



November 26, 2024

City of Oshawa
Legislative Services
50 Centre Street South
Oshawa, ON
L1H 3Z7

Attention: Legislative Services
City of Oshawa

Re: Notice of Public Meeting – Planning Act – 1600 Conlin Rd. E

To Whom it May Concern,

This letter is regarding the application and public meeting to amend the Oshawa Official Plan and Kedron Part II Plan of the Oshawa Official Plan (File: OPA-2024-06) and to amend Zoning By-law 60-94 (File: Z-2024-08), submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes Inc. for lands at 1600 Conlin Road. As landowners of 1500 Conlin Road (Draft Plan of Subdivision S-O-2014-04), which borders the 1600 Conlin property, we share roads and services with the proposed development.

As part of our Draft Approval, we are required to satisfy the following conditions:

“The subdivider enter into an agreement with the adjoining developer of the draft plan of subdivision S-O-2104-05 and the adjoining property owner at 1600 Conlin Road East for the equitable sharing of infrastructure costs and land costs serving the subject draft plan S-O-2014-04 and that a copy of fully executed agreement between those parties be provided to Engineering Services”

“The cost of any City services outside of the plan necessitated by this development to be installed, extended, relocated or altered to provide services across or through adjacent privately owned lands which are subject to a separate draft plan approval to service this plan shall be the responsibility of the subdivider. Furthermore it is the sole responsibility of the subdivider to negotiate with the adjacent land owner(s) and secure appropriate easement(s) and/or lands required, and convey the same to the City at no cost and in a physical and environmental condition acceptable to Engineering Services.”

“The subdivider acknowledges that the full and complete build-out of the Stormwater Management Facility forming Block 64 is dependent on the co-operation of the adjacent property owner to the east (1600 Conlin Road East). The entire Stormwater Management Facility must be developed by one subdivider, must be contained within one set of engineering drawings and must be addressed in one subdivision agreement.”

“The subdivision acknowledges that development of this Draft Plan or portions of this Draft Plan may be restricted until such time that all necessary arrangements have been made with the adjacent developers (S-O-2014-05 and 1600 Conlin Road East) for the provision of access, as necessary, to the City’s satisfaction”

“The subdivider shall ensure that all streets properly align with existing and proposed development outside the limits of and abutting this plan. In this regard, the subdivider shall provide written verification to Engineering Services as part of the draft 40M Plan submission, from an Ontario Land Surveyor that the alignment of all streets and their extension outside the limits of this plan will meet the design requirements of the City”

“Streets G, I, K and L together with the related fronting and/or flanking lots and blocks be developed in conjunction with adjacent lands to the satisfaction of the Planning Services”



“Blocks 13, 33, 46 and 47 shall be developed in conjunction with adjacent lands to the satisfaction of Planning Services.”

We are requesting that similar clauses be included as part of Greycrest Homes Inc's. approval conditions to ensure the equitable sharing of costs and that development is coordinated between all parties.

In addition, we also request that further information regarding the overland flow route into the pond is provided to ensure that the additional drainage from the revised plan does not adversely affect the corner townhouse unit (Block 30) on our plan. We want to ensure there are no adverse impact on our lands.

If you have any questions, please feel free to contact the undersigned.

Yours very truly,

Ryan Lavender
Schleiss Development Company Limited