80 & 86    34 Royal Street**

**Ward 5**

Khalsa Design Inc. on behalf of MK-FIZ Management Group Inc.

To permit a street townhouse building with reduced lot area, lot frontage, interior side yard depth and landscaped open space, and increased lot coverage

**B-2024-34 & 35        34 Royal Street**

**Ward 5**

MK-Fiz Management Group Inc.

Consent to sever two parcels of land for residential use, retaining a parcel of land intended for residential use, with the existing buildings to be demolished

**A-2024-88 & 89        367 Gibbons Street**

**Ward 4**

Kruit Shah on behalf of Kavish Kavish

To permit a single detached dwelling on each proposed lot with reduced lot area, frontage and interior side yard depth, and to permit all parking to be located in the front yard

**B-2024-36            367 Gibbons Street**

**Ward 4**

Kruti Shah on behalf of Kavish Kavish

Consent to sever a 403.5 sq. m. parcel of land for residential use, retaining a 403.2 sq. m. parcel of land with an existing single detached dwelling

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](mailto:committeeofadjustment@oshawa.ca). Thank you.

**File Number:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

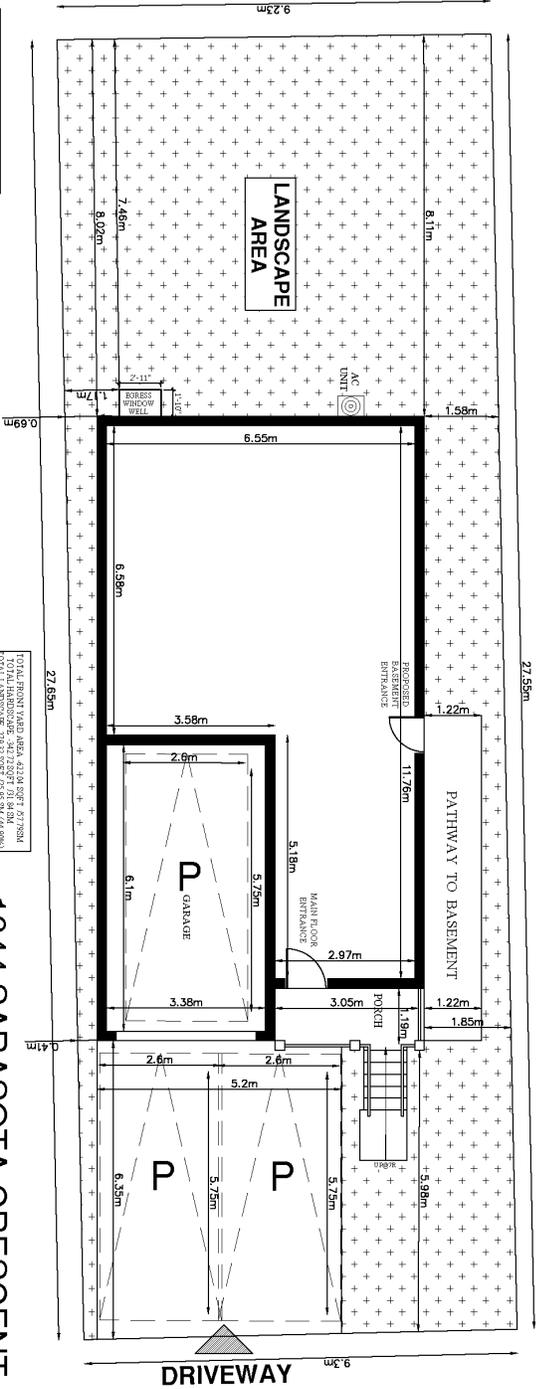
**Postal Code:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_

Address: 1644 Sarasota Crescent



**SITE PLAN**  
SCALE 1/8"=1'-0"



TOTAL FRONT YARD AREA: 423M SQFT (4573SM)  
TOTAL HARDWARE: 3422 SQFT (3683SM)  
TOTAL LANDSCAPE: 5752 SQFT (6169SM)

**1644 SARASOTA CRESCENT**

GENERAL NOTES

NO NOT SCALE DRAWINGS.  
PROPERTY RIGHTS RETAINED BY:  
REGISTRATION DESIGNER OR IN PART  
UNDER THE RULES AND BY-LAWS OF THE  
COMPANION IS STRICTLY FORBIDDEN.  
ALL DRAWINGS ARE IN METRIC SCALE

SCOPE OF WORK

PROPOSAL TO CONSTRUCT  
SECONDARY UNIT AND  
BASEMENT ENTRANCE  
FROM SIDE YARD

THE UNDERSIGNED HAS REVIEWED AND  
TAKES RESPONSIBILITY FOR THIS DESIGN  
AND HAS THE QUALIFICATIONS AND  
MEETS THE REQUIREMENTS SET OUT  
IN THE OSHAWA BUILDING CODE  
TO BE A DESIGNER

REGISTRATION INFORMATION:  
REGISTERED DESIGNER IN DESIGN  
UNDER DIV. C23241 OF THE BUILDING CODE

DESIGNER NAME: **SEKAVATRE** **ICM**

*Srinivas Murali*

NO.	REVISION / ISSUE	DATE

SITE PLAN

CITY: OSHAWA

1644 SARASOTA CRESCENT

EXISTING DWELLING

PROJECT	SHEET
MARCH 2023	<b>A1</b>

SCALE 1/8"=1'-0"





Committee of Adjustment

File: **A-2024-90**

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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-90**) submitted by **Lifestyle Sunrooms Inc. on behalf of Dennis & Marie Cartaciano** for **1356 Langley Circle** (PL 40M-2309 LT 128), 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 (sunroom) to an existing single detached dwelling resulting in a minimum rear yard depth of 4.5m, whereas Zoning By-law 60-94 requires a minimum rear yard depth of 7.5m for a single detached dwelling in a R1-E(13) (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 September 9, 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 September 11, 2024 in order for your correspondence to be provided to Committee members for the September 11, 2024 public meeting.

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

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on September 11, 2024. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 September 6, 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 September 9, 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 August 30, 2024.

Address: 1356 Langley Circle

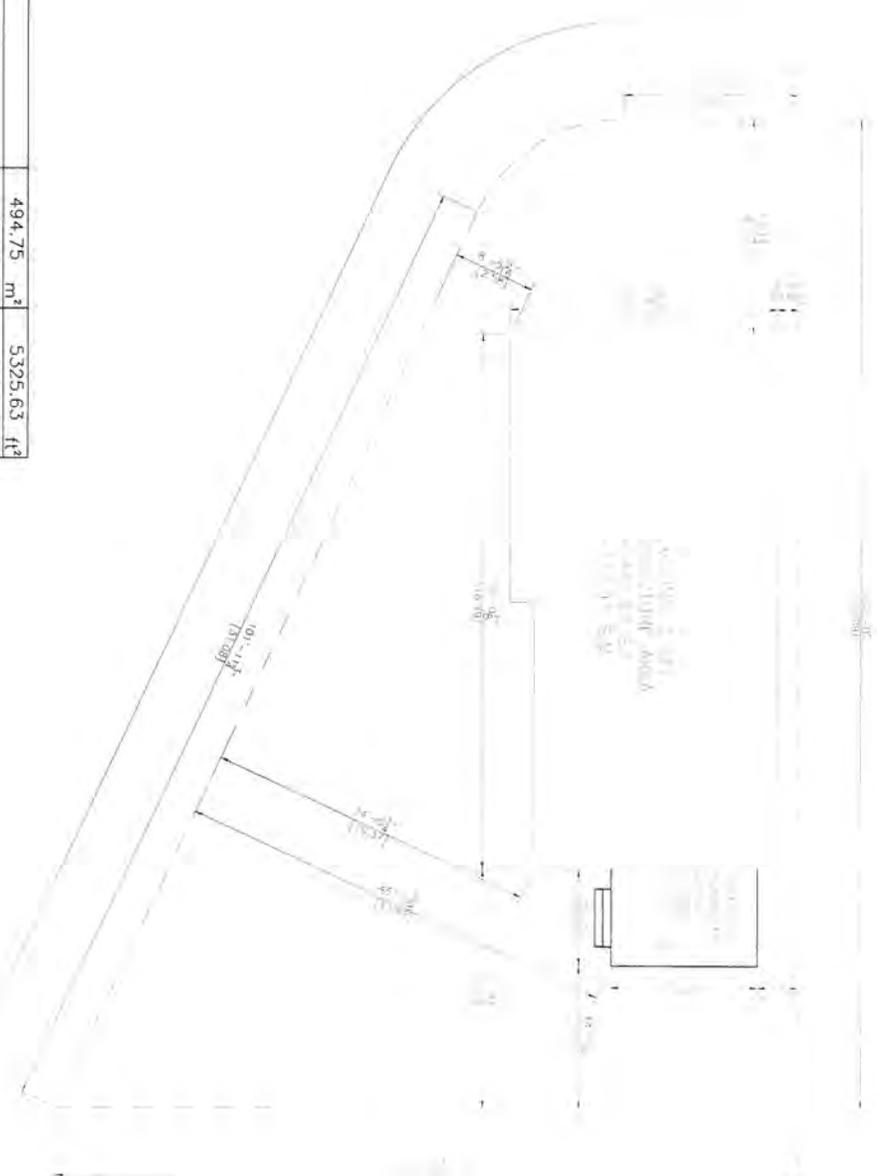
City of Oshawa  
Economic and Development Services



**SITE PLAN**  
SCALE = 1:50

THIS SITE PLAN IS  
DRAWN PER THE OWNER  
INFORMATION

LOT AREA	494.75	m <sup>2</sup>	5325.63	ft <sup>2</sup>
TOTAL EXISTING FLOOR AREA	133.93	m <sup>2</sup>	1441.67	ft <sup>2</sup>
PROPOSED SUNROOM AREA	13.94	m <sup>2</sup>	150	ft <sup>2</sup>
PROPOSED DECK+ LANDING AREA	n/a	m <sup>2</sup>	n/a	ft <sup>2</sup>
TOTAL EXISTING AND PROPOSED FLOOR AREA	147.87	m <sup>2</sup>	1591.67	ft <sup>2</sup>
TOTAL LOT COVERAGE	~29.89	%		



9414 Crawford Dr  
Peterborough, Ontario K9J 3N2  
[www.lifestylesunrooms.com](http://www.lifestylesunrooms.com)  
Tel: 800-465-0593  
Fax: 800-934-0822

PROJECT

**LIFESTYLE SUNROOM  
ADDITION**

PROJECT ADDRESS

1356 LANGLEY CIR  
OSHAWA, ON  
L1K 0E2

DRAWING TITLE

**SITE PLAN**

DRAWING NUMBER

**01**

REVISION	PROJECT#	DESIGN#
	98743	
MODEL TYPE		
SIZES STUDIO 8 1/2" INSULPAN SIP PANEL		

CLIENT

James & Marie Carricano

DATE SCALE

JUL 06 2024

DRAWN BY: CHECKED BY:

LW JP

LIFESTYLE ENGINEERING





## **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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-91**) submitted by **Tanvir Rai on behalf of Kamalswaran Nadarajah** for **155 Nearn Drive** (PL 40M-2533 LT 49), 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(10) (Residential) Zone.

<b>Zoning Item</b>	<b>Column 1</b>	<b>Column 2</b>
Minimum Landscaped Open Space in the Front Yard	45%	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 September 9, 2024.

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This Notice issued August 30, 2024.

Address: 155 Nearna Drive

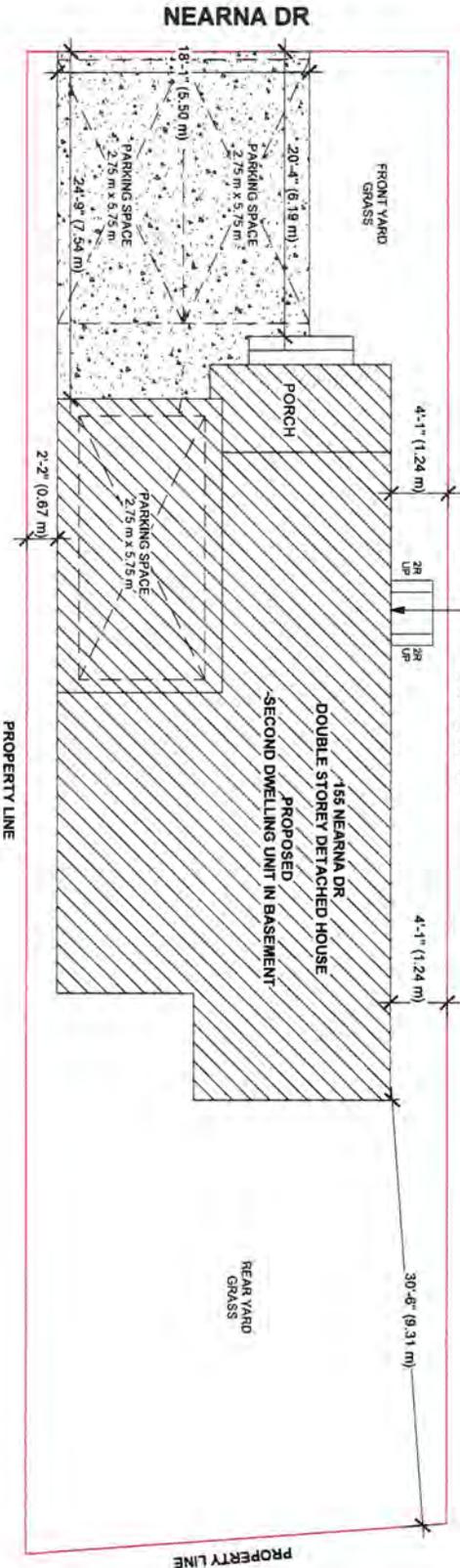
Economic and Development Services



**MINOR VARIANCE**

- TO PERMIT 38.29% OF MINIMUM LANDSCAPED AREA IN THE FRONT YARD, WHEREAS ZONING BY LAW REQUIRES MINIMUM 50% OF SOFT LANDSCAPED AREA IN THE FRONT YARD OF A PROPERTY;
- TO PERMIT THE DRIVEWAY WIDTH OF 5.50m.

PROPOSED ABOVE GRADE SIDE DOOR AS PRIMARY ENTRY AND EXIT FOR SECOND DWELLING UNIT IN BASEMENT



**SITE STATS**

TOTAL FRONT YARD AREA: 705 SF  
 FRONT YARD SOFT LANDSCAPED AREA: 270 SF  
 (38.29% OF TOTAL FRONT YARD AREA)

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

**SITE PLAN**

The undersigned has reviewed and taken responsibility for this design and has prepared the drawings in accordance with the requirements of the Ontario Building Code (OBC) and the Ontario Fire Code (OFC).

**QUALIFICATION INFORMATION**  
 (Requires 1.5 Division C of OBC)

DESIGNER	BCIN
Tanvir Rai	103482
FIRM	BCIN
Noble Prime Solutions Ltd	118716
ISSUED FOR PERMIT	AUG 12/24
DATE	AUG 12/24

155 NEARNA DR,  
 OSHAWA, ON

OWNER: NK  
 PROJECT: TR  
 NOBLE PRIME SOLUTIONS LTD  
 UNIT 19  
 2131 WILLIAMS PARKWAY,  
 BRAMPTON, ON  
 INFO@NPSLTD.CA  
 (437) 888-1800  
 (647) 207-5470

SCALE: 1/8" = 1'-0"  
 DATE: AUG 12/24  
 SHEET: A-1



Committee of Adjustment

Files: **A-2024-92 & 93**

Ward: **4**

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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (File **A-2024-92 & 93**) submitted by **D.G. Biddle & Associates Limited on behalf of Holland Homes** for **215 Thornton Road North** (PL 370 SHEET 16C PT LT 15 RP 40R-31216 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 maximum building height of 11.6 metres, whereas Zoning By-law 60-94 permits a maximum building height of 9 metres for a single detached dwelling in a R1-C (Residential) Zone.

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

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

### **Meeting**

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This Notice issued August 30, 2024.

Address: 215 Thornton Road North

City of Oshawa  
Economic and Development Services

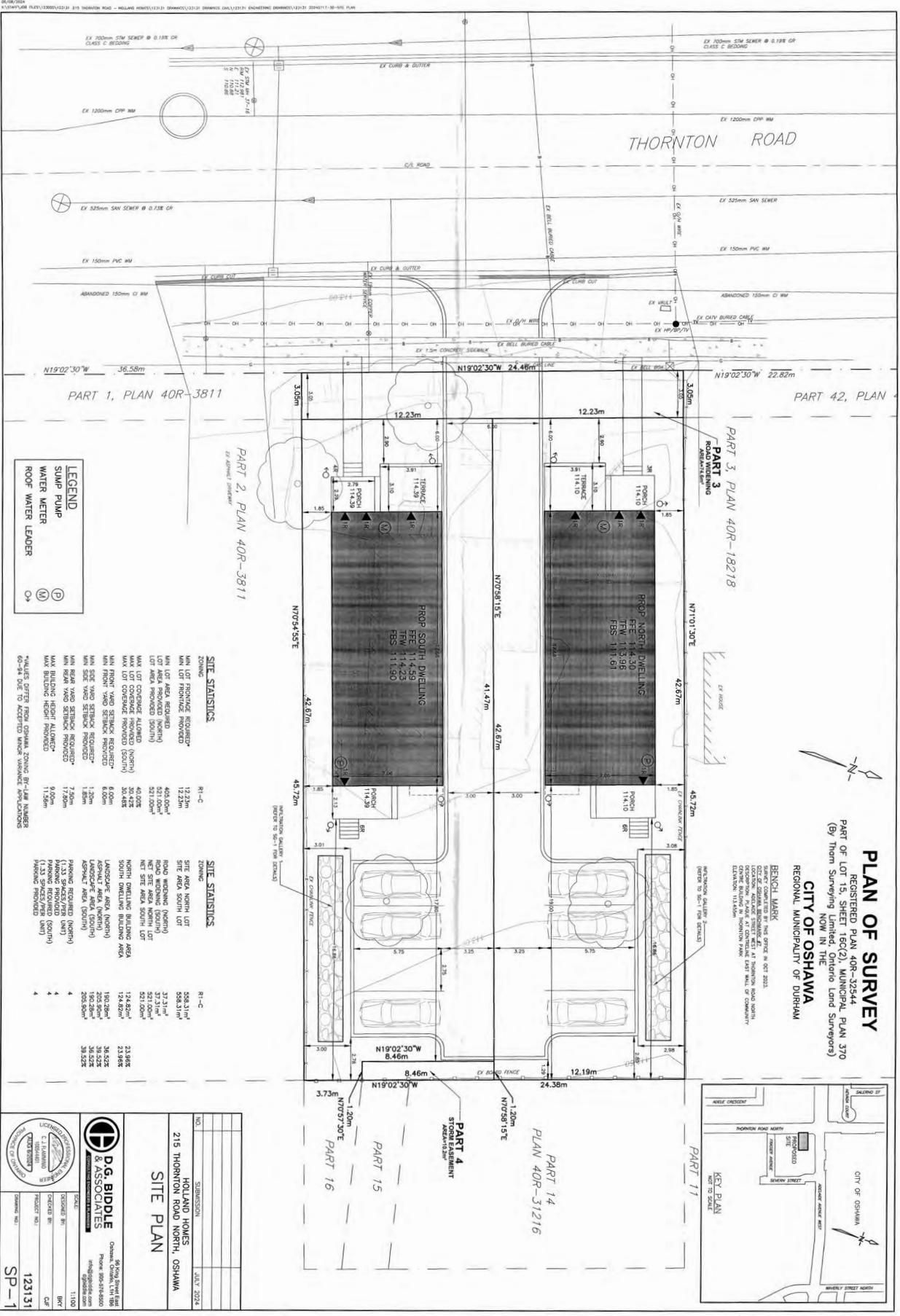
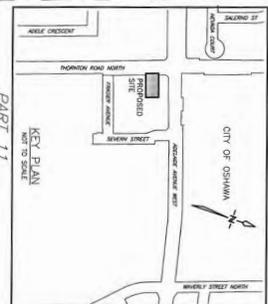


**PLAN OF SURVEY**

REGISTERED PLAN 40R-12544  
PART OF LOT 15, SHEET 15(2), MUNICIPAL PLAN 370  
(By Thom Surveying Limited, Ontario Land Surveyors)  
NOW IN THE  
**CITY OF OSHTAWA**  
REGIONAL MUNICIPALITY OF DURHAM

**BENCH MARK**

SHAW'S CORNER BY THE OFFICE IN OCT 2023  
LOCATION: ADJACENT STREET WEST AT THORNTON ROAD NORTH,  
CENTRE BUILDING IN THORNTON PARK  
ELEVATION: 133.80m



**LEGEND**

- ⊕ SUMP PUMP
- ⊕ WATER METER
- ⊕ ROOF WATER LEADER

**SITE STATISTICS**

ZONING	RI-C
MIN LOT FRONTAGE REQUIRED*	12.23m
MIN LOT AREA REQUIRED*	452.00m <sup>2</sup>
MIN LOT WIDTH REQUIRED*	52.00m
LOT AREA PROVIDED (NO/TH)	521.00m <sup>2</sup>
MAX LOT COVERAGE ALLOWED (NO/TH)	40.00%
MAX LOT COVERAGE PROVIDED (NO/TH)	30.42%
MIN FRONT YARD SETBACK REQUIRED*	6.00m
MIN FRONT YARD SETBACK PROVIDED*	6.00m
MIN SIDE YARD SETBACK REQUIRED*	1.20m
MIN SIDE YARD SETBACK PROVIDED*	1.20m
MIN REAR YARD SETBACK REQUIRED*	7.00m
MIN REAR YARD SETBACK PROVIDED*	9.20m
MAX BUILDING HEIGHT ALLOWED*	11.50m
MAX BUILDING HEIGHT PROVIDED	

**SITE STATISTICS**

ZONING	RI-C
SITE AREA NORTH LOT	508.31m <sup>2</sup>
SITE AREA SOUTH LOT	508.31m <sup>2</sup>
ROAD WIDENING (NO/TH)	37.31m
NET SITE AREA NORTH LOT	321.00m <sup>2</sup>
NET SITE AREA SOUTH LOT	321.00m <sup>2</sup>
NORTH DWELLING BUILDING AREA	124.62m <sup>2</sup>
SOUTH DWELLING BUILDING AREA	124.62m <sup>2</sup>
LANDSCAPE AREA (NO/TH)	36.52%
LANDSCAPE AREA (SOUTH)	36.52%
APPROX. AREA (NO/TH)	150.28m <sup>2</sup>
APPROX. AREA (SOUTH)	150.28m <sup>2</sup>
PARKING REQUIRED (NO/TH)	21.98%
PARKING PROVIDED (NO/TH)	36.52%
PARKING PROVIDED (SOUTH)	36.52%
PARKING PROVIDED (NORTH)	36.52%

**D.G. BIDDLE**  
 EX. ASSOCIATES  
 86 King Street East  
 Oshawa, Ontario L1G 1A8  
 Phone: 905-818-8800  
 info@dgassociates.com  
 dgassociates.com

NO.	SUBMISSION	DATE
1	HOLLAND HOLES 215 THORNTON ROAD NORTH, OSHTAWA	JULY 2024

**SITE PLAN**

1100  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]  
 DATE: 12/31/21  
 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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-94**) submitted by **Curt St Hilaire on behalf of Dirit Sanghani for 537 Luple Avenue** (PL 40M-2356 LT 32), Oshawa for minor variances from the City’s Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(14) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	45%	50%
Partial Tandem Parking	To permit	Not permitted

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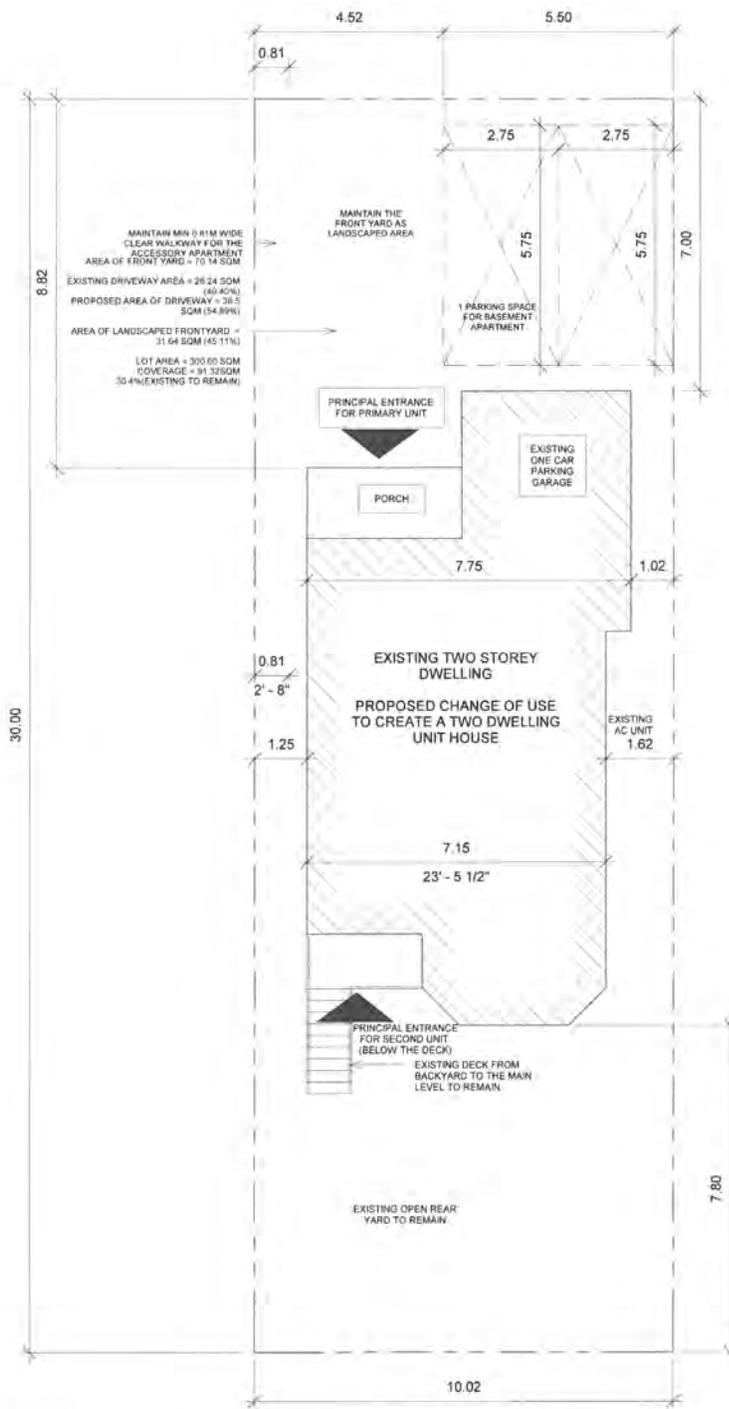
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued August 30, 2024.

Address: 537 Luple Avenue



City of Oshawa  
Economic and Development Services



REVISION SCHEDULE			
No.	Description	Date	By
1	ISSUED FOR PERMIT	29/07/2024	
2	ISSUED FOR MINOR VARIANCE	16/08/2024	

NOTES:

- DO NOT SCALE THE DRAWINGS
- USE ONLY DRAWINGS ISSUED FOR PERMIT ONCE STAMPED BY THE CITY, ALONG WITH THE ENGINEER.
- VERIFY CONFIGURATIONS AND DIMENSIONS BEFORE BEGINNING WORK ON SITE
- INFORM DESIGNER (HOME OWNER) IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES
- SITE MEASUREMENTS TAKEN 2024.07.22. ENGINEER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES OR ANY MODIFICATIONS DONE TO THE SITE FROM THIS DATE UNLESS THE PERMIT IS ISSUED BY THE CITY

EXISTING BUILDING INFORMATION SHOWN ON THE DRAWINGS IS TAKEN FROM THE SITE MEASUREMENTS.

DRAWING TITLE <b>SITE PLAN</b>		
PROJECT NAME <b>PERMIT DRAWINGS - ACCESSORY APARTMENT</b>		
PROJECT LOCATION <b>537 LUPLE AVENUE, OSHAWA, ON</b>		
SCALE 1: 100	DATE (DD MM YYYY) 08/06/2024	DRAWING NO. <b>A-01</b>

16/08/2024 12:10:43 AM

E:\PLANNING\T\_Mgmt\OS-Data\_Trans\Attachments - Committee\Attachment\2024\12 - Sept 11\pds\A-2024-94.pdf



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

**Notice** is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2024-95**) submitted by **Lonny Gibson on behalf of Liesel Loader** for **113 Castlebar Cres** (PL M1149 PT LT 24 NOW RP 40R-6625 PT 9), Oshawa for minor variances from the City’s Zoning By-law 60-94.

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

Zoning Item	Column 1	Column 2
Minimum Landscaped Open Space in the Front Yard	40%	50%
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 September 9, 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 September 11, 2024 in order for your correspondence to be provided to Committee members for the September 11, 2024 public meeting.

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

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

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This Notice issued August 30, 2024.

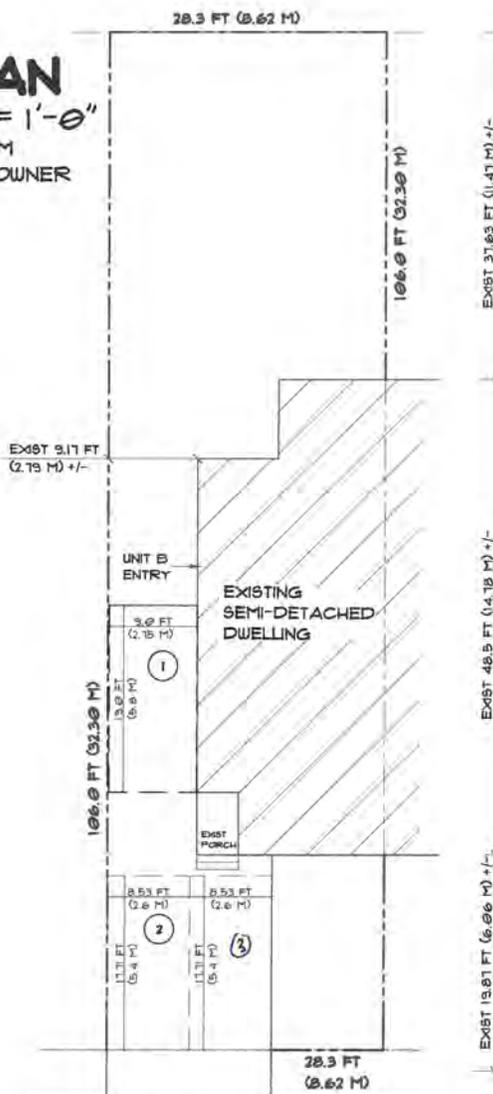
Address: 113 Castlebar Crescent



City of Oshawa  
Economic and Development Services



**SITE PLAN**  
SCALE 3/32" = 1'-0"  
INFORMATION FROM  
AS SUPPLIED BY OWNER



CASTLEBAR CR

PARKING SPACES REQUIRED	3
PARKING SPACES PROVIDED	3

AREA OF FRONT YARD	562.32 FT <sup>2</sup> (52.24 M <sup>2</sup> )
AREA OF DRIVEWAY	334.61 FT <sup>2</sup> (31.1 M <sup>2</sup> )
TOTAL LANDSCAPED AREA	227.71 FT <sup>2</sup> (40.495)

**HULL DRAFTING & DEVELOPMENT**



Specializing in:  
 • Commercial, Industrial and Residential Drafting  
 • Official Plan Amendments  
 • Site Plan Agreements  
 • Rezoning

Phone: 905-728-4848 (office) 905-922-8885 (cell)  
 Email: 2hulldrafting@gmail.com

-PRELIMINARY DRAWINGS

DRAWN	SCALE	DWG NO
Z.G. L.G.	3/16" - 1'-0" OR AS NOTED	ONE OF ONE
DATE	FILE NO	
AUGUST 2024		

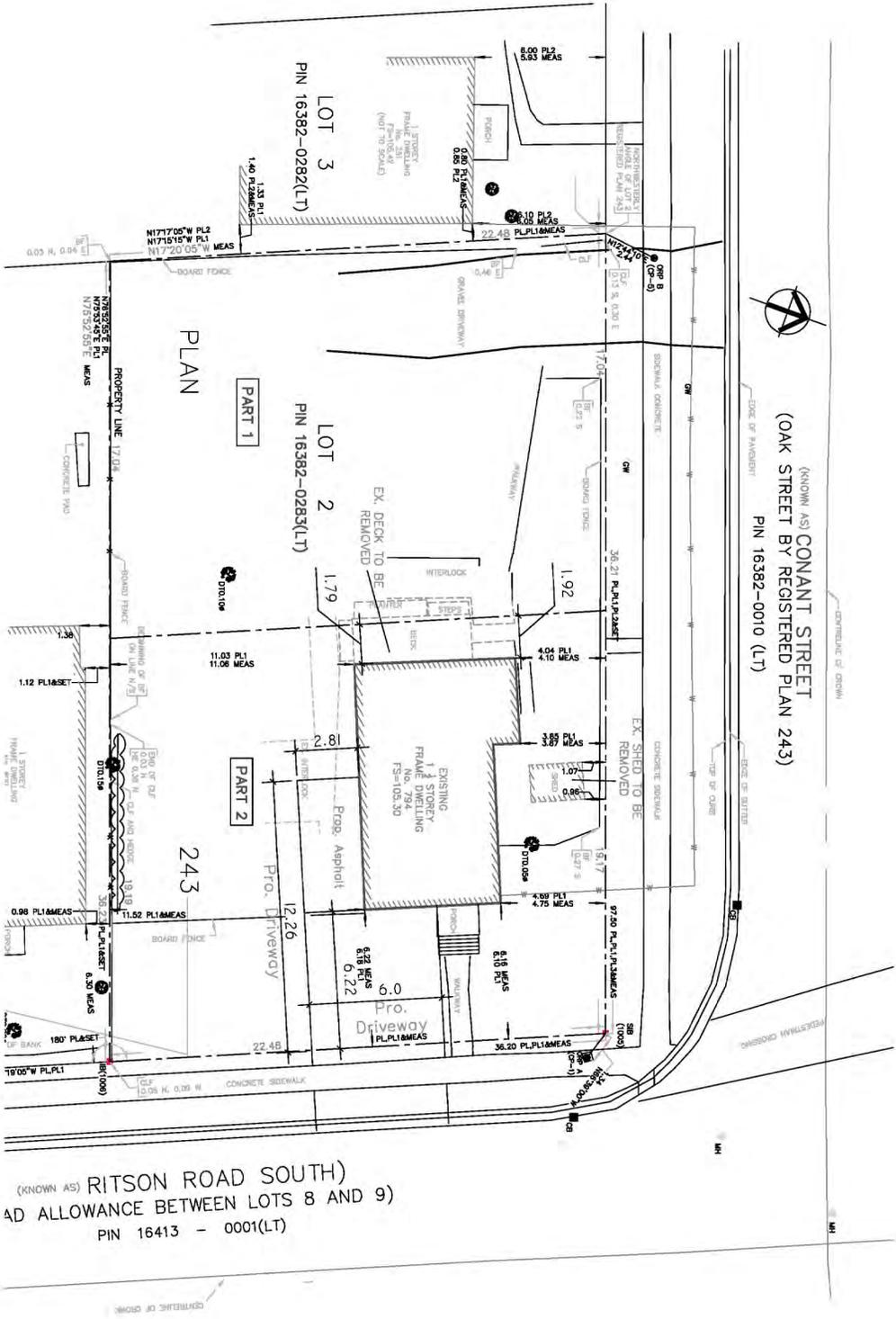
**BASEMENT APARTMENT AT 113 CASTLEBAR CR**

Address: 794 Ritson Road South

City of Oshawa  
Economic and Development Services



**PROPOSED SEVERANCE  
TO THE EXISTING LOT**  
794 RITSON AVE.,  
OSHAWA, ONTARIO



(KNOWN AS) RITSON ROAD SOUTH  
AD ALLOWANCE BETWEEN LOTS 8 AND 9)  
PIN 16413 - 0001(LT)

**SITE PLAN**  
SCALE 1:200

**LEGAL DESCRIPTION**  
LOT 2  
REGISTERED PLAN 243  
TOWN OF AJAX

**SURVEY INFORMATION**  
WAS TAKEN FROM SURVEY  
PREPARED BY:  
THAM SURVEYING LTD.  
DATED JULY 6, 2023  
8888 KEELE ST. UNIT 7  
TORONTO, ON L4K 2N2  
TEL: 905-761-6521

**SITE STATISTICS:**  
TOTAL SITE AREA: 812.84 sm (0.02 ac)

**PART 1**  
LOT FRONTAGE 17.04 m  
LOT AREA 382.32 sm  
EX. BLDG. COVERAGE NIL

**PART 2**  
LOT FRONTAGE 19.17 m  
LOT AREA 430.52 sm  
EX. LOT COVERAGE 76.68 sm (17.81%)

EX. BLDG. 72.64 sm  
EX. SHED 4.04 sm

**EX. BUILDING SETBACK**  
NORTH 3.85 m  
SOUTH 11.03 m  
EAST 6.16 m  
WEST 1.79 m

IRAN KHAN,  
ARCHITECT

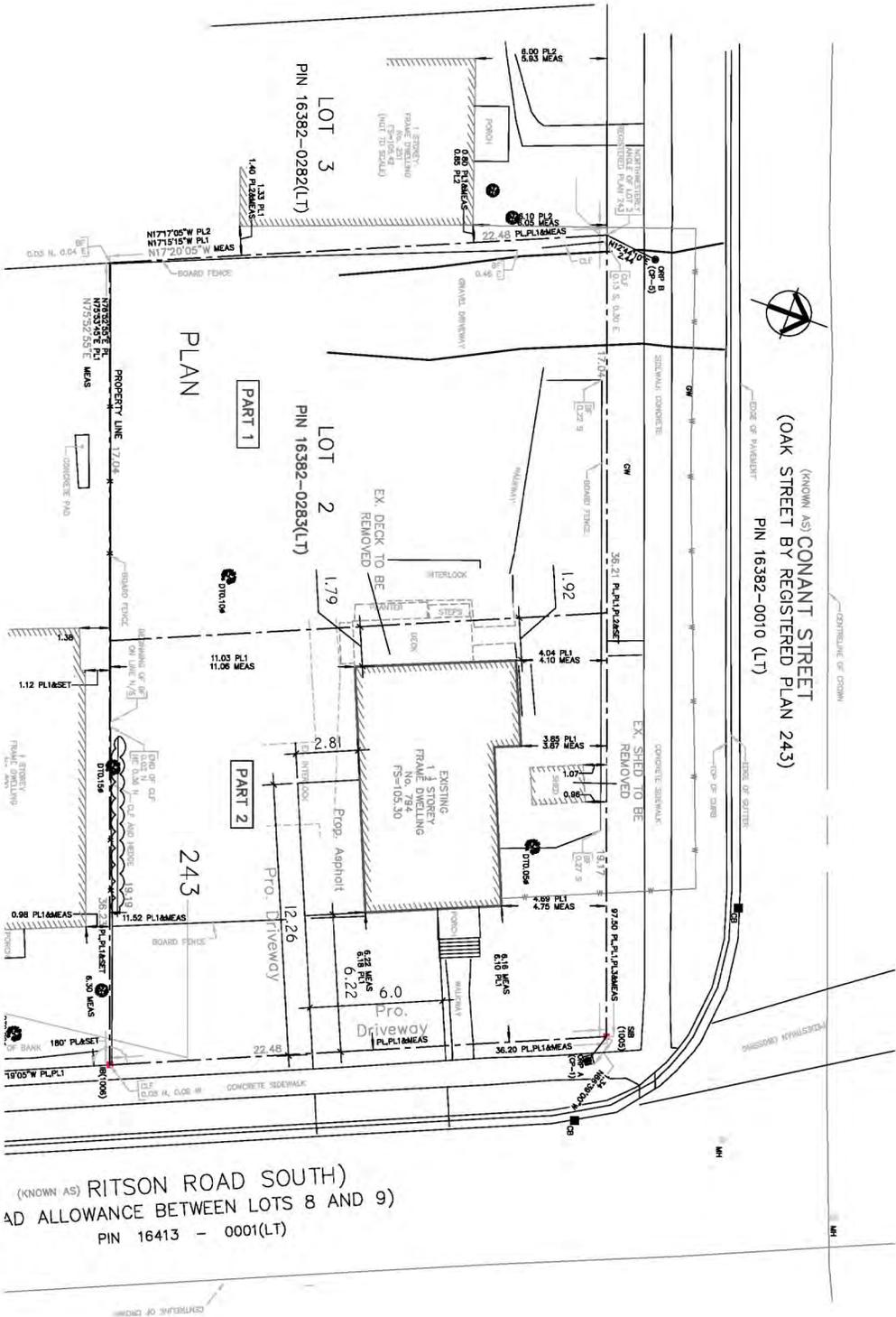
RENOR & ASSOCIATES, INC  
105 PARSONS DRIVE, PROGRESS, ONTARIO, L1Y 3N5  
EMAIL: irankhan@renor.com, TEL: (416) 662-7565  
DATE: FEB. 20/24 PROJ. NO. 22-58

Address: 794 Ritson Road South

City of Oshawa  
Economic and Development Services



**PROPOSED SEVERANCE  
TO THE EXISTING LOT**  
794 RITSON AVE.,  
OSHAWA, ONTARIO



(KNOWN AS) RITSON ROAD SOUTH  
AD ALLOWANCE BETWEEN LOTS 8 AND 9)  
PIN 16413 - 0001(LT)

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TEL: 905-761-6521

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**PART 1**  
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LOT AREA 382.32 sm  
EX. BLDG. COVERAGE NULL

**PART 2**  
LOT FRONTAGE 19.17 m  
LOT AREA 430.52 sm  
EX. LOT. COVERAGE 76.68 sm (17.81%)

EX. BLDG. 72.64 sm  
EX. SHED 4.04 sm  
**EX. BUILDING SETBACK**  
NORTH 3.85 m  
SOUTH 11.03 m  
EAST 6.16 m  
WEST 1.79 m

IRAN KHAN,  
ARCHITECT

RENOR & ASSOCIATES, INC  
1846 PARKSIDE DRIVE, SCARBOROUGH, ONTARIO, M1T 3M8  
EMAIL: info@renorinc.com, Tel: (416) 662-7589  
DATE: FEB. 20/24 PROJ. NO. 22-58

**SITE PLAN**  
SCALE 1:200

## 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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (File **A-2024-79, 80 & 86**) submitted by **Khalsa Design Inc. on behalf of MK-FIZ Management Group Inc.** for **34 Royal Street** (PL 48 PT LT 20 TO 22), Oshawa for minor variances from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the applications are to permit a street townhouse 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 street townhouse dwellings in the R3-A/R5-B/R7-A (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Interior Side Yard Depth per Townhouse building (Exterior Lots)	0.9m	1.2m
Minimum Landscaped Open Space in the Front Yard (Interior Lot)	45%	50%
Minimum Lot Frontage per Dwelling Unit (Interior Lot)	5.0m	6.0m
Minimum Lot Area per Dwelling Unit (Interior Lot)	179 sq. m.	180 sq. m.
Maximum Lot Coverage (Interior Lot)	58%	50%

The subject site is also subject to applications for Consent (File B-2024-34 and B-2024-35).

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 September 9, 2024.

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

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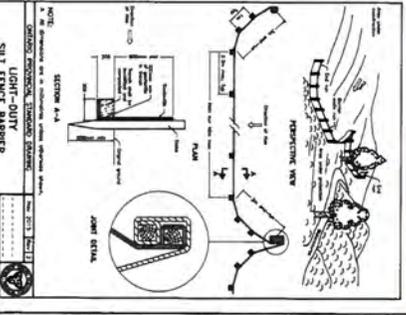
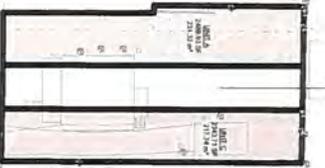
This Notice issued August 30, 2024.

Address: 34 Royal Street

**City of Oshawa**  
Economic and Development Services



NO.	DESCRIPTION	AREA (SQ. M)	PERCENTAGE
1	LOT 19	1,111.11	100.00
2	LOT 40	1,111.11	100.00
3	LOT 41	1,111.11	100.00
4	LOT 47	1,111.11	100.00
5	LOT 48	1,111.11	100.00
6	LOT 21	1,111.11	100.00
7	LOT 22	1,111.11	100.00



**GENERAL NOTES:**

1. The site is located within the City of Oshawa and the Regional Municipality of Durham.
2. The site is zoned for residential use.
3. The site is subject to the provisions of the Planning Act and the Planning and Building Act.
4. The site is subject to the provisions of the City of Oshawa and the Regional Municipality of Durham.
5. The site is subject to the provisions of the Planning Act and the Planning and Building Act.
6. The site is subject to the provisions of the City of Oshawa and the Regional Municipality of Durham.
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8. The site is subject to the provisions of the City of Oshawa and the Regional Municipality of Durham.
9. The site is subject to the provisions of the Planning Act and the Planning and Building Act.
10. The site is subject to the provisions of the City of Oshawa and the Regional Municipality of Durham.

<p><b>PROJECT NAME:</b> 34 Royal St. Oshawa, ON L1H 2T6</p> <p><b>PROJECT ADDRESS:</b> 34 Royal St. Oshawa ON L1H 2T6</p>	<p><b>CLIENT:</b> MF-FIZ MANAGEMENT GROUP INC.</p>	<p><b>ARCHITECT:</b> KHALSA DESIGN INC.</p>	<p><b>BRANPTON ON</b> TEL: 905-881-8838</p> <p><b>CONSULTANTS:</b> STRUCTURAL ENGINEER MEAS ENGINEERING INC. SITE/CIVIL/PLANNING</p>	<p><b>CONTRACT NO.:</b> 24020</p> <p><b>DATE:</b> 2024</p> <p><b>REVISIONS:</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>As Issued</td> <td>2024</td> </tr> </tbody> </table>	NO.	Description	Date	1	As Issued	2024
NO.	Description	Date								
1	As Issued	2024								

**SITE PLAN**

**ASP-1**

34 Royal St. Oshawa ON L1H 2T6

## 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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files: **B-2024-34 & 35**) submitted by **MK-Fiz Management Group Inc.** for **34 Royal Street** (PL 48 PT LT 20 TO 22), Oshawa for consent.

### **Purpose and Effect:**

**B-2024-34:** The purpose and effect of the application is to sever a 231.32 sq. m. parcel of land intended for residential use (street townhouse dwelling), retaining a 396.91 sq. m. parcel of land, with existing buildings.

**B-2024-35:** The purpose and effect of the application is to sever a 179.40 sq. m. parcel of land intended for residential use (street townhouse dwelling), retaining a 217.51 sq. m. parcel of land intended for residential use (street townhouse dwelling), with the existing buildings to be demolished.

The subject site is also subject to applications for Minor Variance (Files: A-2024-79, 80 & 86).

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 September 9, 2024.

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**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.

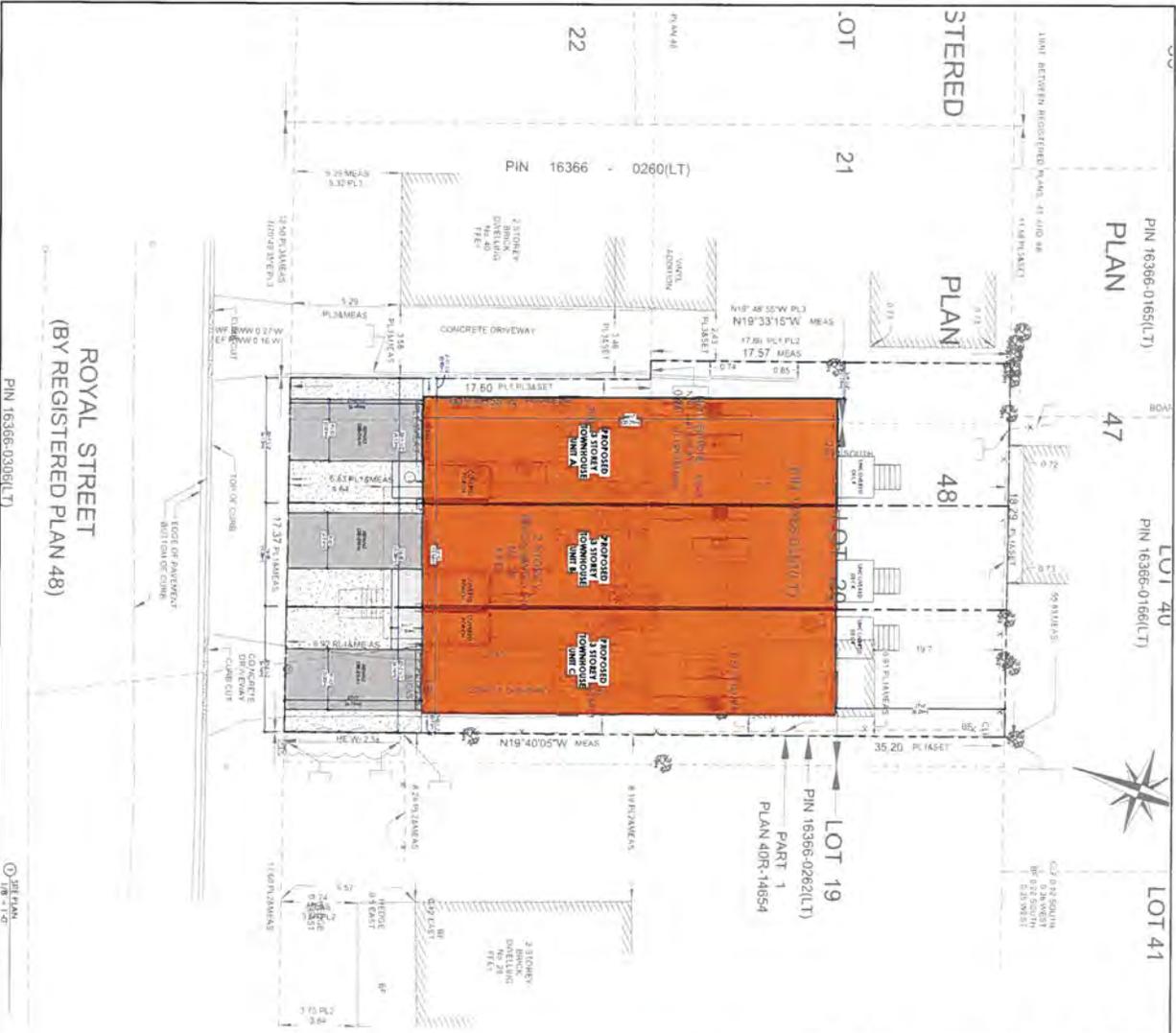
If you wish to be notified of the decision of City of Oshawa in respect of the proposed consent, you must make a written request to City of Oshawa.

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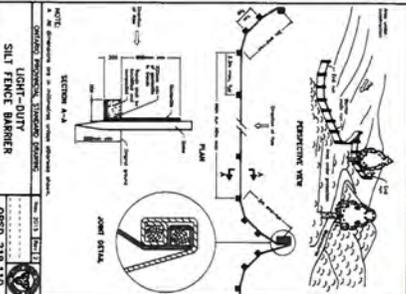
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued August 28, 2024.

Address: 34 Royal Street



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	2024.07.10
2	REVISED PER COMMENTS	2024.07.10
3	REVISED PER COMMENTS	2024.07.10
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98	REVISED PER COMMENTS	2024.07.10
99	REVISED PER COMMENTS	2024.07.10
100	REVISED PER COMMENTS	2024.07.10



**NOTES:**

1. All dimensions are in millimeters unless otherwise specified.
2. All materials shall be as specified in the schedule of materials.
3. All work shall be in accordance with the Ontario Building Code (OBC) and the Ontario Fire Code (OFC).
4. The owner shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
5. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.
6. The contractor shall be responsible for maintaining access to all adjacent properties at all times.
7. The contractor shall be responsible for protecting all existing utilities and structures on the site.
8. The contractor shall be responsible for ensuring that all work is completed in a timely and efficient manner.
9. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner.
10. The contractor shall be responsible for ensuring that all work is completed in a professional and courteous manner.

<p><b>PROJECT NAME</b> 34 Royal St. Oshawa, ON L1H 2T6</p> <p><b>PROJECT ADDRESS</b> 34 Royal St. Oshawa, ON L1H 2T6</p>	<p><b>CLIENT</b> MF-FIZ MANAGEMENT GROUP INC.</p>	<p><b>ARCHITECT</b> KHALSA DESIGN INC.</p>	<p><b>CONSULTANTS</b> BRANTON ON ENGINEERING INC. STRUCTURAL ENGINEER MEER ENGINEERING INC. MECHANICAL ENGINEER ELECTRICAL ENGINEER</p>	<p><b>DESIGN</b> KHALSA</p>																																																																																																																																																																																																																																																																																																															
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**ASP-1**

City of Oshawa  
Economic and Development Services

## 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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Applications (Files **A-2024-88 & 89**) submitted by **Kruit Shah on behalf of Kavish Kavish** for **367 Gibbons Street** (PL 357 SHEET 13C PT BLK F AND PL 76 PT LT 1), Oshawa for minor variances from the City's Zoning By-law 60-94.

**Purpose and Effect:** The purpose and effect of the applications are to permit a single detached dwelling on each proposed lot with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-C (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Lot Frontage (Part 1 – North Lot)	9.1m	13.5m
Minimum Lot Frontage (Part 2 – South Lot)	9.1m	13.5m
Minimum Lot Area (Part 1 – North Lot)	403 sq. m.	405 sq. m.
Minimum Lot Area (Part 2 – South Lot)	403 sq. m.	405 sq. m.
Minimum Interior Side Yard Depth (Part 2 – north side of South Lot)	0.4m	1.2m
Parking Space Location (Part 2 – South Lot)	All in the Front Yard	At least one space in a Side Yard, Rear Yard or in a Garage

The subject site is also subject to an application for Consent (File B-2024-36).

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 September 9, 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 September 11, 2024 in order for your correspondence to be provided to Committee members for the September 11, 2024 public meeting.

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

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

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on September 11, 2024. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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.

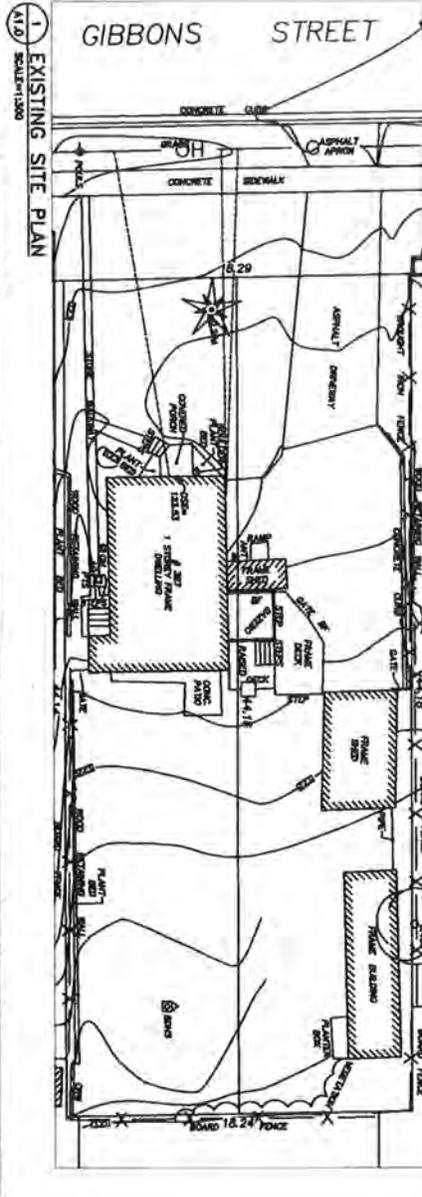
**To Access the Report:** A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on September 6, 2024 or any day thereafter.

**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 September 9, 2024. Advance requests are highly encouraged to enable us to meet your needs adequately.

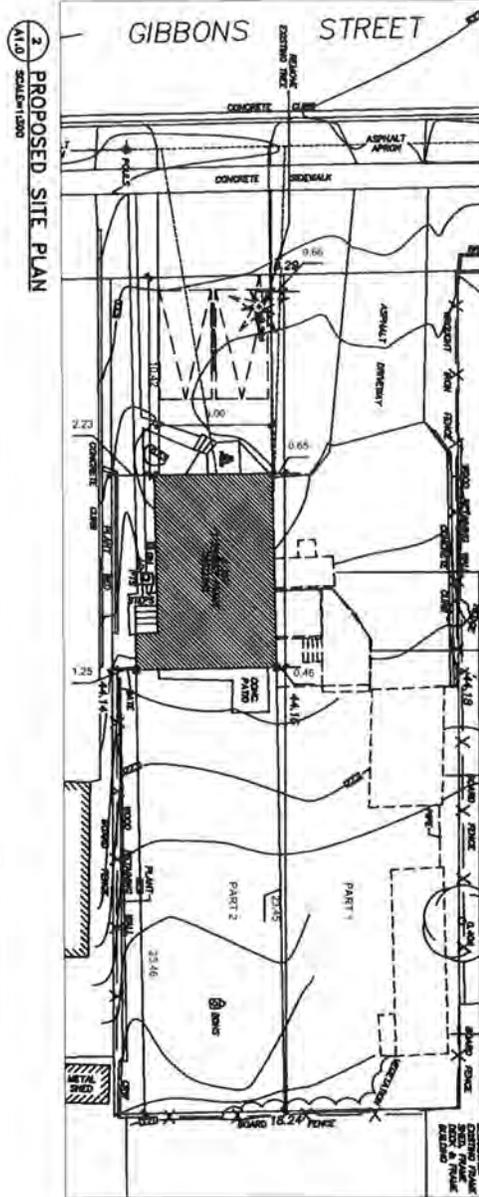
**Freedom of Information and Protection of Privacy Act:** Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued August 30, 2024.

Address: 367 Gibbons Street



SITE DATA	
ZONING	R1-C
LOT NO.	PART-1
LOT AREA	403.47 SQ.M (43433 SQ.FT)



SITE DATA	
ZONING	R1-C
LOT NO.	PART-2
LOT AREA	403.19 SQ.M (4340 SQ.FT)
LOT COVERAGE	MAIN DWELLING + COV. PORCH = 89.21 SQ.M (755 SQ.FT)
FRONT YARD SET BACK	10.42M
REAR YARD SET BACK	23.45M
INTERIOR SIDE SET BACK	2.23M & 1.25M
INTERIOR SIDE SET BACK	0.55M & 0.45M

PROJECT ADDRESS :  
367 GIBBONS ST  
OSHAWA ON L1J 4Z1

Date: 07/24/2024  
Scale: 1:300  
Drawn By: BV  
Checked By: KS

No.	REVISION	DATE
1.	ISSUED FOR APPROVAL	



SHEET NUMBER :  
SITE PLAN-A1.0



Committee of Adjustment

File: **B-2024-36**

Ward: **4**

## **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 September 11, 2024 at 6:00 p.m. to consider the Committee of Adjustment Application (File **B-2024-36**) submitted by **Kruti Shah on behalf of Kavish Kavish** for **367 Gibbons Street** (PL 357 SHEET 13C PT BLK F AND PL 76 PT LT 1), Oshawa for consent.

**Purpose and Effect:** The purpose and effect of the application is to sever a 403.47 sq. m. parcel of land for the purpose of creating a new residential lot, retaining a 403.19 sq. m. parcel of land with an existing single detached dwelling.

The subject site is also subject to applications for Minor Variance (Files: A-2024-88 and A-2024-89).

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 September 9, 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 September 11, 2024 in order for your correspondence to be provided to Committee members for the September 11, 2024 public meeting.

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

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

**How to submit written comments:** Written comments to the Committee must be received no later than 4:30 pm on September 11, 2024. Submissions are accepted by email at [committeeofadjustment@oshawa.ca](mailto: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 September 6, 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 September 10, 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 August 28, 2024.

