

Economic and Development Services Committee – March 2, 2026

Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-02) – Jeffery Homes – west of Harmony Road North, south of Britannia Avenue East (Ward 1) (File: S-O-2016-02)

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

Whereas, based on Council's June 20, 2022 direction related to Report DS-22-131 dated June 1, 2022, the Director, Planning Services, approved, subject to conditions, a draft plan of subdivision (File: S-O-2016-02) submitted by Jeffery Homes featuring a mix of single detached dwellings, street townhouses, back-to-back street townhouses, a high density block, a mixed-use block, a portion of a public elementary school block to be added to lands within draft plan of subdivision S-O-2014-01, a parkette block, open space blocks, a walkway block, a landscape strip block, future development blocks, a road widening block, and new arterial, collector and local roads on lands formerly municipally addressed as 2160 Harmony Road North [see Attachment 1 (location of Phase 2A) and Attachment 2 (draft approved plan)]; and,

Whereas, on January 21, 2026, D.G. Biddle and Associates on behalf of Jeffery Homes requested that the City approve a revised draft plan for Phase 2A of draft approved plan of subdivision S-O-2016-02 to feature a 49 single detached dwellings and 25 street townhouse dwellings, whereas the draft approved plan showed lots for 51 single detached dwellings and 25 street townhouse dwellings in Phase 2A; and,

Whereas, Jeffery Homes has reduced the number of single detached dwelling lots with lot frontages of 9 metres (29.5 ft.) from 47 to 34 and increased the number of lots with lot frontages of 11 metres (36.1 ft.) or more from 4 to 15, achieved by reducing the number of single detached dwellings on the south side of Lorne Goodman Square (Street I) by one (1) and reducing the number of single detached dwelling lots on the north side of John Richardson Avenue (Street J) by one (1) (see Attachment 3); and,

Whereas, although the proposed revision to the draft plan results in a decrease in the number of dwelling units the draft plan, the revision to the draft plan conforms to/complies with the Kedron Part II Plan and Zoning By-law 60-94; and,

Whereas, the Planning Act, R.S.O. 1990, c. P.13 specifies that an approval authority is not required to give written notice of a change to the conditions of approval if, in the opinion of the approval authority, the changes are minor in nature; and,

Whereas, the proposed changes are minor in nature and do not affect the overall intent of the draft approval issued for draft plan of subdivision S-O-2016-02;

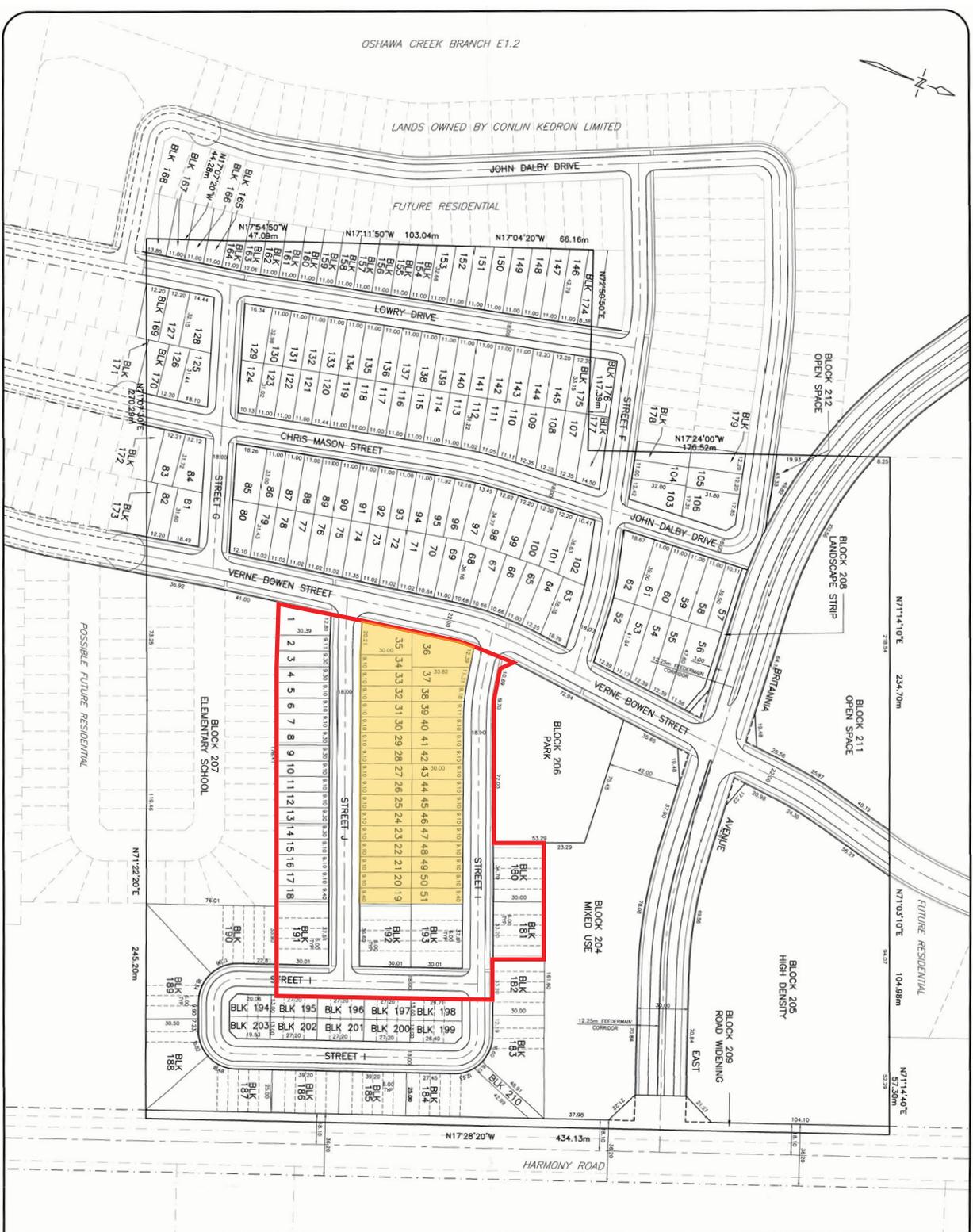
Therefore be it resolved, based on Item ED-26-22 dated March 2, 2026, the proposed revisions to Phase 2A of Draft Approved Plan of Subdivision S-O-2016-02 to reduce the number of single detached dwelling lots from 51 to 49 be approved, and that the

proposed revisions be shown on the final 40M-Plan for registration to the satisfaction of the Director, Planning Services.

Title: Draft Plan of Subdivision S-O-2016-02 (draft approved), phase 2A
Subject: Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-02) – Jeffery Homes
Address: west of Harmony Road North, south of Britannia Avenue East
Ward: Ward 1
File: S-O-2016-02

 Phase 2A  Area Subject to Revision

Economic and Development Services
 City of Oshawa
 OSHAWA



LAND USE SCHEDULE

PROPOSED USE	LOT/FLOOR #	# OF UNITS	MAXIMUM AREA (M ²)
RESIDENTIAL	LOT 181	1	1,414
RESIDENTIAL	LOT 182	1	1,414
RESIDENTIAL	LOT 183	1	1,414
RESIDENTIAL	LOT 184	1	1,414
RESIDENTIAL	LOT 185	1	1,414
RESIDENTIAL	LOT 186	1	1,414
RESIDENTIAL	LOT 187	1	1,414
RESIDENTIAL	LOT 188	1	1,414
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RESIDENTIAL	LOT 248	1	1,414
RESIDENTIAL	LOT 249	1	1,414
RESIDENTIAL	LOT 250	1	1,414

KEY PLAN

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

OWNERS AUTHORIZATION

OWNER'S CERTIFICATE

DATE: Sept 23, 2015

DATE: Oct 15, 2015

DATE: Nov 15, 2015

DATE: Dec 15, 2015

DATE: Jan 15, 2016

DATE: Feb 15, 2016

DATE: Mar 15, 2016

DATE: Apr 15, 2016

DATE: May 15, 2016

DATE: Jun 15, 2016

DATE: Jul 15, 2016

DATE: Aug 15, 2016

DATE: Sep 15, 2016

DATE: Oct 15, 2016

DATE: Nov 15, 2016

DATE: Dec 15, 2016

DATE: Jan 15, 2017

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