
January 10, 2025

City of Oshawa
City Hall
1st Floor, West Wing
50 Centre St. S.
Oshawa, ON
L1H 3Z7

Attention: Economic and Development Services Committee

RE: Comment Letter to City Initiated Official Plan Amendment & Zoning By-law Amendment (ED-25-01)
2375 Ritson Road North, Oshawa
TBG Project No.: 24138
City File 12-12-4881

On behalf of our Client, Menkes Ritson Road Inc. (“Owner”), The Biglieri Group Ltd. (“TBG”) is pleased to provide written comments to the City of Oshawa in regard to the City-Initiated Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) for the North Kedron Industrial Area. Menkes Ritson Road Inc. is the owner of the lands municipally known as 2375 Ritson Road North, which is subject to the proposed OPA and ZBA. We have had the opportunity to review Planning Report ED-24-129 which was brought forward to Economic and Development Services Committee (“EDSC”) on November 4, 2024, and also have reviewed the Planning Report ED-25-01 to be considered on January 13, 2024 at the EDSC, and we are supportive of the proposed policy modifications.

Firstly, we would like to thank staff for bringing forward the amendments that would have the effect of implementing the Region of Durham’s 2051 Urban Expansion Area and designation of Employment Area for the North Kedron Industrial Area. We look forward to working with staff and Council on future development applications for the subject lands, which will support the City’s goal of positioning Oshawa as a major industrial centre in the Region of Durham through new industrial growth.

We support the intent of the proposed land use designations and zoning categories of the subject land. However, as we continue to work collaboratively with staff moving forward, we request clarification as to how the proposed zoning for the site will be interpreted where more than one zone boundary would apply to a future lot or block. Per provision 3.8 of City of Oshawa Zoning By-law 60-94, zone boundaries shall be determined by the lot line of any lot, except where the lot line is a street line then the boundary is the centreline of the street. . We look forward to discussing the approach and interpretation with City Staff, as it applies to the subject lands and future development applications.

In addition, per Official Plan policy 5.3.3 and 5.3.7 the extent and the exact location of natural heritage and/or hydrologic features, including key natural heritage and/or key hydrologic features, shall be determined at the time of development applications in accordance with Section 5.5 of the Official Plan and such refinements do not require an amendment to the Official Plan. We intend to continue working with both the City and the Central Lake Conservation Authority Staff on the appropriate delineation and identification of natural heritage features on site.

In closing, we support the proposed OPA and ZBA which will help bring the North Kedron Industrial Area planning framework into conformity with Durham Region's Official Plan and we look forward to continue working collaboratively with City Staff going forward.

Respectfully,

THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to be 'MN', with a long horizontal flourish extending to the right.

Mallory Nievas, RPP, MCIP
Associate

c: Adam Santos, Menkes Development Ltd.