



Planning Act Public Meeting Report

To: Economic and Development Services Committee

From: Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department

Report Number: ED-25-29

Date of Report: February 26, 2025

Date of Meeting: March 3, 2025

Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.

Ward: Ward 1

File: Z-2020-05, S-O-2020-01

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting on the revised applications submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. (the "Applicant") to amend Zoning By-law 60-94 (File: Z-2020-05) and for approval of a draft plan of subdivision (File: S-O-2020-01), to permit development of 2 blocks for 4 semi-detached dwellings, 14 development blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads on lands municipally known as 671, 685, 699, 709 and 723 Conlin Road East (collectively referred to as the "Subject Site").

671, 699 and 723 Conlin Road East are owned by Greycrest Homes (Oshawa) Inc. 685 and 709 Conlin Road East are owned by Greycrest Homes (Conlin) Inc. Both Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. are controlled by Greycrest Homes.

Attachment 1 is a map showing the location of the Subject Site and the existing zoning in the area.

Attachment 2 is a copy of the original proposed draft plan of subdivision S-O-2020-01 submitted by the Applicant and considered at the previous public meeting held on September 14, 2020.

Attachment 3 is a copy of the revised proposed draft plan of subdivision S-O-2020-01 submitted by the Applicant.

Attachment 4 is a copy of Schedule 'A', Samac Land Use and Street Plan, from the Samac Secondary Plan showing the location of the Subject Site.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Subject Site and to all required public bodies. In addition, a sign giving notice of the applications has been posted on the Subject Site. Notice was also provided in accordance with the City's Public Notice Policy GOV-23-02.

The notice regarding the public meeting provided an advisory that the meeting is open to the public and will take place in person in the Council Chamber at Oshawa City Hall. Members of the public wishing to address the Economic and Development Services Committee through electronic means rather than appear in-person to make a delegation were invited to register their intent to participate electronically by 12:00 p.m. on February 28, 2025.

A public meeting was previously held on September 14, 2020 concerning the subject applications. At the conclusion of the meeting, the then-Development Services Committee adopted a recommendation to refer the subject applications back to the then-Development Services Department for further review and the preparation of a subsequent report and recommendation. The minutes of the September 14, 2020 public meeting form Attachment 5 to this Report.

Subsequent to the September 14, 2020 public meeting, the Applicant revised the subject development proposal. The key differences between the proposal considered at the September 14, 2020 public meeting (see Attachment 2) and the revised proposal (see Attachment 3) are as follows:

- The number of street townhouse dwellings has been reduced from 76 to 74;
- Two (2) blocks for a total of four (4) semi-detached dwellings have been introduced into the proposed draft plan of subdivision. This has increased the total number of proposed units from 76 to 78;
- The proposed storm pond outfall has been relocated from being directed in a south-west direction towards the Oshawa Creek tributary to a southeast direction, although still towards the Oshawa Creek tributary.
- The encroachments of Block 4 (formerly Block 3) into the dripline and 10m dripline setback boundaries have increased in order to accommodate the newly proposed semi-detached dwelling blocks (Blocks 2 and 9).
- The size of the stormwater management pond block has increased from 0.26 hectares (0.64 ac.) to 0.29 hectares (0.72 ac.). The revised design of the pond now includes a combined pond maintenance access road and trail connection to facilitate an active transportation connection between the subdivision and the future trails in the hydro corridor and along the Oshawa Creek tributary.

The length of time that has passed since the initial public meeting has necessitated a new Planning Act public meeting.

2.0 Recommendation

That, pursuant to Report ED-25-29 dated February 26, 2025, concerning the applications submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2020-01) to permit 2 blocks for 4 semi-detached dwellings, 14 blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads located at 671, 685, 699, 709 and 723 Conlin Road East, staff be directed to further review and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

3.0 Input from Other Sources

3.1 Other Departments and Agencies

The revised subject applications have been circulated for comment and the identification of issues to a number of departments and agencies. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the revised applications.

4.0 Analysis

4.1 Background

The Subject Site is generally located on the south side of Conlin Road East, west of Wilson Road North, on lands municipally known as 671, 685, 699, 709 and 723 Conlin Road East (see Attachment 1).

In 2012, the owners at the time of 671, 685, 699, 709 and 723 Conlin Road East submitted applications for amendments to the Samac Secondary Plan and Zoning By-law 60-94 for the Subject Site. The purpose of the 2012 Samac Secondary Plan amendment was to redesignate the developable portion of the Subject Site from Low Density Residential to Medium Density I Residential and Medium Density II Residential. The purpose of the 2012 Zoning By-law amendment was to:

- Rezone the Subject Site from R1-A (Residential) to appropriate zones to permit block townhouses, street townhouses, 3-storey apartment buildings, nursing homes, retirement homes and long term care facilities within ±85 metres (279 ft.) of Conlin Road East;
- Rezone the balance of the developable portion of the Subject Site to appropriate zones to permit single detached dwellings and street townhouses;
- Apply an appropriate "h" holding symbol to the developable portion of the Subject Site for future development; and,
- Rezone those lands known to be associated with the Oshawa Creek valley/floodplain and environmental buffer to OSH (Hazard Lands Open Space).

The 2012 applications were approved by City Council on June 25, 2012. Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. have since purchased the Subject Site and are now advancing a draft plan of subdivision and a further Zoning By-law amendment.

The following is background information concerning the revised subject applications:

Item	Existing	Requested/Proposed
Oshawa Official Plan Designation	Residential and Open Space and Recreation	No change
Samac Secondary Plan Designation	Medium Density I Residential, Medium Density II Residential and Open Space and Recreation	No change
Durham Regional Official Plan (Envision Durham) designation	Community Area	No change
Zoning By-law 60-94	<ul style="list-style-type: none"> ▪ R3-A/R4-A/R6-B(4) “h-31” (Residential) ▪ R1-E/R3-A “h-31” (Residential) ▪ OSH (Hazard Lands Open Space) 	<ul style="list-style-type: none"> ▪ Reduce the area zoned R1-E/R3-A “h-31” to incorporate the limits of the proposed open space block and stormwater management pond block into the OSH Zone ▪ Amend the R3-A Zone applicable to the Subject Site to include a site specific R2 Zone to allow semi-detached dwellings and implement site specific zoning regulations for street townhouses including, but not necessarily limited to, reduced front yard and rear yard depths and lot area, increased lot coverage, and to consider Conlin Road East as the front lot line for lots fronting Conlin Road East

Item	Existing	Requested/Proposed
Use	5 single detached dwellings (each of the 5 lots comprising the Subject Site is occupied by a single detached dwelling; however, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. have submitted building permit applications to demolish each of the 5 single detached dwellings)	2 blocks for 4 semi-detached dwellings, 14 blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads

The following land uses are adjacent to the Subject Site:

- North** Conlin Road East, beyond which are lands that are currently vacant; however, a draft plan of subdivision (S-O-2014-02) submitted by 1662857 Ontario Limited (Nideva) has been approved for these lands
- South** City-owned valleylands containing a component of the Oshawa Creek identified as part of the City’s Natural Heritage System on Schedule ‘D-1’, Environmental Management, of the Oshawa Official Plan
- East** Recently constructed residential development (Files: S-O-2017-05, SPA-2017-34, C-O-2017-07) consisting of four (4) single detached dwellings, 111 block townhouses and an open space block
- West** A north-south Hydro One corridor and the Oshawa Creek

The following are the proposed development details for the Subject Site:

Site Statistics Item	Measurement
Gross Area of Draft Plan (including road widening)	4.05 ha (10 ac.)
Net Residential Area (Blocks 1 to 16)	1.84 ha (4.55 ac.)
Net Residential Area of Semi-Detached and Street Townhouse Blocks (Blocks 1 to 16)	1.84 ha (4.55 ac.)
Number of Proposed Semi-Detached Dwellings	4
Number of Proposed Street Townhouse Dwellings	74
Net Residential Density	42.4 u/ha (17.14 ac.)
Area of Stormwater Management Pond (Block 17)	0.29 ha (0.72 ac.)
Area of Open Space (Block 18)	1.10 ha (2.72 ac.)
Area of Road Widening Block (Block 19)	0.12 ha (0.3 ac.)

4.2 Oshawa Official Plan

The Subject Site is designated as Residential and Open Space and Recreation in the Oshawa Official Plan (the "O.O.P.").

The O.O.P. specifies, in part, that areas designated as Residential shall be predominately used for residential dwellings.

The O.O.P. also states that lands designated as Open Space and Recreation within Oshawa's Major Urban Area shall be predominately used for recreation, conservation, reforestation, cemeteries, allotment gardens, community gardens, nursery gardening, existing golf courses and campgrounds. These uses shall have regard for the natural environment and be compatible with their surroundings. Where appropriate, areas designated as Open Space and Recreation shall provide opportunities for physical activity, such as walking and cycling, including connections in support of the City's active transportation network.

Schedule 'D-1', Environmental Management, of the O.O.P. shows the Oshawa Creek valley/floodplain as part of the City's Natural Heritage System and as Hazard Lands. The Natural Heritage system refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/reforestation that will improve connectivity and habitat. It is intended to achieve a linked open space and natural heritage system.

When opportunities for public ownership arise, Policy 5.4.15 of the O.O.P. requires that all reasonable efforts be made to support the acquisition and/or conveyance of lands within the Natural Heritage System for natural heritage conservation purposes.

Hazard Lands shall be used predominately for the preservation and conservation of land and/or the environment. These lands shall be managed in a manner to complement adjacent land uses and protect adjacent lands from any physical hazards or their effects.

Schedule 'A-2', Corridors and Intensification Areas, of the O.O.P. shows Conlin Road East as a Local Corridor. Schedule 'B', Road Network, identifies Conlin Road East as a Type 'B' Arterial Road, while Schedule 'B-1', Transit Priority Network, shows Conlin Road East as a Transit Spine.

Development along Local Corridors shall generally be planned and developed as mixed-use areas and developments designed on the basis of a transit-supportive approach to urban design. This includes densities appropriate to support future and existing frequent transit service and building and site design having a strong pedestrian-oriented focus, to support a safe, convenient and attractive walking and cycling environment and a vibrant public realm.

The policies and provisions of the O.O.P. will be considered during the further processing of the subject revised applications.

4.3 Samac Secondary Plan

The portion of the Subject Site located outside the Oshawa Creek valley/floodplain is designated as Medium Density I Residential and Medium Density II Residential in the Samac Secondary Plan (see Attachment 4). The portion of the Subject Site associated with the Oshawa Creek valley/floodplain and environmental buffer is designated as Open Space and Recreation in the Samac Secondary Plan (see Attachment 4) and shown as Hazard Lands and Natural Heritage System in Schedule 'B', Samac Environmental Management Plan, of the Samac Secondary Plan.

The Medium Density I Residential designation generally includes uses such as single detached, semi-detached, duplex and townhouse dwellings at a density of 30 to 60 units per hectare (12 to 24 u/ac.).

The Medium Density II Residential designation generally includes uses such as townhouses, low rise apartments and medium rise apartments at a density of 60 to 85 units per hectare (24 to 34 u/ac.).

Policy 4.22 of the Samac Secondary Plan reads as follows:

“4.22 Notwithstanding any other policy of this Secondary Plan to the contrary, for lands on the south side of Conlin Road East municipally known as 671 to 723 Conlin Road East, both inclusive, Medium Density I Residential uses, in accordance with the relevant policies of this plan, shall be additional permitted uses within the area designated as Medium Density II Residential, and Low Density Residential uses, in accordance with the relevant policies of this Plan, shall be additional permitted uses within the area designated as Medium Density I Residential.”

The Low Density Residential designation generally includes single detached, semi-detached and duplex dwellings as permitted uses at a density of up to 30 units per hectare (12 u/ac.).

Areas designated as Open Space and Recreation shall be used for active and passive recreation as well as for the preservation and conservation of environmental features.

The Natural Heritage System refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/restoration that will improve connectivity and habitat.

Block 18 in the revised proposed draft plan generally represents lands identified as Natural Heritage System and Hazard Lands. Block 18 is intended to be conveyed to the City for public stewardship of these lands.

The road system abutting the Subject Site shown in the Samac Secondary Plan designates Conlin Road East as a Type 'B' Arterial Road. The proposed roads within the subject draft plan of subdivision consist entirely of local roads.

The policies and provisions of the Samac Secondary Plan will be considered during the further processing of the subject revised applications.

4.4 Durham Regional Official Plan

The new Durham Regional Official Plan (“Envision Durham”) was approved by the Province of Ontario and came into effect on September 3, 2024. However, effective January 1, 2025, the Ontario Planning Act, R.S.O. 1990, c.P.13 (the “Planning Act”), classifies the Regional Municipality of Durham as an upper-tier municipality without planning responsibilities. The Planning Act stipulates that the portions of an official plan of an upper-tier municipality without planning responsibilities that apply to a lower-tier municipality (e.g., the City of Oshawa) are deemed to constitute an official plan of the lower-tier municipality, and its plan remains in effect until the lower-tier municipality revokes it or amends it. This means that Envision Durham is an official plan of the City of Oshawa as it relates to the City of Oshawa.

The Subject Site is designated as Community Area in Envision Durham. Community Areas are intended to offer a complete living environment for Durham’s residents. They are comprised of housing, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses, and public service facilities such as schools, libraries and hospitals, as well as an array of cultural and recreational uses.

Community Areas shall be planned for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses such as commercial, retail (including major retail), personal service uses, home businesses, recreational uses, public service facilities, institutional uses and office uses, provided such uses are appropriately located and compatible with their surroundings.

The policies and provisions of Envision Durham will be considered during the further processing of the subject revised applications.

4.5 Zoning By-law 60-94

The Subject Site is currently zoned as follows (see Attachment 1):

- The northerly portion of the Subject Site adjacent to Conlin Road East is zoned R3-A/R4-A/R6-B(4) “h-31” (Residential). This portion generally corresponds to the Medium Density II Residential designation shown for this area in the Samac Secondary Plan;
- The central portion of the Subject Site is zoned R1-E/R3-A “h-31” (Residential). This portion generally corresponds to the Medium Density I Residential designation shown for this area in the Samac Secondary Plan; and,
- The southerly portion of the Subject Site adjacent to the Oshawa Creek is zoned OSH (Hazard Lands Open Space). This portion generally corresponds to the Open Space and Recreation designation shown for this area in the Samac Secondary Plan.

The area of the proposed draft plan of subdivision proposed for semi-detached dwellings, street townhouse dwellings and roads is zoned R3-A/R4-A/R6-B(4) "h-31" and R1-E/R3-A "h-31".

The area of the proposed draft plan of subdivision proposed for a stormwater management pond and for open space purposes is zoned OSH and R1-E/R3-A "h-31".

The R1-E Zone permits single detached dwellings.

The R3-A Zone permits street townhouse buildings and dwellings.

The R4-A Zone permits block townhouses.

The R6-B(4) Zone permits apartment buildings, long term care facilities, nursing homes and retirement homes with a maximum building height of 3 storeys.

The OSH Zone permits agricultural uses, golf courses existing as of January 1, 2005, outdoor recreational uses and parks, all without buildings and structures.

The purpose of the "h-31" holding symbol is to ensure that:

- (a) Site plan or subdivision approval is obtained from the City that addresses such matters as landscaping, fencing and lighting;
- (b) A traffic impact study is completed to the satisfaction of the City;
- (c) A noise study regarding noise from Conlin Road East is completed to the satisfaction of the City;
- (d) An archaeological assessment is completed to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries;
- (e) Storm water management and environmental matters are addressed to the satisfaction of the City and the Central Lake Ontario Conservation Authority;
- (f) The Oshawa Creek valley lands/floodplain and related environmental buffer are conveyed to the City at no cost and in a physical condition acceptable to the City;
- (g) A Record of Site Condition acknowledged by the Ministry of the Environment, Conservation and Parks, as may be required, to the satisfaction of the City indicating that the soils of the Subject Site are suitable for residential development in accordance with the appropriate Provincial guidelines;
- (h) Adequate municipal water and sanitary services are provided to the satisfaction of the Region of Durham;
- (i) Tree and vegetation preservation is implemented to the satisfaction of the City and the Central Lake Ontario Conservation Authority;

- (j) A parking plan for any street townhouses shall be provided to the City's satisfaction which may lead to a restriction on the number of street townhouses. Also street townhouses will not be permitted with direct frontage on Conlin Road East; and,
- (k) An Urban Design Study is prepared to the satisfaction of the City showing, amongst other matters, how any development addresses Conlin Road East and how any development can be integrated with development on the subject lands and adjacent lands to the east.

While the "h-31" holding symbol is in place, any single detached dwelling existing as of June 25, 2012 on a lot existing as of June 25, 2012 is permitted.

The Applicant proposes to amend Zoning By-law 60-94 by:

- (a) Reducing the area zoned R1-E/R3-A "h-31" Zone to incorporate the limits of the proposed open space block and stormwater management block into the OSH Zone;
- (b) Introducing an R2 Zone on the developable portion of the Subject Site along Conlin Road to permit semi-detached dwellings with reduced front and rear yard depths of 5.2 metres (17.1 ft.) and 6 metres (19.7 ft.), respectively, and to consider Conlin Road East as the front lot line; and,
- (c) Implementing site specific zoning regulations for the R3-A Zone on the developable portion of the Subject Site to permit a reduced minimum lot area for street townhouse dwellings of 150 square metres (1,614.6 sq. ft.) instead of a minimum of 185 square metres (1,991.3 sq. ft.), reduced front and rear depths of 4.2 metres (13.8 ft.) and 6 metres (19.7 ft.) respectively, increased lot coverage of 60%, and to consider Conlin Road East as the front lot line.

The Applicant has submitted engineering studies and environmental studies confirming the actual limits of the Oshawa Creek flood plain and meander belt and the wetland and wooded area on the Subject Site. This is intended to support the reduction to the area zoned R1-E/R3-A "h-31" (Residential).

The subject revised applications will be reviewed against the provisions of Zoning By-law 60-94 during the further processing of the applications.

4.6 Subdivision Design/Land Use Considerations

The revised proposed draft plan of subdivision includes two (2) blocks for a total of four (4) semi-detached dwellings, 14 development blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads (see Attachment 4).

Driveway access for all 76 units would be from the new local road only. The semi-detached dwellings (Blocks 2 and 9) and the street townhouse dwellings on Blocks 1 and 10 will have frontage on both Conlin Road East and the new local road. These dwelling units will have front facades and front doors facing Conlin Road East.

The City currently plans to complete Conlin Road East improvements between Ritson Road North and Wilson Road North in 2027/2028, subject to budget approval. These improvements will include, in part, a sidewalk on the north side of Conlin Road East and a multi-use path on the south side in front of the Subject Site. The Applicant has advised that they are willing to convey the lands needed from the Subject Site (Block 19 on the revised proposed draft plan of subdivision – see Attachment 3) to the City for the widening and improvement of Conlin Road East early in order to help facilitate the reconstruction of Conlin Road East in advance of the registration of the draft plan of subdivision, if necessary.

Detailed design matters will be reviewed during the further processing of the revised applications to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies. This Department will conclude its position on the subdivision design after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters this Department will be reviewing during the further processing of the revised subject applications include:

- (a) The appropriateness of the proposed subdivision design;
- (b) Landscaping, fencing and lighting;
- (c) Environmental management, including tree and vegetation preservation;
- (d) Development limits;
- (e) Servicing and stormwater management matters;
- (f) Transportation and parking considerations;
- (g) Noise attenuation;
- (h) Urban design and architectural considerations, including how the development addresses Conlin Road East;
- (i) The appropriateness of the proposed zoning regulations;
- (j) Archaeological matters;
- (k) Compliance with the Federal airport height regulations;
- (l) Coordination with the planned improvements to Conlin Road East;
- (m) Coordination with the proposed development to the north and the recently constructed residential development to the east; and,
- (n) Investigating a pedestrian connection to future adjacent trails and Conlin Meadows Park.

5.0 Financial Implications

There are no financial implications associated with the recommendation in this Report.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

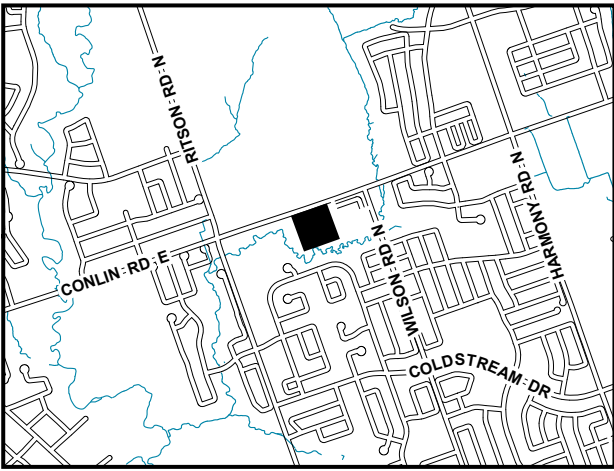
"Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



Anthony Ambra, P.Eng., Commissioner,
Economic and Development Services Department



**Item: ED-25-29
Attachment 1**

Economic and Development Services

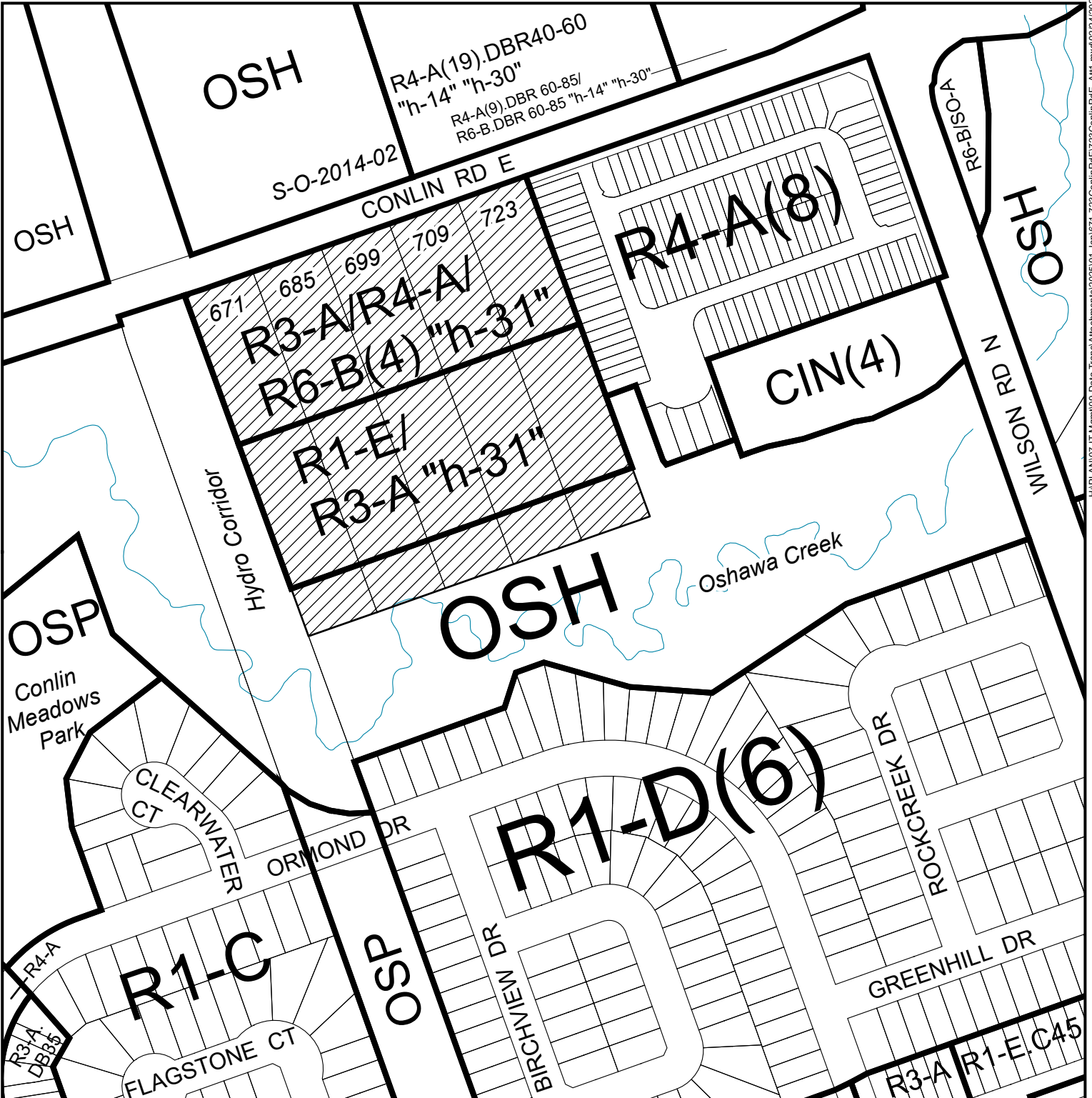
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Ward: Ward 1

File: Z-2020-05, S-O-2020-01

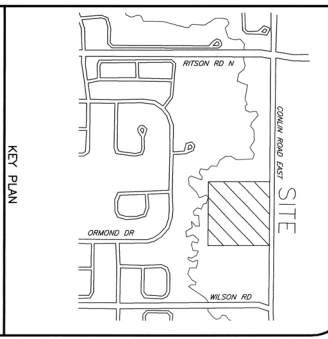
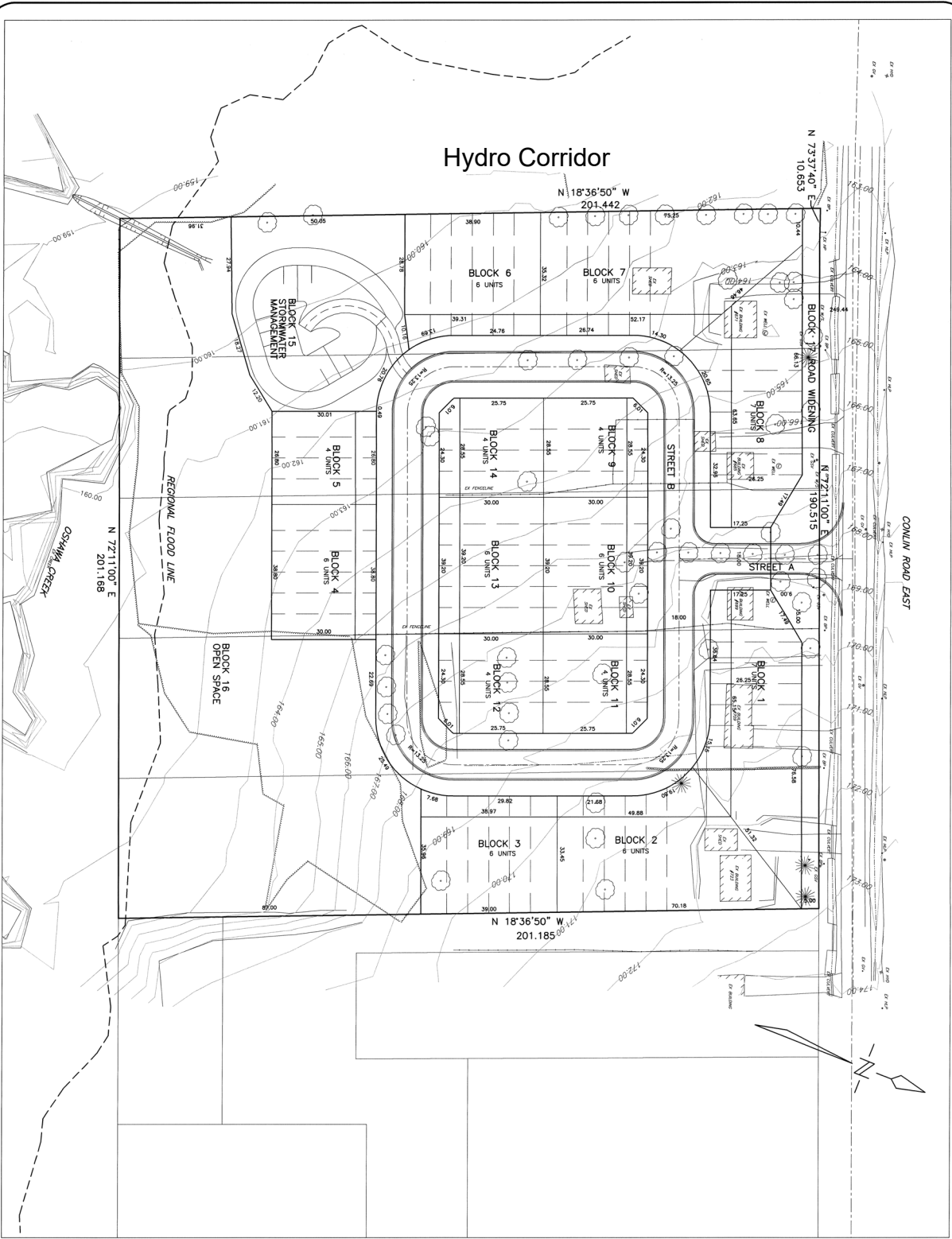


Subject Site



Title: Original Proposed Draft Plan of Subdivision S-O-2020-01
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.
 Ward: Ward 1
 File: Z-2020-05, S-O-2020-01

City of Oshawa
Economic and Development Services



PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS
RESIDENTIAL	1-14	14	76
NON RESIDENTIAL	BLOCK 15 BLOCK 16 BLOCK 17	3	0
TOTALS		17	76

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE TOWNING ACT

E NORTH-FUTURE RESIDENTIAL
 SOUTH-WALKER LAND
 WEST-FUTURE RESIDENTIAL
 H FUTURE MUNCIPAL WATER
 X FUTURE MUNCIPAL SERVICES AVAILABLE

OWNERS AUTHORIZATION: GREYCREST HOMES

SUPERVISOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN ON THIS PLAN AND HEREON ACCURATELY REPRESENT THE BOUNDARIES OF THE LOTS AND BLOCKS SHOWN AND CORRECTLY SHOW THE SAME AND I HAVE A SUFFICIENT KNOWLEDGE OF THE FACTS TO MAKE THIS STATEMENT.

SIGNED: [Signature] DATE: JAN 21 2020

DRAFT PLAN

PROPOSED PART OF LOT 7, CONGRESSION 4 FORMERLY IN THE TOWN OF EAST WHITBY

CITY OF OSHAWA
REGIONAL MUNICIPALITY OF DURHAM

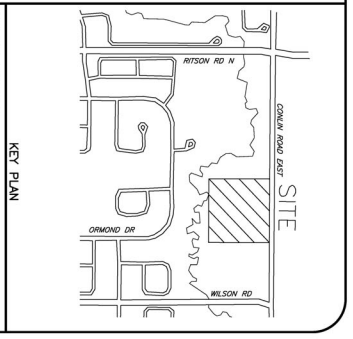
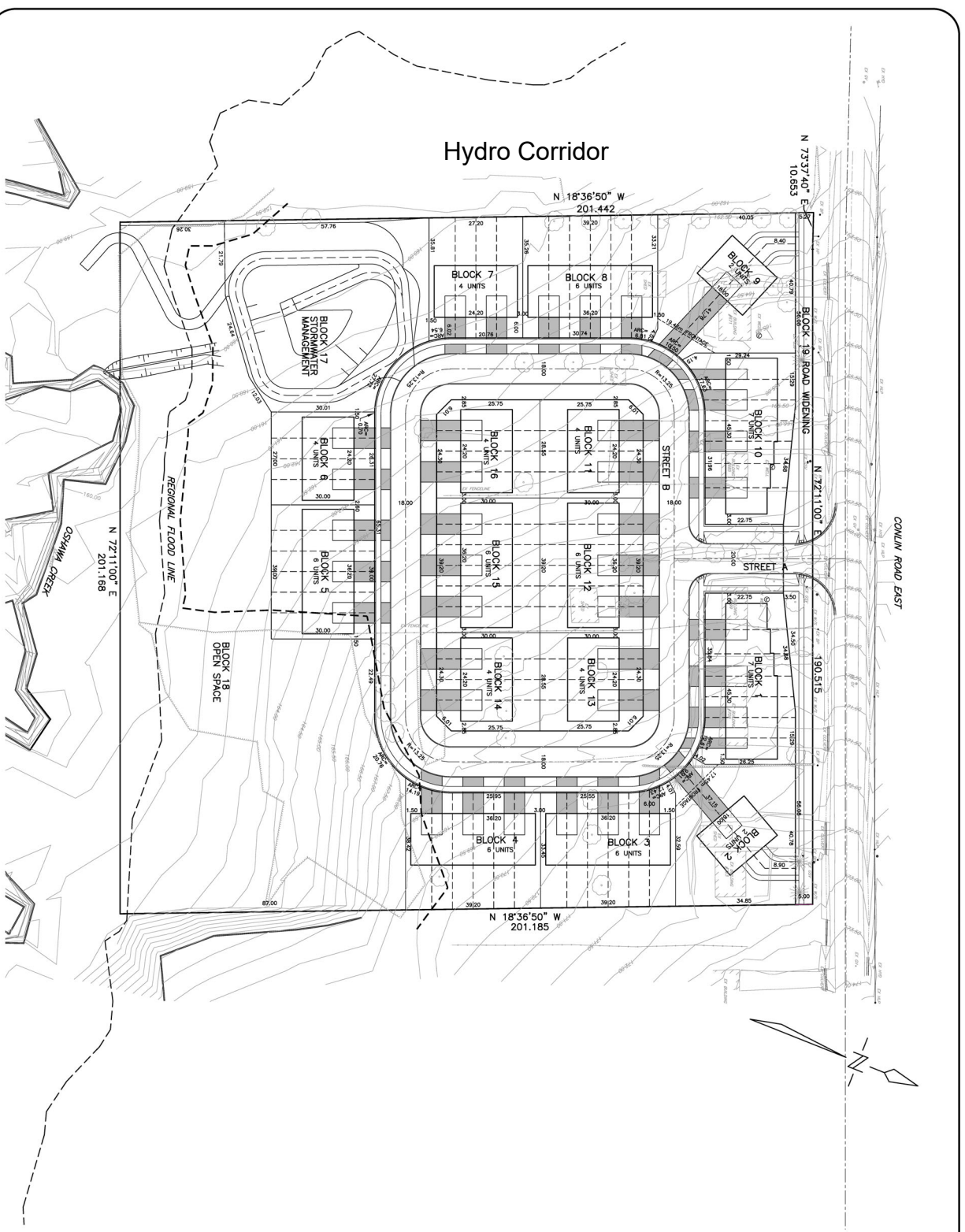
D.S. Biddle & Associates Limited
CONSULTING ENGINEERS AND PLANNERS
1150 BAYVIEW AVE. SUITE 200
SCARBOROUGH, ONTARIO M1B 4Y7
PHONE: (416) 291-8800 FAX: (416) 291-8726

SCALE: 1:500
 DRAWN BY: FAV
 DESIGN BY: FAV
 CHECKED BY: M.F.
 PLOT DATE: 21/01/2020

DP-1

Title: Revised Proposed Draft Plan of Subdivision S-O-2020-01 Submitted by the Applicant
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.
 Ward: Ward 1
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City of Oshawa
 Economic and Development Services



LAND USE SCHEDULE	PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS/UNITS (1/2)	# OF AREA
RESIDENTIAL	Block 1, 3-8, 10-18	14	74	1.53
NON RESIDENTIAL	Block 2, 9	2	76	5.31
TOTALS		10	78	4.05

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

E - NORTH-FUTURE RESIDENTIAL,
 SOUTH-WALLEY AND
 EAST - FUTURE RESIDENTIAL
 H - FUTURE RESIDENTIAL
 I - FUTURE RESIDENTIAL WATER
 K - FUTURE RESIDENTIAL SERVICES AVAILABLE

OWNER'S AUTHORIZATION SURVEYOR'S CERTIFICATE

I, GREYCREST HOMES (OSHAWA) INC. AND GREYCREST HOMES (CONLIN) INC. HEREBY AUTHORIZE D.G. BIDDLE AND ASSOC. LTD. TO PREPARE AND SIGN A DRAFT PLAN OF SUBDIVISION FOR THE ABOVE DESCRIBED PROPERTY AND TO REGISTER THE SAME WITH THE REGISTRY OF DEEDS AND MORTGAGES.

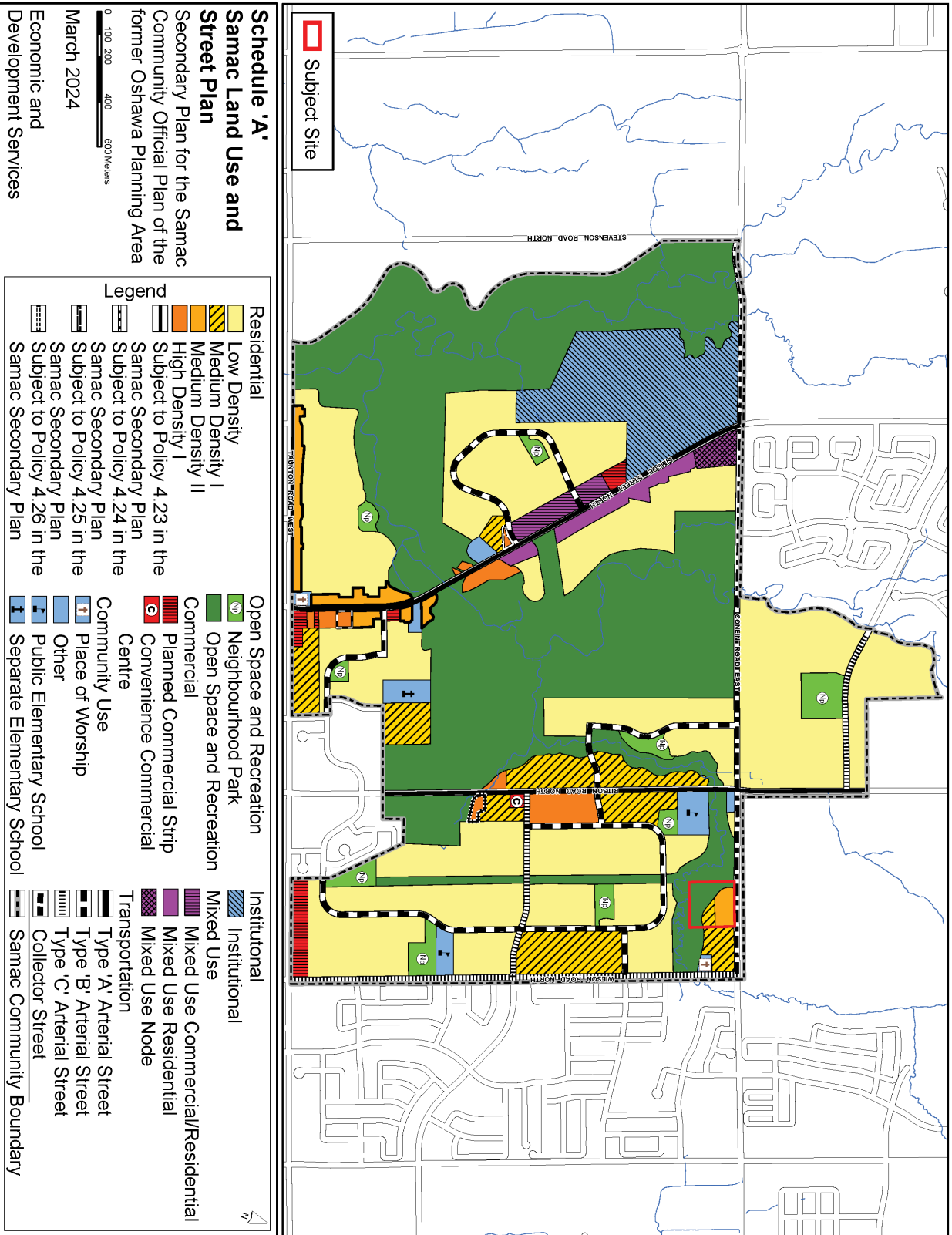
NO.	REVISIONS	DATE	BY	APPROVED
1	RECEIVED PER 1ST SUBMISSION COMMENTS	JAN 2021		
2	RECEIVED PER 2ND SUBMISSION COMMENTS	JAN 2021		

DRAFT PLAN
 PROPOSED
 PART OF LOT 7, CONGRESSION 4
 FORMERLY IN THE TOWNSHIP OF EAST WHITBY
 NOW IN THE
 CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM

D.G. BIDDLE & ASSOCIATES
 55 E. 2nd Street East
 Oshawa, Ontario, L1H 1B6
 Phone: 905-576-8600
 Fax: 905-576-8601
 www.dgbiddle.com

SCALE: 1:500
 DRAWN BY: FAY/VJ/B.B.
 DESIGN BY: FAY/VJ/B.B.
 CHECKED BY: M.J.F.
 PLOT DATE: 01/13/2021
DP-1
115008

Title: Schedule 'A', Sammac Land Use and Street Plan, from the Sammac Secondary Plan
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.
 Ward: Ward 1
 File: Z-2020-05, S-O-2020-01



Excerpts from the Minutes of the Development Services Committee Meeting held on September 14, 2020

Presentation

Michael Fry, D.G. Biddle & Associates Limited provided an overview of the application submitted by D.G. Biddle & Associates Ltd. on behalf of Greycrest Homes (Oshawa) Inc. for approval of a proposed draft plan of subdivision and to amend Zoning By-law 60-94 for lands at 671, 685, 699, 709 and 723 Conlin Road East.

The Committee questioned Michael Fry, D.G. Biddle & Associates Limited.

Delegations

Les Gonder addressed the Development Services Committee concerning the application submitted by D.G. Biddle & Associates Ltd. on behalf of Greycrest Homes (Oshawa) Inc. for approval of a proposed draft plan of subdivision and to amend Zoning By-law 60-94 for lands at 671, 685, 699, 709 and 723 Conlin Road East.

The Committee questioned Les Gondor.

Correspondence

DS-20-90 Les Gondor Submitting Comments in Opposition to Report DS-20-85 concerning an application to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands at 671, 685, 699, 709 and 723 Conlin Road East

DS-20-106 Andy Lafontaine Submitting Comments regarding Report DS-20-85 concerning an application to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands at 671, 685, 699, 709 and 723 Conlin Road East

Moved by Mayor Carter,

“That Correspondence DS-20-90 from Les Gondor and DS-20-106 from Andy Lafontaine concerning an application to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision for lands at 671, 685, 699, 709 and 723 Conlin Road East be referred to staff for consideration in the future recommendation report on the matter.” Carried

Reports

DS-20-85 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc.

Moved by Mayor Carter,

“That, pursuant to Report DS-20-85 dated September 9, 2020, the applications submitted by D.G. Biddle & Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. to amend Zoning By-law 60-94 (File: Z-2020-05) and for approval of a draft plan of subdivision (File: S O-2020-01) featuring 14 blocks to accommodate 76 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads at 671, 685, 699, 709 and 723 Conlin Road East be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation. This referral does not constitute or imply any form or degree of approval.” Carried