

To: Economic and Development Services Committee

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

Report Number: ED-25-108

Date of Report: October 29, 2025

Date of Meeting: November 3, 2025

Subject: Revised Application to Amend Zoning By-law 60-94, Batory
Planning + Management on behalf of Maple Brook Acquisitions,
390 Ritson Road North

Ward: Ward 4

File: Z-2025-02

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised application submitted by Batory Planning + Management on behalf of Maple Brook Acquisitions Inc. (the “Applicant”) to amend Zoning By-law 60-94 (File: Z-2025-02) to permit a mechanical car wash on lands municipally known as 390 Ritson Road North (the “Subject Site”).

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 site plan submitted by the Applicant that was considered at the September 8, 2025 public meeting.

Attachment 3 is a copy of the revised proposed site plan submitted by the Applicant to address certain technical comments.

Attachment 4 is a list of uses permitted in the GI (General Industrial) and SI-A (Select Industrial) Zones.

A public meeting was held on September 8, 2025 concerning the subject application. At the conclusion of the public meeting, the Economic and Development Services Committee adopted a recommendation to direct staff to further review the subject application and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. The minutes of the public meeting form Attachment 5 to this Report.

Subsequent to the September 8, 2025 public meeting, the Applicant revised the subject application. The key differences between the original proposal considered at the public meeting (see Attachment 2) and the revised proposal (see Attachment 3) are as follows:

- The length of the proposed vehicle waiting spaces has been reduced from 6.7 metres (21.98 ft.) to 6 metres (19.69 ft.), which is the minimum length required by Business Licensing By-law 122-2025. As a result, the number of vehicle waiting spaces has increased from 23 to 26; and,
- The revised site plan does not include the three (3) additional vehicles originally shown queuing for entry beyond the vehicle queuing area.

Notwithstanding the changes to the proposed site plan, there are no changes to the required amendment to Zoning By-law 60-94.

2.0 Recommendation

That the Economic and Development Services Committee recommend to City Council:

1. That, based on Report ED-25-108 dated October 29, 2025, the revised application submitted by Batory Planning + Management on behalf of Maple Brook Acquisitions Inc. to amend Zoning By-law 60-94 (File: Z-2025-02) to permit the development of a mechanical car wash at 390 Ritson Road North be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor.
2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the details of the site plan design proposed in Report ED-25-86 dated September 3, 2025 and presented at the public meeting of September 8, 2025 differ to some degree from the site plan design contained in this Report, such differences are not substantial enough to require further notice and another public meeting.

3.0 Input From Other Sources

3.1 Other Departments and Agencies

No department or agency that provided comments has any objection to the subject application. Certain technical issues and requirements related to the proposed development have been identified and can be resolved during the further processing of the site plan approval application, if the subject application is approved.

3.2 Public Comments

The minutes of the September 8, 2025, public meeting concerning the subject application form Attachment 5 to this Report. No comments from the public were received at the public meeting.

No written comments were received with respect to the subject application.

4.0 Analysis

4.1 Background

The Subject Site is generally located at the southwest corner of Ritson Road North and Rolson Street and is municipally known as 390 Ritson Road North (see Attachment 1).

The following is background information concerning the subject revised application:

Item	Existing	Requested/Proposed
Durham Regional Official Plan (Envision Durham) Designation	Community Area	No change
Oshawa Official Plan Designation	Industrial – Regeneration Area	No change
Zoning By-law 60-94	GI/SI-A (General Industrial/Select Industrial)	An appropriate site-specific GI/SI-A (General Industrial/Select Industrial) Zone to permit a mechanical car wash and certain performance standards such as, but not necessarily limited to, reduced exterior side yard depth.
Use	Vacant	Mechanical car wash

The following land uses are adjacent to the Subject Site:

- North** Rolson Street, beyond which are low-rise commercial uses including a restaurant and an automobile sales and service establishment
- South** A vacant lot and low-rise commercial uses, including a lumber yard and automobile body shop
- East** Ritson Road North, beyond which are single detached dwellings
- West** A lumber yard and an automobile service establishment

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

Site Statistics Item	Measurement
Lot Frontage	Ritson Road North: 45.3m (148.62 ft.) Rolson Street: 77.4m (253.94 ft.)
Gross Lot Area (inclusive of road widening)	0.3483 ha (0.86 ac.)
Net Lot Area (exclusive of road widening)	0.3125 ha (0.77 ac.)
Minimum Lot Area Required by SI-A Zone	0.2 ha (0.49 ac.)

Site Statistics Item	Measurement
Proposed Gross Floor Area of Car Wash	425 sq.m. (4,575.6 sq. ft.)
Minimum Exterior Side Yard Depth Required by SI-A Zone	7.5m (24.6 ft.)
Minimum Exterior Side Yard Depth Proposed	1.98m (6.5 ft.)
Maximum Building Height Permitted by SI-A Zone	20m (65.62 ft.)
Maximum Building Height Proposed	9.5m (31.17 ft.)
Parking Spaces Required	18
Parking Spaces Provided	19

4.2 Durham Region Official Plan

The 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, as amended (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 neighborhoods 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 subject revised application conforms to Envision Durham.

4.3 Oshawa Official Plan

The Subject Site is designated as Industrial and Regeneration Area in the Oshawa Official Plan (the “O.O.P.”).

The O.O.P. specifies, in part, that areas designated as Industrial shall generally be used for manufacturing, warehousing and storage, assembly, processing including reclaiming and recycling, research and development facilities, corporate offices, utility functions and

transportation terminals. Industrially oriented sales, service and office operations such as truck and machinery operations, equipment repair, merchandise service shops and building or contracting yards, community and recreational uses such as facilities for day care and recreation that are municipally owned and operated, and vehicle fuel stations may also be permitted in appropriate locations. It also specifies that on a limited basis certain commercial, community and recreational uses are permitted provided that such uses represent a small percentage of the industrial area in which they are located and that they are compatible with industrial uses in the area.

For the purposes of the O.O.P., a Regeneration Area is an area identified as being in transition, with lands and/or buildings that are underutilized, derelict, vacant, in need of revitalization, or which would be more appropriately and efficiently used for non-industrial land uses.

Lands identified as Regeneration Areas and having an underlying Industrial designation shall remain subject to the policies of the O.O.P. for areas designated as Industrial pending further planning studies by the City, the Region or proponent of development to determine appropriate land use alternatives.

Ritson Road North is a Regional Road and is designated as a Type 'B' Arterial Road on Schedule "B", Road Network, of the O.O.P. Rolson Street is a local road.

The subject revised application conforms to the O.O.P.

4.4 Zoning By-law 60-94

The Subject Site is currently zoned GI/SI-A (General Industrial/Select Industrial) in Zoning By-law 60-94 (see Attachment 1). The GI and SI-A Zones permit a variety of industrial and commercial uses, including, but not limited to, automobile repair garage, automobile body shop, automobile towing business, taxi establishment, manufacturing, warehouse, food preparation plant, metal stamping establishment, transport terminal, truck or light machinery rental, sales or service, and associated outdoor storage. Attachment 4 contains the full list of permitted uses in the GI and SI-A Zones.

A car wash is not permitted under the existing GI/SI-A zoning of the Subject Site. The Applicant proposes to amend Zoning By-law 60-94 by rezoning the Subject Site to an appropriate GI/SI-A (General Industrial/Select Industrial) Zone subject to a special condition to permit the proposed mechanical car wash as well as certain performance standards to implement the proposed design. The site specific GI/SI-A Zone regulations requested by the Applicant are as follows:

- Augment the standard list of land uses permitted in the GI/SI-A (General Industrial/Select Industrial) Zone by including a mechanical car wash as an additional permitted use on the Subject Site; and,
- Implement site specific zoning regulations to facilitate the proposed site and building design, including the establishment of certain performance standards such as, but not necessarily limited to, reduced minimum exterior side yard depth.

This Department has no objection to the approval of the revised application to amend Zoning By-law 60-94, as amended. Section 4.7 of this Report sets out the rationale for this position.

4.5 Business Licensing By-law 122-2024

Business Licensing By-law 122-2024 (the “Licensing By-law”) defines a “Mechanical Car Wash” as a car wash that provides facilities for cleaning a Motor Vehicle by moving the Motor Vehicle through a series of cleaning events.

The Licensing By-law requires a minimum of 30 vehicle waiting spaces, each 3 metres (9.84 ft.) in width and 6 metres (19.69 ft.) in length, for a mechanical car wash, at least 20 of which spaces shall not be more than two (2) vehicle waiting lines. The Licensing By-law also requires that the minimum turning path for waiting lines must have a minimum external radius of 9.14 metres (29.99 ft.).

The revised site plan submitted by the Applicant proposes a total of 26 vehicle waiting spaces, four of which are 2.74 metres (8.99 ft.) in width.

The Applicant is required to obtain an exemption from these standards through an Exemption Request to Business Licensing By-law application, to be considered by the Director of Municipal Law Enforcement and Licensing Services, or the Applicant will need to revise the site plan further to comply. The requirements of the Licensing By-law will be considered during the further processing of the associated application for Site Plan Approval.

4.6 Site Design/Land Use Considerations

The Applicant proposes to develop the Subject Site with a mechanical car wash (see Attachment 3). The mechanical car wash is intended to operate between the hours of 8:00 a.m. and 8:00 p.m. daily and is anticipated to create five new jobs.

The proposed site design includes a mechanical car wash building oriented in an east-west alignment abutting Rolson Street, 17 vehicle parking spaces with vacuum stations, 1 regular parking space, 1 accessible parking space, 26 vehicle waiting spaces where vehicles may be stopped (queued) prior to entering the mechanical car wash, and enhanced landscaping abutting Ritson Road North to aid in screening the parking and queue. Driveway access will be provided from Rolson Street.

The Applicant has also submitted an application for Site Plan Approval (File: SPA-2025-09) for the proposed development.

In support of the proposed building/site design, the Applicant has submitted a variety of plans and documents including a site plan, a floor plan, elevation plans, landscape plans, a servicing plan, a grading plan, erosion and sediment control plans, a stage 1 and 2 archaeological assessment, a functional servicing and stormwater management report, a noise study, a geotechnical study, and a planning justification report.

This Department retained Valcoustics, an acoustic engineering firm, to peer review the Applicant's noise study and assess its compliance with the Province's noise guidelines regarding the impact of the proposed car wash on nearby residential properties. The review, conducted at the Applicant's expense, led to a revised noise study, which was submitted to this Department in August 2025.

Based on the revised study, Valcoustics concluded that noise emissions from the proposed car wash, operating between 7:00 a.m. and 8:00 p.m., will comply with the sound limits established in the Ministry of the Environment, Conservation and Parks' noise criteria guideline. Valcoustics also recommended that an independent acoustic audit be conducted once the facility becomes operational.

Detailed design matters will be reviewed during the further processing of the application for Site Plan Approval (File: SPA-2025-09) to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies in the event the subject revised application is approved.

Some of the specific design matters this Department will be reviewing during the further processing of the application for Site Plan Approval, if the subject application is approved, include:

- (a) Site/building design matters including driveway access, parking, building architecture, vehicle waiting spaces, snow storage, lighting, fire access, landscaping and fencing;
- (b) Noise mitigation measures due to the Subject Site's proximity to residential uses;
- (c) Servicing, grading and stormwater management matters;
- (d) Transportation considerations; and,
- (e) Crime Prevention Through Environmental Design matters.

4.7 Basis for Recommendation

This Department has no objection to the approval of the subject revised application submitted by the Applicant to amend Zoning By-law 60-94 for the following reasons:

- (a) Redeveloping this under-utilized property for a more intensive use at this location is consistent with the Provincial Planning Statement, 2024.
- (b) The proposed development conforms to Envision Durham, the Durham Regional Official Plan.
- (c) The proposed development conforms to the O.O.P.
- (d) The proposed development will make efficient use of existing municipal services such as water and sanitary services.
- (e) The proposed development can be designed to be compatible with surrounding land uses.

(f) The proposed development represents good planning.

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:

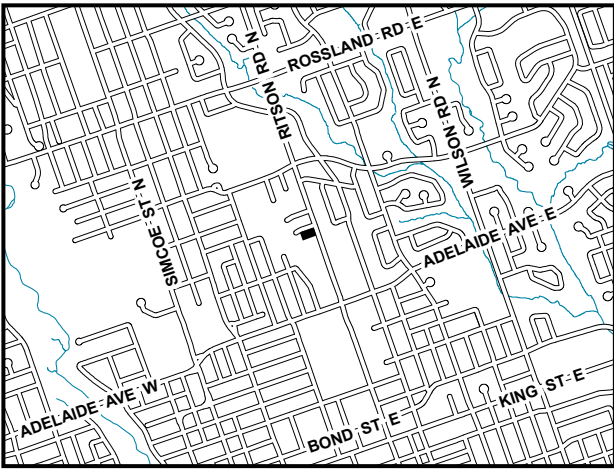
“Innovate: Vibrant Culture and Economy” with the goal to attract new businesses and support existing businesses and industry.



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



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



Item: ED-25-108
Attachment 1

Economic and Development Services

Subject: Revised Application to Amend Zoning By-law 60-94,
Batory Planning + Management on behalf of
Maple Brook Acquisitions

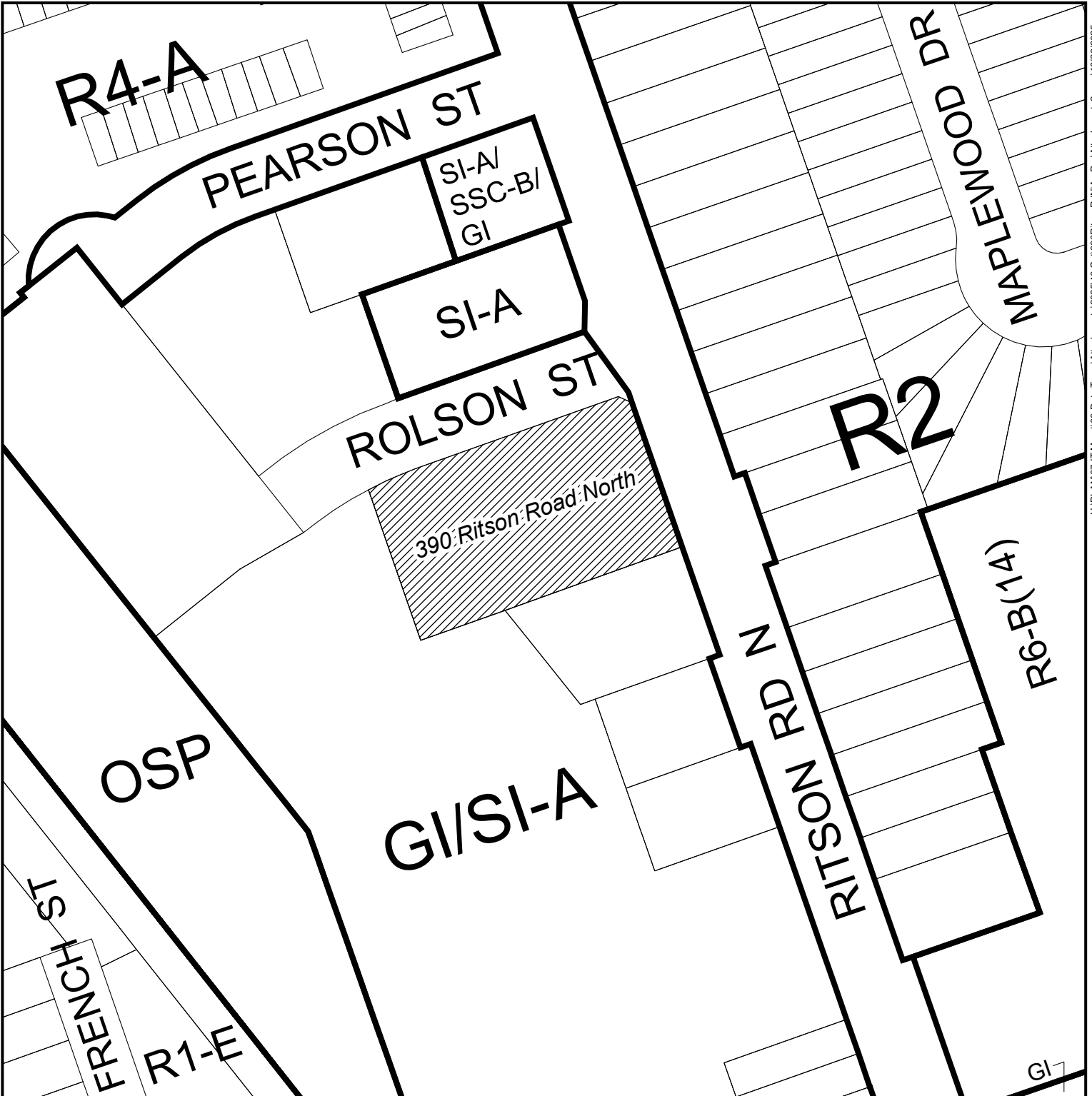
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Ward: Ward 4

File: Z-2025-02



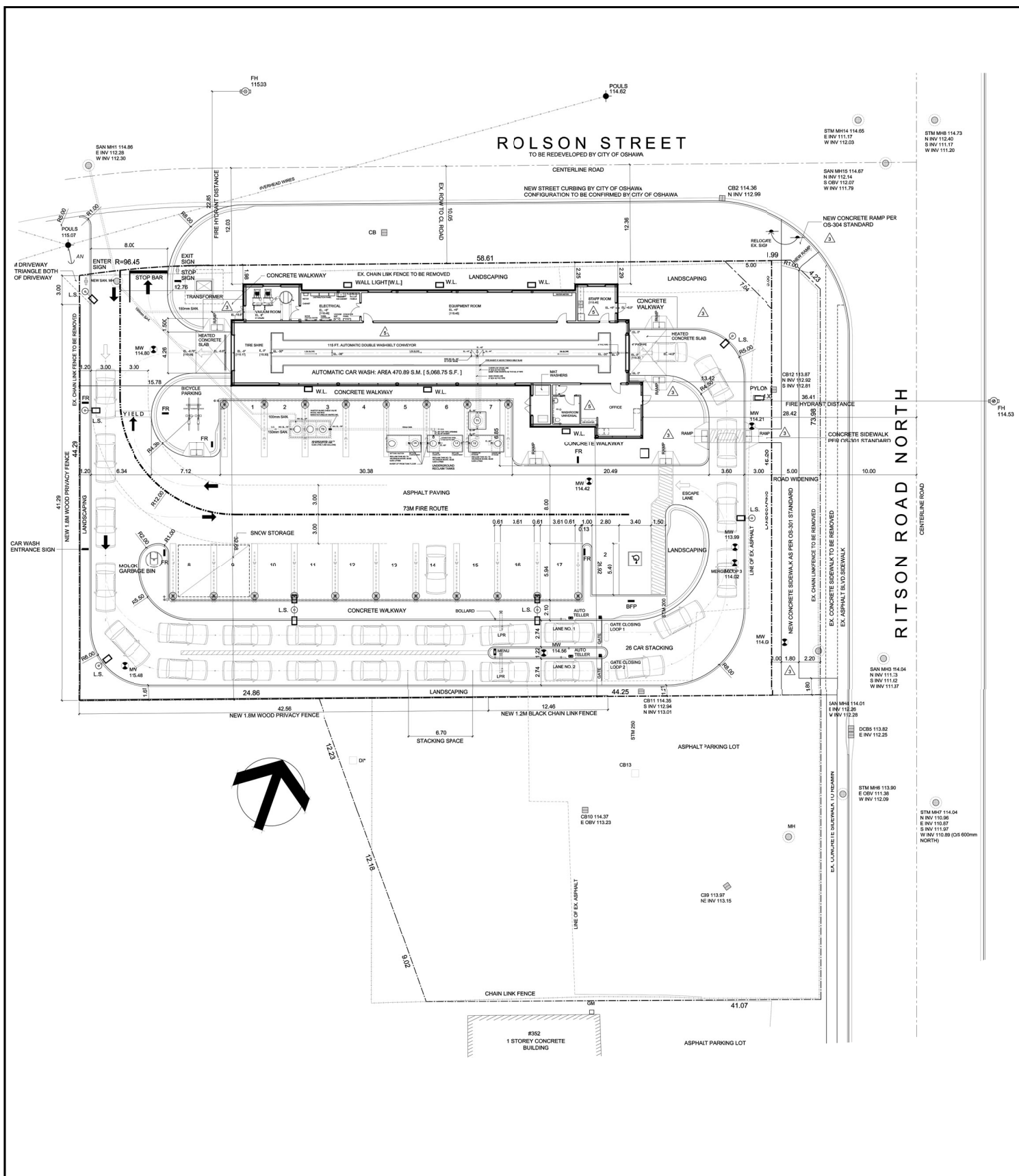
Subject Site



Title: Original Proposed Site Plan Submitted by the Applicant
Subject: Revised Application to Amend Zoning By-law 60-94,
Batory Planning + Management on behalf of Maple Brook Acquisitions
Address: 390 Ritson Road North
Ward: Ward 4
File: Z-2025-02

Item: ED-25-108
Attachment 2

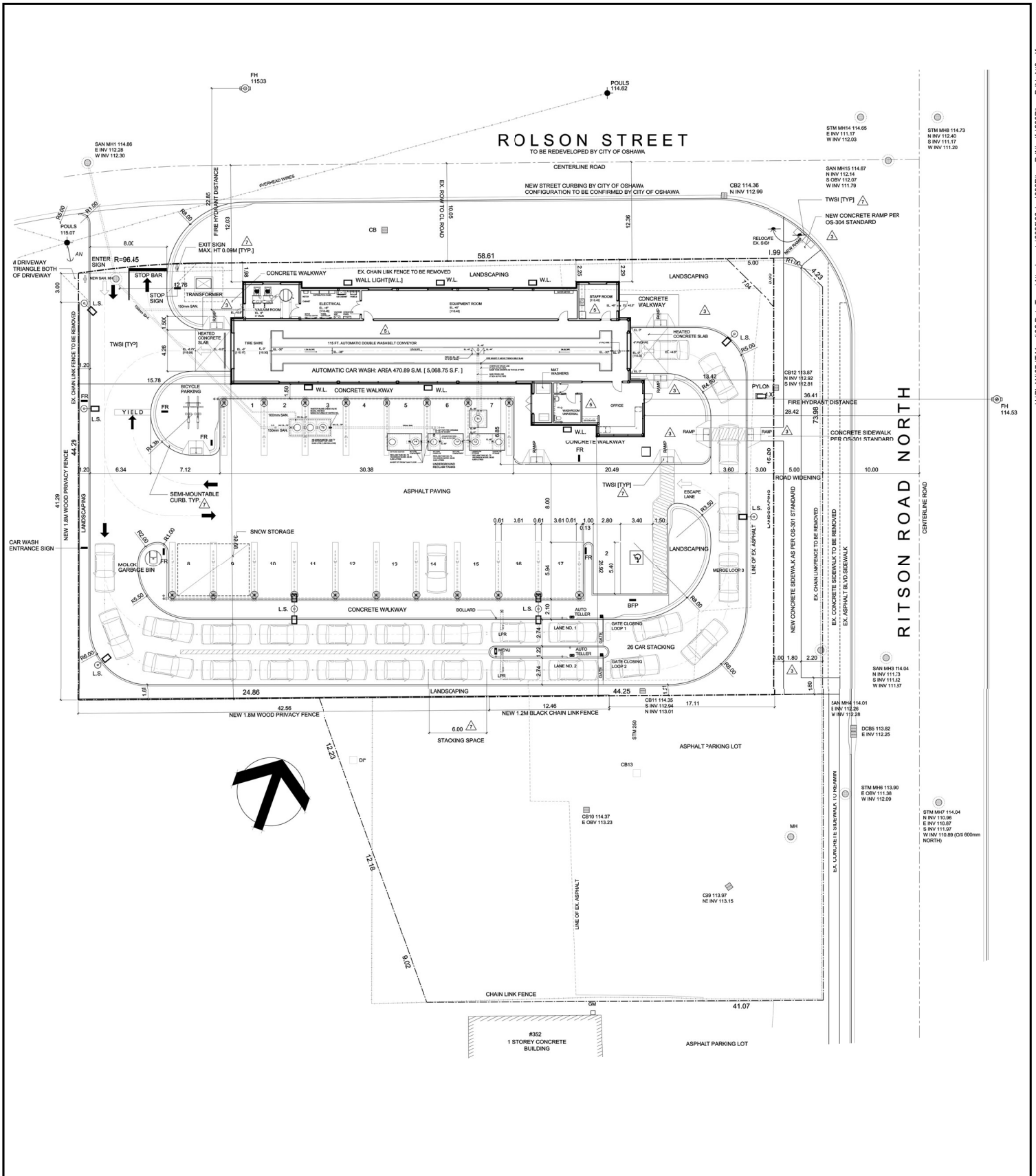
City of Oshawa
Economic and Development Services



Title: Revised Proposed Site Plan Submitted by the Applicant
Subject: Revised Application to Amend Zoning By-law 60-94,
Batory Planning + Management on behalf of Maple Brook Acquisitions
Address: 390 Ritson Road North
Ward: Ward 4
File: Z-2025-02

Item: ED-25-108
Attachment 3

City of Oshawa
Economic and Development Services



List of Permitted Uses in the GI (General Industrial) Zone

- (a) Any industrial use not mentioned in this subsection which is not obnoxious
- (b) Auction establishment
- (c) Automobile body shop
- (d) Automobile repair garage
- (e) Automobile towing business
- (f) Cleaning or dyeing plant
- (g) Contracting yard
- (h) Controlled environment agriculture facility
- (i) Dry cleaning and laundry plant
- (j) Equipment repair or servicing shop
- (k) Food preparation plant
- (l) Industrially oriented office
- (m) Kennel
- (n) Manufacturing, processing or assembly industry
- (o) Metal stamping establishment
- (p) Nightclub
- (q) Outdoor storage accessory to a permitted use in a GI Zone
- (r) Parking garage or parking lot associated with a permitted use in a GI Zone
- (s) Printing establishment
- (t) Recreational use
- (u) Recreational vehicle storage
- (v) Recycling depot
- (w) Recycling operation
- (x) Sales outlet
- (y) Service industry
- (z) Taxi establishment
- (aa) Transport terminal including railway yard
- (bb) Underground bulk liquid storage
- (cc) Vehicle sales and service establishment
- (dd) Warehouse
- (ee) Wholesale distribution centre

List of Permitted Uses in the SI-A (Select Industrial) Zone

- (a) Assembly hall
- (b) Auction establishment
- (c) Automobile body shop
- (d) Automobile repair garage
- (e) Automobile towing business
- (f) Banquet hall
- (g) Brew your own operation
- (h) Call centre
- (i) Club
- (j) Commercial school or training centre
- (k) Controlled environment agriculture facility

- (l) Data processing centre
- (m) Day care centre
- (n) Dry cleaning and laundry plant
- (o) Financial institution
- (p) Food preparation plant
- (q) Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- (r) Merchandise service shop
- (s) Office
- (t) Outdoor storage accessory to any use permitted in the SI-A Zone
- (u) Place of worship
- (v) Plumbing, electrical or building supply shop
- (w) Printing establishment
- (x) Recreational use
- (y) Research and development establishment
- (z) Restaurant
- (aa) Sales outlet
- (bb) Self-serve storage building
- (cc) Service industry
- (dd) Studio
- (ee) Taxi establishment
- (ff) Television or radio broadcasting station or studio
- (gg) Theatre
- (hh) Truck or light machinery rental, sales or service establishment
- (ii) Warehouse for semi-manufactured or manufactured goods
- (jj) Wholesale distribution centre

**Excerpts from the Minutes of the Economic and Development Services Committee
Meeting held on September 8, 2025**

Application ED-25-86

Presentation

**Planning Services – City-initiated Amendments to the Oshawa Official Plan and
Zoning By-law 60-94 to Implement Protected Major Transit Station Areas**

Moved by Councillor Chapman

That the presentation from Batory Urban Planning and Project Management concerning an application for Approval of a Draft Plan of Subdivision at 390 Ritson Road North not be heard.

Motion Carried

Delegations

None

Correspondence

None

Reports

**ED-25-86 - Application to Amend Zoning By-law 60-94, Batory Planning +
Management on behalf of Maple Brook Acquisitions, 390 Ritson Road North (Ward 4)**

Moved by Councillor Chapman

That, pursuant to Report ED-25-86 dated September 3, 2025, concerning the application submitted by Batory Planning + Management on behalf of Maple Brook Acquisitions Inc. to amend Zoning By-law 60-94 (File: Z-2025-02) to permit the development of a mechanical car wash at 390 Ritson Road North, 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.

Motion Carried