



Committee of Adjustment Meeting Agenda

**May 13, 2026, 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 May 13, 2026 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
Gord Foster

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 April 22, 2026 be adopted.

Minor Variance Staff Reports

- | | | |
|------------------|---|---------------|
| A-2026-17 | 1182 Rexton Drive | Ward 1 |
| | Majinder Kaur on behalf of Karthikeyal Pandiya Rajan | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, parking space length and landscaped open space in front yard | |
| A-2026-20 | 1140 Plymouth Drive | Ward 1 |
| | Nitshi Jain on behalf of Ganga Prasad Bagale | |
| | To permit a single detached dwelling which may include an accessory apartment with reduced parking space width, parking space length and landscaped open space in front yard. | |
| A-2026-21 | 40M-2763, Block 198 | Ward 1 |
| | Land Solutions Ontario on behalf of Oshawa (Conlin) BT Group Inc. | |
| | To permit a condominium townhouse development with increased density, and lot coverage, reduced landscaped open space, and length of front lot line. | |

A-2026-22 140 Bloor Street East Ward 5

Max Lysyk

To permit a mixed-use building with reduced parking aisle width, distance of parking area to the street line, number of parking spaces, number of loading spaces and parking within a 3m-by-3m driveway sight triangle

A-2026-23 835 Grierson Street Ward 2

Shirley Gee

To permit a single detached dwelling with a detached garage with increased lot coverage of accessory buildings

A-2026-24 253 Cadillac Avenue South Ward 4

Nitshi Jain on behalf of Adarsh Shetty

To permit a single detached dwelling which may include an accessory apartment with reduced parking space length

If you wish a copy of the Decision and/or Notices of future Committee of Adjustment meetings concerning an application listed above, fill in the information below and return to the Secretary-Treasurer or send an email to committeeofadjustment@oshawa.ca. Thank you.

File Number: _____

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____

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

Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 13, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-17**) submitted by **Majinder Kaur on behalf of Karthikeyal Pandiya Rajan** for **1182 Rexton Drive** (PL 40M-2727 LT 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 single detached dwelling which may contain an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for single detached dwelling in a R1-E(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Accessory Apartment Parking Space Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5.1m	5.75m
Minimum Landscaped Open Space in the Front Yard	43%	50%

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

Meeting

This public meeting is open to the public and will take place in person in the C-Wing Committee Room, Oshawa City Hall, 50 Centre Street South. Members of the public wishing to verbally address the Committee through electronic means rather than appear in-person to make a delegation are required to submit their request to the City Contact shown below by 4:30 p.m. on May 11, 2026.

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 May 13, 2026 in order for your correspondence to be provided to Committee members for the May 13, 2026 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 May 13, 2026. 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.

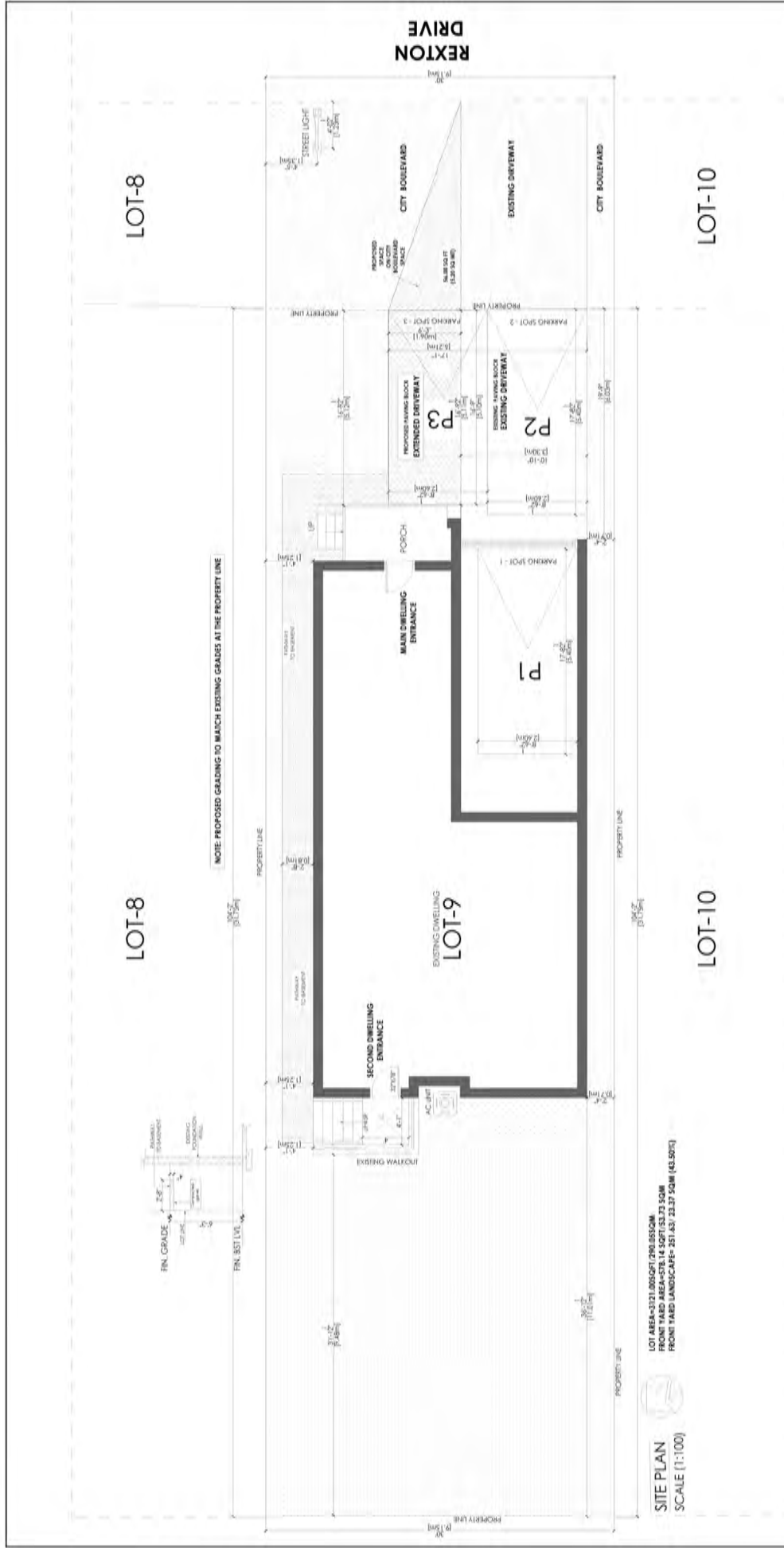
To Access the Report: A copy of the staff report is available by contacting the City Contact as shown above, after 3:00 pm, on May 8, 2026 or any day thereafter.

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 May 12, 2026. 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 May 1, 2026.

Address: 1182 Rexton Drive



<p>KS GROUP OF DESIGNERS INC. 4799 Rebecco Street, Oakville 289-932-4023, 447-285-2297, 288-885-2497</p>	<p>PROPOSED SECOND DWELLING UNIT 1182 REXTON DRIVE OSHAWA</p>		<p>NAME: MARKINDER LAUR SIGNATURE: <i>Markinder Laur</i> BCIN: 125147</p>	<p>THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND THE COMMUNICATION AND THE RESULTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION REQUIREMENT REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.</p>	<p>DRAWN BY: MK CLIENT REVIEW: REVISION: ISSUED FOR PERMIT:</p>	<p>PROPOSED SITE PLAN DATE: 2025 SCALE (1:100)</p>
	<p>A1</p>					

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Notice is hereby given that the Oshawa Committee of Adjustment will be holding a public hearing on May 13, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-20**) submitted by **Nitshi Jain on behalf of Ganga Prasad Bagale** for **1140 Plymouth Drive** (PL 40M-2727 LT 134), 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 contain an accessory apartment with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a single detached dwelling in a R1-E(31) (Residential) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Space Width (Accessory Apartment Parking Space Only)	2.6m	2.75m
Minimum Parking Space Length (Accessory Apartment Parking Space Only)	5.1m	5.75m
Minimum Landscaped Open Space in the Front Yard	41%	50%

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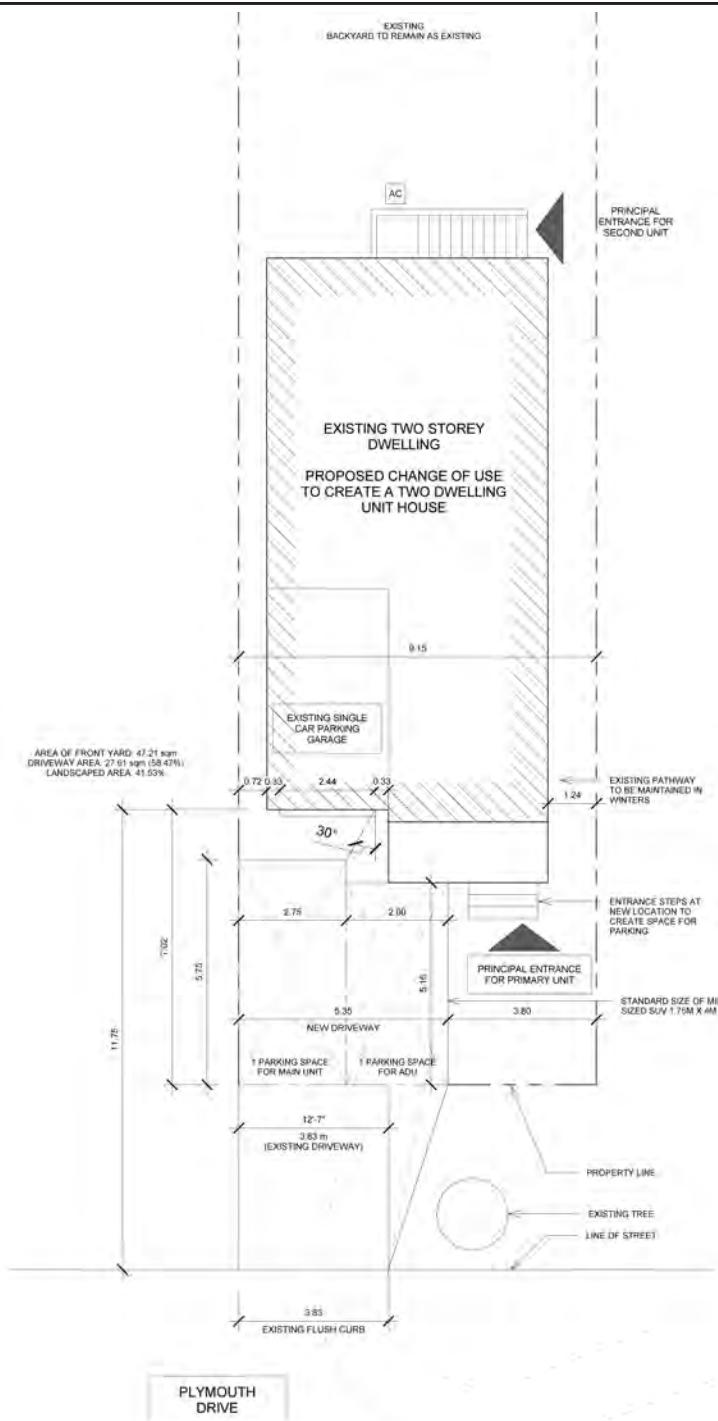
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This Notice issued May 1, 2026.

Address: 1140 Plymouth Drive



City of Oshawa
Economic and Development Services



REVISION SCHEDULE			
No.	Description	Date	By
1	ISSUED FOR BUILDING PERMIT & MINOR VARIANCE	05/04/2026	
2	REISSUED FOR MINOR VARIANCE	16/04/2026	

NOTES:
 1. DO NOT SCALE THE DRAWINGS
 2. USE ONLY DRAWINGS ISSUED FOR CONSTRUCTION
 3. VERIFY CONFIGURATIONS AND DIMENSIONS BEFORE BEGINNING WORK ON SITE
 4. INFORM DESIGNER (HOME OWNER) IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES
 EXISTING BUILDING INFORMATION SHOWN ON THE DRAWINGS IS TAKEN FROM THE SITE MEASUREMENTS



DRAWING TITLE SITE PLAN		
PROJECT NAME PERMIT DRAWINGS - ACCESSORY APARTMENT		
PROJECT LOCATION 1140 Plymouth Dr, Oshawa, ON L1L 0T8		
SCALE 1 : 100	DATE (DD MMM YYYY) 05/05/2026	DRAWING NO. A-01

H:\PLANNING\1140 Plymouth Drive\Attachments - Committee\04\Attachment\2026\06 - May\13\pds\A-2026-20.pdf

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Purpose and Effect: The purpose and effect of the application is to permit a 56-unit condominium townhouse development with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for condominium townhouses in a R4-A(9).DBR 30-60 (Residential) Zone.

Zoning Item	Column 1	Column 2
Maximum Density	61 u/ha	60 u/ha
Maximum Lot Coverage	41%	35%
Minimum Landscaped Open Space	29%	35%
Minimum Landscaped Open Space in the Front Yard of each Parcel of Tied Land (back-to-back block townhouses only)	44%	50%
Minimum Landscaped Open Space in the Yard of each Parcel of Tied Land abutting a Common Element Condominium Road (dual frontage block townhouses only)	0%	50%
Minimum Length of the Lot Line of each Parcel of Tied Land adjacent to a Common Element Condominium Road (Rear-Lane Townhouses only)	4.5m	5.5m

The subject site is also subject to an application for Site Plan Approval (File SPA-2024-08).

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Address: 40M-2763 - Blk 198



SITE STATISTICS

PARENT ZONING BY-LAW NO. 82-24
ZONING DESIGNATION: RA-AG-029, 38-50

1.0 SITE STANDARDS

SITE AREA		-4,323.32 sqm		-527.14		-2,319.29sqm	
		PROPOSED					
DRAWING LINES	TOTAL	B #1	B #2	B #3	B #4	B #5	B #6
BACKLASH ZONES	28	12	6	10			
RESIDUAL ZONES	28	6		5	6	5	5
ACCESSORY BUILDINGS (*)							
PROPOSED DENSITY	54 UNITS	SE (DENSITIES) 0.03 to 0.18 (MAX 0.17/m)					
GROSS FLOOR AREA	TOTAL	B #1	B #2	B #3	B #4	B #5	B #6
Approx.	907.19	1614.95	811.42	1349.21	752.70	907.19	907.19
	SM	SM	SM	SM	SM	SM	SM
BUILDING AREA	Approx.	432.19	1,981.2	383.44	1,387.2	380.53	432.19
	SM	B-281.2	SM	B-241.9	SM	SM	SM
FS							0.86

NOTE: THE SITE IS AN APPLICATION. WE REQUEST THE FOLLOWING CONDITIONS BE INCLUDED IN THE SITE PLAN APPROVAL AND AGREEMENT, AND THAT ITEM 1 IS INCLUDED AS A NOTE ON THE SITE PLAN.

1. THE SITE PLAN MUST BE OBTAINED FROM TOPK PRIOR TO UNDERTAKING THE FOLLOWING ACTIVITIES:
 - a. CONSTRUCTION OF INSTALLING A FACILITY ACCESS, ALONG OR UNDER A TOPK PIPELINE
 - b. REPAIR OF ANY FACILITY THAT INCLUDES BUT IS NOT LIMITED TO UNDEVELOPED ROAD ACCESS
 - c. CONDUCTING A GROUND DISTURBANCE EVALUATION OR DIGGING ON TOPK'S RIGHT-OF-WAY OR WITHIN 30 METRES OF THE CENTRELINE OF TOPK'S PIPE (NE-PRESCRIBED AREA)
 - d. OBTAINING A TOPK'S PIPE (NE-PRESCRIBED AREA) PERMIT TO EXCAVATE, REPAIR, REPLACE OR MAINTAIN THE TRAVELLED PORTION OF A HIGHWAY OR PUBLIC ROAD.
2. USING ANY EXCAVATION WITHIN 300 METRES OF TOPK'S PIPELINE RIGHT-OF-WAY, AND
3. USE OF TOPK'S PRESCRIBED AREA FOR STORAGE PURPOSES.

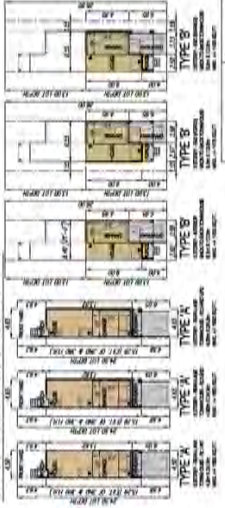
2.0 BUILDING STANDARDS

ZONING STANDARD	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE (M)	30.0	-103.37
MINIMUM LOT AREA (SQM)	1,250	-4,323.32 sqm
MAXIMUM BUILDING HEIGHT (M)	11.5	10.8 (TBC per Grading)
MAX. UTILITY BUILDING HEIGHT (M)	4.95 (TBC per Grading)	4.95 (TBC per Grading)
MAXIMUM COVERAGE (INCLUDING ALL BUILDINGS)	50%	4% (3,072.54 SQM)
FRONT & REAR YARD (M)	3.0	3.0 (BLK 1-6)
REAR YARD (M)	3.0	3.0 (BLK 1-6)
MIN. LANDSCAPED OPEN SPACE	35%	30% (4.0m covered by 0.5m x 0.5m x 0.5m)
MIN. LANDSCAPED FRONT YARD O.S. FOR POT.	50%	44.0% (0.5m x 0.5m x 0.5m)
MIN. LANDSCAPED REAR YARD O.S. FOR POT.	50%	100.0%
MIN. LENGTH OF FRONT LOT LINE FOR POT (M)	5.5	8.4 (SEE BLKS 2-4)
MIN. SETBACK OF PARKING AREA TO STREET (M)	3.0	4.5 (SEE BLKS 1-3-4)
SNOW STORAGE	N/A	0.0 (SEE BLKS 2-4)

3.0 SITE CIRCULATION

ZONING STANDARD	REQUIRED	PROPOSED
VEHICULAR PARKING REQUIREMENTS	1.65 (UNIT = 30)	(28) BACKLASH-BLOCK 2 (UNIT = 56)
TOWNHOUSE DWELLING (SR)	0.35 (UNIT = 20)	(28) REAR-LANE 2 (UNIT = 56)
VISITOR PARKING SPACE	110 SPACES	20 SPACES (0.35) (UNIT)
TOTAL PARKING	28 m x 5.4m (limited)	132 SPACES
MINIMUM PARKING SPACE	2.8 m x 5.4m (limited)	28 m x 5.4m (limited)
MINIMUM PARKING SPACE IN GARAGE	3.5m x 5.5.75m	3.5m x 5.5m (28) / 4.3m x 6.5 m (8)
ACCESSIBLE PARKING	1	2
MINIMUM NUMBER OF ACCESSIBLE PARKING	0.9	0.9
MINIMUM DRIVEWAY LENGTH (M)	6.0	6.0
MIN. DRIVEWAY WIDTH (M)	2.75	2.75

4.0 TYPICAL UNIT FLOOR PLAN



FOR SPA SUBMISSION
LAST UPDATED: FEBRUARY 05, 2026

COMMON ELEMENT CONDO TENURE

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Purpose and Effect: The purpose and effect of the application is to permit a mixed use building with the variances in Column 1 below, instead of the requirements in Column 2 below, as required by Zoning By-law 60-94 for a mixed use building in a PSC-A (Commercial) Zone.

Zoning Item	Column 1	Column 2
Minimum Parking Aisle Width	6.0m	6.5m
Minimum Number of Parking Spaces	9 spaces	15 spaces
Minimum Distance of a Parking Area to a Street Line	0m	3m
Parking Space within a Driveway Sight Triangle	To Permit	Not Permitted
Minimum Number of Loading Spaces	0	1 Small Loading Space

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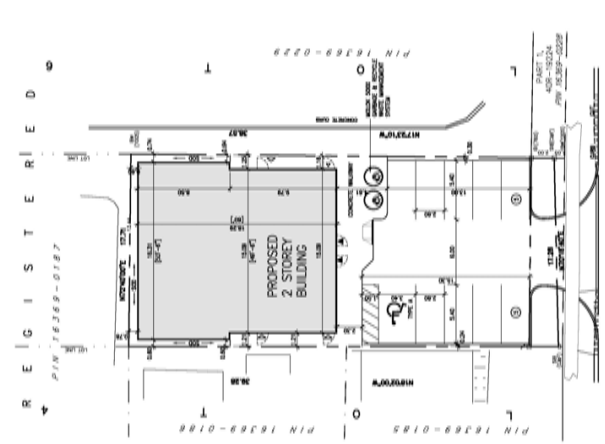
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REGISTERED

BLOOR STREET EAST
(ORIGINAL ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION & CONCESSION 1)

NO.	REVISIONS	DATE

LEGEND

- A. EXISTING STRUCTURE
- B. EXISTING DRIVE
- C. EXISTING DRIVE
- D. SERVICE DRIVE / LOT

SITE STATISTICS

LOT AREA	691.30 SQ.M.
BEFORE ROAD WIDENING	638.97 SQ.M.
AFTER ROAD WIDENING	691.30 SQ.M.

BUILDING AREAS

RESURFACE (STORAGE / MECHANICAL ROOM)	283.20 SQ.M.	(2.87% WT.)
GROUND FLOOR (OFFICE / COMMERCIAL)	283.20 SQ.M.	(2.87% WT.)
SECOND FLOOR (3 RESIDENTIAL UNITS)	283.20 SQ.M.	(2.87% WT.)
RESIDENTIAL UNITS - SUITE 1	75.87 SQ.M.	(0.76% WT.)
SUITE 2	75.87 SQ.M.	(0.76% WT.)
SUITE 3	75.87 SQ.M.	(0.76% WT.)

PARKING

RETAIL USE	12 SPACES
RESIDENTIAL UNITS - SUITES	3 SPACES
(1 SPACE PER UNIT)	
FIRE ALARM SYSTEM	12 SPACES
PARKING PROVIDED	18 SPACES

ONTARIO BUILDING CODE CLASSIFICATION

MAJOR OCCUPANCY	GROUP-E AND GROUP-C (PART B)
BUILDING AREA	283.20 SQ.M.
GROSS FLOOR AREA	566.40 SQ.M.
NUMBER OF STOREYS	2
NUMBER OF STOREYS / FIRE POWER ACCESS	NO
NUMBER OF STOREYS / STAIRS	NO
STAIRCASE SYSTEM REQUIRED	NO
STAIRCASE SYSTEM PROVIDED	YES
FIRE ALARM SYSTEM REQUIRED	YES
FIRE ALARM SYSTEM PROVIDED	NO
CONSTRUCTION TYPE	CONCRETE / NON-COMBUSTIBLE

PROJECT
113 ANA Architects Inc.
 15 MILNER BUSINESS COURT, SUITE 710
 TORONTO, ONTARIO M8S 5B9
 T: 416-270-7815 F: 416-263-5488

PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT
 140 BLOOR ST. EAST
 OSHAWA, ONTARIO

DATE
 JUNE 2024

SCALE
 1" = 10'

A1.1

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 May 13, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-23**) submitted by **Shirley Gee** for **835 Grierson Street** (PL 403 LT 115), 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 accessory buildings ancillary to a single detached dwelling with a maximum lot coverage as a percentage of the main building of 75% whereas Zoning By-law 60-94 permits a maximum lot coverage of 50% for accessory buildings ancillary to 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 May 11, 2026.

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 May 13, 2026 in order for your correspondence to be provided to Committee members for the May 13, 2026 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 May 13, 2026. 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 May 8, 2026 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 May 12, 2026. Advance requests are highly encouraged to enable us to meet your needs adequately.

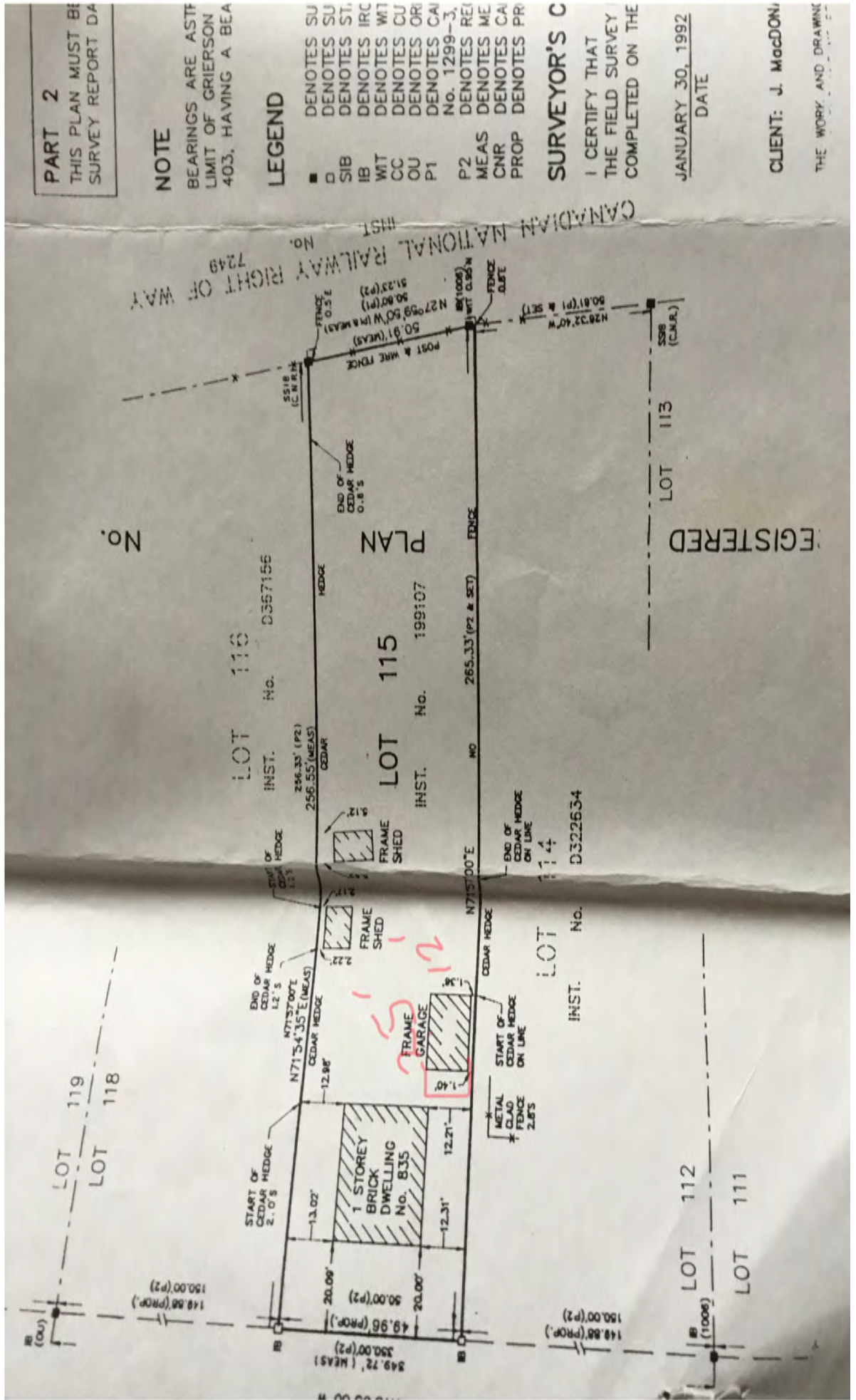
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued May 1, 2026.

Address: 835 Grierson Street



City of Oshawa
Economic and Development Services



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 May 13, 2026 at 6:00 p.m. to consider the Committee of Adjustment Application (File **A-2026-24**) submitted by **Nitshi Jain on behalf of Adarsh Shetty** for **253 Cadillac Avenue South** (PL 305 LT 148), Oshawa for a minor variance from the City's Zoning By-law 60-94.

Purpose and Effect: The purpose and effect of the application is to permit a single detached dwelling which may include an accessory apartment with a minimum parking space length of 5.0m (accessory apartment space only), whereas Zoning By-law 60-94 requires a minimum parking space length of 5.75m for a single detached dwelling in a R1-C (Residential) Zone.

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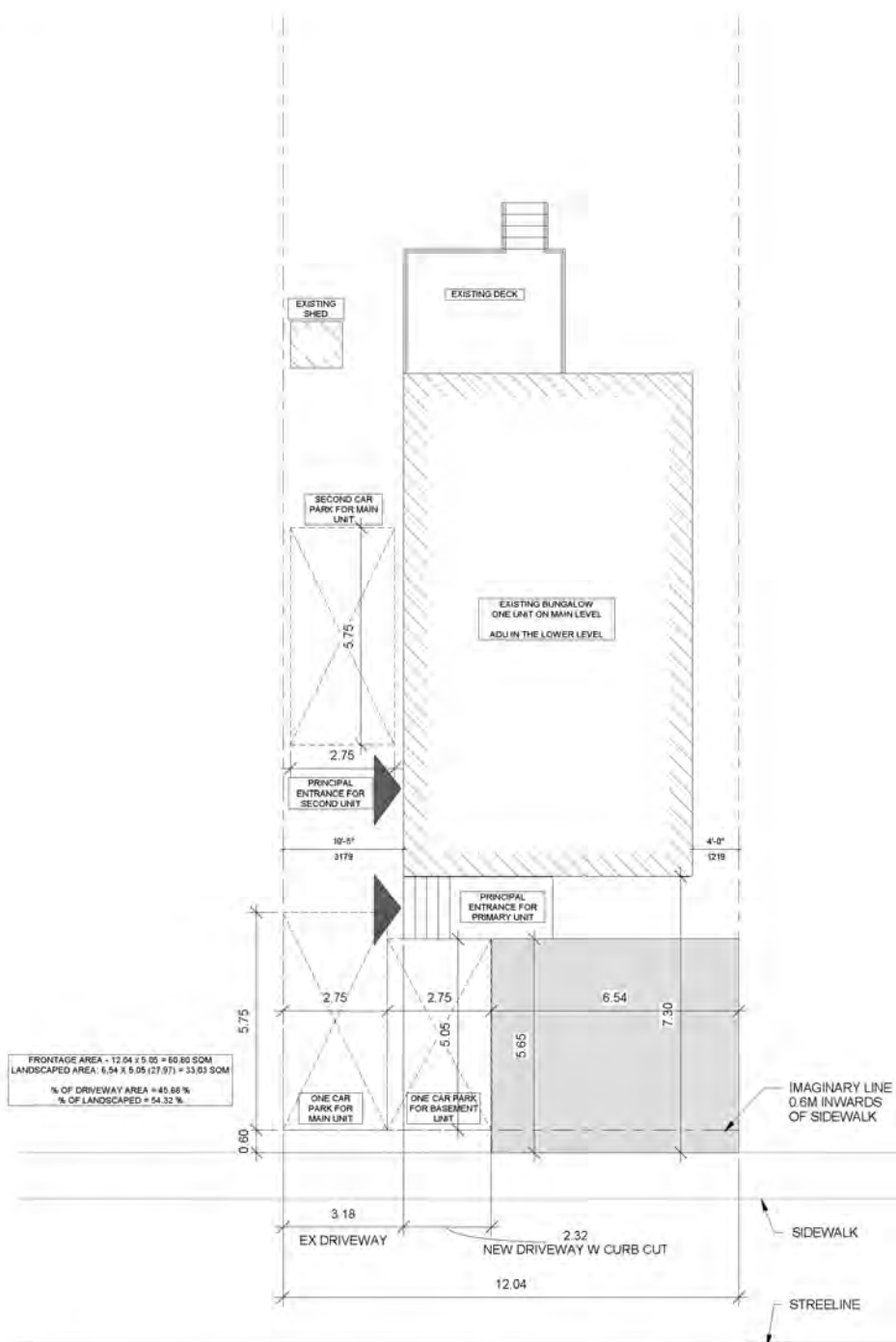
Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

This Notice issued May 1, 2026.

Address: 253 Cadillac Avenue



City of Oshawa
Economic and Development Services



FRONTAGE AREA - 12.04 x 5.05 = 60.80 SOM
 LANDSCAPED AREA: 6.54 x 5.05 (27.97) = 33.03 SOM
 % OF DRIVEWAY AREA = 45.66 %
 % OF LANDSCAPED = 54.32 %

REVISION SCHEDULE			
No.	Description	Date	By
1	ISSUED FOR PERMIT	28/03/2026	
2	ISSUED FOR MINOR VARIANCE	16/04/2026	

NOTES
 1. DO NOT SCALE THE DRAWINGS
 2. USE ONLY DRAWINGS ISSUED FOR CONSTRUCTION
 3. VERIFY CONFIGURATIONS AND DIMENSIONS BEFORE BEGINNING WORK ON SITE
 4. INFORM DESIGNER (HOME OWNER) IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.
 EXISTING BUILDING INFORMATION SHOWN ON THE DRAWINGS IS TAKEN FROM THE SITE MEASUREMENTS



DRAWING TITLE SITE PLAN		
PROJECT NAME PERMIT DRAWINGS - BASEMENT ADU		
PROJECT LOCATION 253 Cadillac Ave S, Oshawa, ON L1H 5Z6		
SCALE 1: 100	DATE (DD/MM/YYYY) 16/04/2026	DRAWING NO. A-01