

To: Economic and Development Services Committee

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

Report Number: ED-26-27

Date of Report: March 25, 2026

Date of Meeting: March 30, 2026

Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP. Inc. (Sorbara)

Ward: Ward 1

File: S-O-2022-02, Z-2022-05

1.0 Purpose

The purpose of this Report is to provide a recommendation on the revised applications submitted by Kedron North GP. Inc. (Sorbara) (the “Applicant”) to amend Zoning By-law 60-94 (File: Z-2022-05) and for approval of a draft plan of subdivision (File: S-O-2022-02) to permit three (3) medium density residential blocks for 511 units, a community use block, part of a community park block, two (2) open space blocks, part of a new east-west arterial road and a road widening for Wilson Road North, on lands located generally north of Conlin Road East and east of the future northerly extension of Wilson 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 Schedule “A”, Kedron Land Use and Road Plan, from the Kedron Part II Plan showing the location of the Subject Site.

Attachment 3 is a copy of the original proposed draft plan of subdivision S-O-2022-02 submitted by the Applicant and considered at the September 12, 2022 public meeting.

Attachment 4 is a copy of the revised proposed draft plan of subdivision S-O-2022-02 submitted subsequent to the September 12, 2022 public meeting by the Applicant to address certain technical comments.

Attachment 5 is a copy of draft plan of subdivision S-O-2014-01 situated immediately to the south of the Subject Site, which is also owned by the Applicant.

Attachment 6 is a copy of draft plan of subdivision S-O-2017-07 situated immediately to the east of the Subject Site, which is owned by Minto (Harmony Road) LP.

Attachment 7 is a copy of the conditions of draft approval as generally recommended for revised proposed draft plan of subdivision S-O-2022-02.

A public meeting was held on September 12, 2022 concerning the subject development applications. At the conclusion of the public meeting, the then-Development Services Committee adopted a recommendation to direct staff to further review the subject applications and prepare a subsequent report and recommendation back to the then-Development Services Committee. The minutes of the September 12, 2022 public meeting form Attachment 8 to this Report.

Subsequent to the September 12, 2022 public meeting, the Applicant revised the subject development proposal. The key differences between the original proposal considered at the public meeting (see Attachment 3) and the revised proposal (see Attachment 4) are as follows:

- (a) Modifications to the development limits have been made as a result of updated environmental impact study work and constraints mapping. Additional natural heritage feature compensation opportunities were identified and incorporated into the plan. This has resulted in an increase to the size of one of the two open space blocks (i.e. Block 6) from 2.790 hectares (6.89 ac.) to 3.052 hectares (7.54 ac.).
- (b) The lot line between Medium Density II Residential Block 1 and Community Park Block 4 has been adjusted as a result of discussions concerning the size of the Community Park identified in the Kedron Part II Plan. Block 1 has been enlarged from 5.877 hectares (14.52 ac.) to 6.033 hectares (14.91 ac.), and Block 4 has been reduced from 2.815 hectares (6.96 ac.) to 2.528 hectares (6.25 ac.). However, the Applicant has agreed to provide an additional 1.8 hectares (4.45 ac.) in draft plan of subdivision S-O-2014-01 situated immediately to the south as parkland dedication (see Attachment 5). This would result in the conveyance of 4.328 hectares (10.69 ac.) of contiguous parkland from the Applicant.
- (c) As a result of the increase in size of Open Space Block 6 and the refinement of the boundary of Community Park Block 4:
 - (i) The size of Medium Density II Residential Block 1 has increased from 5.877 hectares (14.52 ac.) to 6.033 ha (14.91 ac.);
 - (ii) The size of Medium Density II Residential Block 2 has been reduced from 1.144 hectares (2.83 ac.) to 1.092 hectares (2.7 ac.);
 - (iii) The size of Medium Density I Residential Block 3 has been reduced from 1.087 hectares (2.69 ac.) to 1.069 hectares (2.64 ac.);
 - (iv) The size of Community Park Block 4 has been reduced from 2.815 hectares (6.96 ac.) to 2.528 hectares (6.25 ac.); and,

- (v) The size of Community Use Block 5 has been reduced from 1.083 hectares (2.68 ac.) to 1.013 hectares (2.5 ac.).
- (d) The number of proposed residential units in Blocks 1 to 3 has increased from 470 to 511.
- (e) The proposed Zoning By-law amendment has been revised to increase the landscaped open space within the residential blocks from 10% to 20% and decrease lot coverage from 70% to 50%.

2.0 Recommendation

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

1. That, based on Report ED-26-27 dated March 25, 2026, the revised application submitted by Kedron North GP. Inc. (Sorbara) to amend Zoning By-law 60-94 (File: Z-2022-05) to implement a revised draft plan of subdivision (File: S-O-2022-02) on lands located generally north of Conlin Road East and east of the future northerly extension of Wilson 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, based on Report ED-26-27 dated March 25, 2026, the revised application submitted by Kedron North GP. Inc. (Sorbara) for a draft plan of subdivision (File: S-O-2022-02) featuring three (3) medium density residential blocks for 511 units, a community use block, part of a community park block, two (2) open space blocks, part of a new east-west arterial road and a road widening for Wilson Road North be approved, and that the Commissioner, Economic and Development Services Department, or Director, Planning Services, be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision, generally in the form set out in Attachment 7 of said Report.
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in Report DS-22-172 dated September 7, 2022 presented at the public meeting of September 12, 2022 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 1 of this Recommendation, 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 revised applications. Certain technical issues and requirements related to the proposed development have been identified and can be resolved during the site plan approval and building permit processes, if the revised applications are approved.

3.2 Public Comments

No concerns were raised at the September 12, 2022 public meeting or in writing regarding the subject applications. Attachment 8 to this Report contains the minutes of the public meeting.

4.0 Analysis

The Subject Site is generally located north of the TransCanada and Enbridge Pipelines and east of the future northerly extension of Wilson Road North (see Attachment 1).

The following is background information concerning the subject revised applications:

Item	Existing	Requested/Proposed
<p>Durham Regional Official Plan (Envision Durham) Designation</p>	<p>Map “1” – Regional Structure: Community Area Map “2a” – Regional Natural Heritage System: Regional Natural System, in part</p>	<p>No change</p>
<p>Oshawa Official Plan Designation</p>	<p>Schedule “A” – Land Use: Residential and Open Space and Recreation Schedule “D-1” – Environmental Management: Natural Heritage System and Hazard Lands, in part</p>	<p>No change</p>
<p>Kedron Part II Plan Designation</p>	<p>Schedule “A” – Kedron Land Use and Road Plan: Medium Density I Residential, Medium Density II Residential, Community Use, Community Park, and Open Space and Recreation Schedule “B” – Kedron Transportation Plan: Type ‘C’ Arterial Road and Class II Trail Schedule “C” – Kedron Environmental Management Plan: Natural Heritage System and Hazard Lands</p>	<p>No change</p>

Item	Existing	Requested/Proposed
Zoning By-law 60-94	AG-A (Agricultural)	Blocks 1 to 3: Appropriate R4-A and R6-B (Residential) Zones permit block townhouses, apartment buildings, long term care facilities, nursing homes, and retirement homes, subject to site specific conditions to permit certain performance standards Blocks 4 and 7: OSP (Park Open Space) Block 5: Appropriate CIN/R4-A/R6-B (Community Institutional/Residential) to permit community institutional uses, block townhouses, apartment buildings, long term care facilities, nursing homes and retirement homes, subject to site specific conditions to permit certain performance standards Blocks 6: OSH (Hazard Lands Open Space)
Use	Agricultural lands	Block townhouses, stacked townhouses (apartment buildings), a community use block, a portion of a community park, two (2) open space blocks (associated with the Oshawa Creek and the TransCanada and Enbridge Pipelines), part of a new east-west arterial road and a road widening for Wilson Road North

The following land uses are adjacent to the Subject Site:

- **North** Agricultural land; however, these lands are designated as Industrial in the Oshawa Official Plan and are intended to be developed for industrial uses
- **South** Agricultural land subject to a draft plan of subdivision (File: S-O-2014-01) submitted by the Applicant, which has received partial draft plan approval and registration (see Attachment 5)
- **East** Agricultural land subject to a draft plan of subdivision (File: S-O-2017-07) submitted by Minto (Harmony Road) LP, which has received partial draft plan approval and registration (see Attachment 6)
- **West** The unimproved Wilson Road North road allowance, beyond which is agricultural land subject to a draft plan of subdivision (File: S-O-2014-06)

submitted by Menkes Oshawa Holdings Ltd, which has been draft plan approved

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

Site Statistics Item	Measurement
Gross Area of Draft Plan	16.27 ha (40.2 ac.)
Net Residential Area of Medium Density I Residential Block (Block 3)	1.07 ha (2.64 ac.)
Number of Proposed Residential Units in Medium Density I Residential Block (Block 3)	48
Net Residential Density of Medium Density I Residential Block (Block 3)	44.9 u/ha (18.18 u/ac.)
Net Residential Area of Medium Density II Residential Blocks (Blocks 1 and 2)	7.13 ha (17.62 ac.)
Number of Proposed Residential Units in the Medium Density II Residential Blocks (Blocks 1 and 2)	463
Net Residential Density of the Medium Density II Residential Blocks (Blocks 1 and 2)	64.94 u/ha (26.28 u/ac.)
Area of Community Park (Block 4)	2.53 ha (6.25 ac.)
Area of Community Use (Block 5)	1.01 ha (2.5 ac.)
Area of Open Space (Blocks 6 and 7)	3.12 ha (7.71 ac.)

4.1 Durham Regional Official Plan (Envision Durham)

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 to be 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 those noted

directly above, provided such uses are appropriately located and compatible with their surroundings.

The central portion of the Subject Site contains tributaries of the East Oshawa Creek identified as a Regional Natural System on Map 2a, Regional Natural Heritage System, of Envision Durham. Regional Natural Systems are lands comprised of key natural heritage and/or key hydrologic features that are to be protected.

Envision Durham also states that refinements to the Regional Natural Heritage System, outside of provincial natural heritage system areas, may be permitted through the secondary planning process and/or approval of planning applications without an amendment to Envision Durham. Such refinements shall be supported by appropriate technical studies and must be in accordance with applicable provincial plans and the policies of Envision Durham.

The revised subject applications conform to Envision Durham.

4.2 Oshawa Official Plan

The Subject Site is designated 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 predominantly 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 predominantly 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.

The tributary of the Oshawa Creek system located on the Subject Site is shown as Natural Heritage System and Hazard Lands in the O.O.P.

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, the O.O.P. requires 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 primarily for the preservation and conservation of land and/or the environment. These lands shall be managed in a manner to complement adjacent land use and protect adjacent lands from physical hazards.

Schedule "B" of the O.O.P. designates Wilson Road North and Nancy Diamond Boulevard as future Type 'C' Arterial Roads.

The revised subject applications conform to the O.O.P.

4.3 Kedron Part II Plan

In the Kedron Part II Plan, the Subject Site is designated Medium Density I Residential, Medium Density II Residential, Community Use, Community Park, Open Space and Recreation and Type 'C' Arterial Road. A Class II Trail is generally shown running from the northwest to the southeast along the TransCanada and Enbridge pipelines. A second Class II Trail is shown running from the south to the northeast in the open space and community park blocks.

There is a tributary of the Oshawa Creek that is designated as Open Space and Recreation. The tributary is shown as part of the Natural Heritage System and Hazard Lands on Schedule "C", Environmental Management Plan, of the Kedron Part II Plan.

The Medium Density I Residential designation generally includes such uses as single detached, semi-detached, duplex and townhouse dwellings at a density ranging from 30 to 60 units per hectare (12 to 24 u/ac.). In addition, Policy 8.7.4.5 of the Kedron Part II Plan states that single detached dwellings shall not be permitted on that portion of the Subject Site designated as Medium Density I Residential.

The Medium Density II Residential designation generally includes such uses as townhouses, low rise apartments and medium rise apartments at a density ranging from 60 to 85 units per hectare (24 to 34 u/ac.). Nursing homes, homes for the aged, retirement homes, day care centres, libraries and convenience stores may be permitted in areas designated as Medium Density II Residential in accordance with the relevant policies pertaining to this land use designation, provided that such uses are compatible with surrounding residential uses, and subject to the inclusion of appropriate provisions in the zoning by-law.

The Community Use designation in the Kedron Part II Plan generally includes land uses such as schools, places of worship, day care centres, libraries and nursery schools that, by nature of their activity, scale and design, are compatible with surrounding land uses.

The Kedron Part II Plan states that an Official Plan Amendment is not required to use the Community Use site for Low Density Residential or Medium Density I Residential uses, in the event that the site is not needed for a community use.

The Kedron Part II Plan specifies that the planned Community Park is intended to address the community level recreational needs of the Kedron Part II Planning Area, contribute to the recreational opportunities of other nearby communities, contribute to the planned character of the Kedron Part II Plan, as well as act as a key community focus area and destination by providing recreational facilities and programming at a community scale. As shown on Attachment 2 to this Report, a portion of the Community Park is situated on the Subject Site. The balance of the Community Park is situated on lands to the south in draft plan of subdivision S-O-2014-01 (see Attachment 5) and to the east in draft plan of subdivision S-O-2017-07 (see Attachment 6). The Applicant is proposing to provide sufficient lands within the Subject Site as well as in draft plan of subdivision S-O-2014-01

to the south (which is also owned by the Applicant) to satisfy the intent of the Kedron Part II Plan related to the Community Park.

The Open Space and Recreation system is intended to achieve a linked open space and Natural Heritage System. The City requires the conveyance of lands designated as Open Space and Recreation to the City.

A portion of a tributary of the Oshawa Creek traverses the Subject Site and is designated as Open Space and Recreation and shown as Natural Heritage System and Hazard Lands on Schedule "C", Kedron Environmental Management Plan, of the Kedron Part II Plan.

The extent and exact location of Hazard Lands shall be determined to the satisfaction of the City and the Central Lake Ontario Conservation Authority ("C.L.O.C.A.") through the Master Environmental Servicing Plan and/or detailed studies through the development review process and shall be identified in the zoning by-law without the need for an amendment to the Kedron Part II Plan.

The exact location and extent of the Natural Heritage System, including a determination of the appropriate width and extent of buffers, shall be determined through the Master Environmental Servicing Plan and/or detailed Environmental Impact Studies as part of the review of the development proposals and shall be detailed in the zoning by-law. Refinements to the Natural Heritage System may occur without an amendment to the Kedron Part II Plan.

The road system abutting the Subject Site shown in the Kedron Part II Plan designates Wilson Road North as a Type 'C' Arterial Road. The proposed new road within this subdivision, being Nancy Diamond Boulevard, is designated as a Type 'C' Arterial Road.

Class II Trails are off-road walking and cycling facilities with a minimum pavement width of 3.0 metres (9.8 ft.).

The revised subject applications conform to the Kedron Part II Plan.

4.4 Zoning By-law 60-94

The Subject Site is currently zoned AG-A (Agricultural). The following uses are permitted in the AG-A Zone:

- (a) Accessory retail stands for the sale of seasonal produce, produced on the farm;
- (b) Agricultural uses including a maximum of one farm dwelling;
- (c) One single detached dwelling on an existing lot or on a lot created by consent; and,
- (d) Riding stable.

The Applicant proposes to amend Zoning By-law 60-94 to implement the revised proposed draft plan of subdivision. The proposed zoning amendment would:

- Rezone the proposed Medium Density II Residential blocks (Blocks 1 and 2) from AG-A (Agricultural) to appropriate R4-A and R6-B (Residential) Zones to permit apartments, block townhouses, back-to-back townhouses, stacked townhouses (apartments), long

term care facilities, nursing homes and retirement homes including special regulations related to minimum front yard, interior side yard, exterior side yard and rear yard depths, minimum landscaped open space, maximum lot coverage and building height, minimum and maximum densities, and reduced visitor parking for apartment buildings;

- Rezone the proposed Medium Density I Residential block (Block 3) from AG-A (Agricultural) to appropriate R4-A and R6-B (Residential) Zones to permit apartments, block townhouses, back-to-back townhouses, stacked townhouses (apartments), long term care facilities, nursing homes and retirement homes including special regulations related to minimum front yard, interior side yard and rear yard depths, minimum landscaped open space, maximum lot coverage and building height, minimum and maximum densities, and reduced visitor parking for apartment buildings;
- Rezone the proposed Community Use block (Block 5) from AG-A (Agricultural) to an appropriate CIN/R4-A/R6-B (Community Use/Residential) Zone to permit various community uses, apartments, block townhouses, long term care facilities, nursing homes and retirement homes, including special regulations for residential uses related to minimum front yard, interior side yard and rear yard depths, minimum landscaped open space, maximum lot coverage and building height, minimum and maximum densities, and reduced visitor parking for apartment buildings;
- Rezone the proposed Open Space block associated with the Oshawa Creek (Block 6) from AG-A (Agricultural) to an OSH (Hazard Lands Open Space) Zone; and,
- Rezone the proposed Open Space blocks associated with the planned Community Park (Block 4) and the TransCanada and Enbridge pipelines corridor (Block 7) from AG-A (Agricultural) to an OSP (Park Open Space) Zone.

It is recommended that a special zoning regulation be included in the site-specific R6-B Zones applicable to Medium Density II Residential Blocks 1 and 2 to permit flats and limited day care centres and convenience stores in association with residential uses, in accordance with Policy 8.7.4.15 of the Kedron Part II Plan.

It is recommended that “h” holding symbols be applied to the zoning of the developable portions of the draft plan of subdivision. The holding symbol will be removed when the subdivision agreement, including acceptable financial provisions with respect to services and facilities, is executed.

An additional holding symbol will be applied to Blocks 1 and 2 which would be removed when urban design guidelines have been prepared and approved.

While the holding symbols are in place only model homes and a temporary sales or leasing office and FD (Future Development) Zone uses will be permitted.

This Department has no objection to the rezoning which would implement the revised draft plan of subdivision. Section 4.6 of this Report sets out the rationale for this position.

4.5 Subdivision Design/Land Use Considerations

The revised proposed draft plan of subdivision includes three (3) medium density residential blocks for 511 units, a community use block, part of a community park block, two (2) open space blocks, a road widening for Wilson Road North and part of a new east-west arterial road (see Attachment 4).

As per the Kedron Major Roads Class Environmental Assessment, the design of the planned Type "C" Arterial Road forming the northern limit of the Subject Site (Nancy Diamond Boulevard) will include a combination of a 3.0 metre (9.8 ft.) wide centre median, a sidewalk on one side, a multi-use path on the other side, and on-road cycling lanes. The intersection of Nancy Diamond Boulevard and Wilson Road North will need to be designed as a roundabout by the Applicant and the abutting landowners, primarily the subdivider to the west across Wilson Road North (Menkes Oshawa Holdings Ltd.). As per the Kedron Major Roads Class Environmental Assessment, the design of Wilson Road North includes a combination of a sidewalk on both sides of the road and on-road cycling lanes. A Class II Trail is planned to be located in Community Park Block 4 along the western and north limits of the block. Ultimately the trail will be extended north to Nancy Diamond Boulevard through the Community Park.

The proposed draft plan of subdivision has been designed to be integrated with an adjacent draft plan of subdivision (File: S-O-2014-01) by Conlin (Oshawa) 130 Acres Inc. (the Applicant) to the south, with a draft plan of subdivision (File: S-O-2014-06) by Menkes Oshawa Holdings Ltd. to the west, and with a draft plan of subdivision (File: S-O-2017-07) by Minto (Harmony Road) LP to the east.

As part of this application, the Applicant's engineers and ecologists investigated the drainage that runs diagonally through the Subject Site from the Oshawa Creek. It was determined that the drainage feature and associated wetland could be removed and satisfactorily replicated directly adjacent to the existing natural heritage system associated with the north-south Oshawa Creek, resulting in no net loss of overall natural heritage system. This assessment was ultimately accepted by C.L.O.C.A. and the City. This removal allows the lands associated with the drainage feature to be incorporated into the developable portion of the Subject Site. The Applicant proposes to integrate said lands into Medium Density II Residential Block 1 rather than the Community Park Block 4. However, in order to maximize the overall size of the Community Park, the Applicant has agreed to convey 1.8 hectares (4.45 ac.) of land to the south of Block 4 as parkland dedication for the Community Park. This additional parkland is situated in draft plan of subdivision S-O-2014-01, in a portion of the plan that has not yet been draft approved. Staff are currently engaged in discussions with the Applicant to advance the not-yet-approved portion of draft plan S-O-2014-01 to the south to draft approval. This 1.8 hectare parcel of land would allow the Community Park to directly abut the open space corridor associated with the TransCanada and Enbridge pipelines that traverse the Kedron community which will include a future east-west trail feature. The recommended conditions of draft plan approval for the subject revised draft plan S-O-2022-02 as generally contained in Attachment 7 to this Report include a requirement that the Applicant provide the 1.8 hectare parkland dedication prior to or concurrent with the registration of this draft plan S-O-2022-02.

Staff are in discussions with Minto (Harmony Road) LP to advance the not-yet-approved portion of draft plan of subdivision S-O-2017-07 to the east which contains the balance of the Community Park. A copy of proposed draft plan S-O-2017-07 is attached to this Report as Attachment 6. A portion of draft plan S-O-2017-07 was draft approved in 2021. The westerly portion of the draft plan containing the Community Park block was not approved at that time since a draft plan of subdivision application for the Subject Site was not yet submitted, but was anticipated to contain a large portion of the Community Park.

Detailed design matters will be reviewed during the further processing of the applications to ensure compliance with the City's Landscaping Design Policies, engineering standards and other policies, if the applications are approved.

This Department has no objection to the revised proposed draft plan of subdivision subject to the recommended conditions of draft approval generally outlined in Attachment 7. Section 4.6 of this Report sets out the rationale for this position.

4.6 Basis for Recommendation

This Department has no objection to the approval of the revised applications for the following reasons:

- a) The proposed development at this location is consistent with the Provincial Planning Statement, 2024;
- b) The proposed development conforms with Envision Durham, the O.O.P. and the Kedron Part II Plan;
- c) The proposed development contributes to a range of housing types in the area;
- d) The proposed development provides multiple opportunities for active transportation through the provision of recreational trails, multi-use paths, and on-road cycling facilities;
- e) The proposed development will provide sufficient parkland to help advance the ultimate development of the Community Park for the Kedron community;
- f) The design of the subdivision is appropriate for the Subject Site and the proposed development can be designed to be compatible with existing and planned surrounding land uses;
- g) The Region of Durham and C.L.O.C.A. have no objection to the applications;
- h) The proposed development will help the City achieve the delivery of 23,000 new housing units in Oshawa between 2022 and 2031, as targeted by the Province; and,
- i) The proposed development represents good planning.

5.0 Financial Implications

Based on the approval of the Kedron Part II Plan and the current Development Charge Level of Service policy, the City has effectively assumed that there will be certain capital costs related to the construction of arterial roads, parks, trails, multi-use paths and sidewalks.

There will be long term maintenance costs associated with the proposed development (e.g. maintenance of roads, a stormwater management facility, parks, trails, etc.).

The Planning Act outlines provisions for parkland dedication in subdivisions. Where the size of the parkland exceeds what can be acquired under the Planning Act, the municipality may be required to pay the developer for the balance if it wants to acquire the additional land for park purposes. In the case of the subject draft plan of subdivision, the Community Park is large and represents a significant portion of the area of the draft plan. In the event of an over-dedication of parkland under the Planning Act, the City would be required to compensate the Applicant for the portion of over-dedication of parkland at the time of registration of the subdivision. The City has been collecting cash-in-lieu of parkland from other subdivisions in Kedron for under-dedication of parkland in those subdivisions in order to acquire larger parks such as the subject Community Park where the subdivider is over-dedicating parkland.

6.0 Relationship to the Oshawa Strategic Plan

This Report responds to the Oshawa Strategic Plan Priority Area:

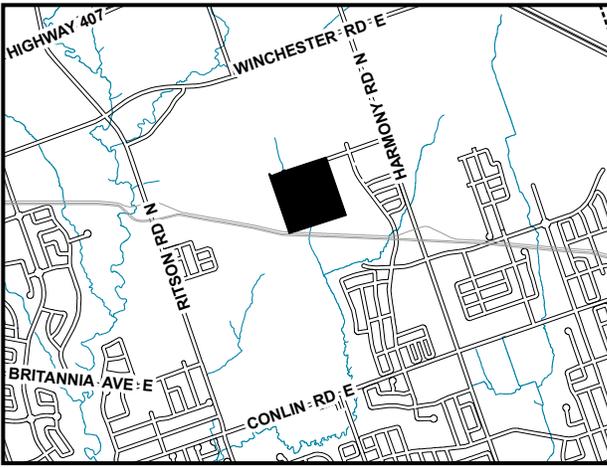
“Belong: Inclusive and Healthy Community” with the goal to support and encourage diverse housing options.



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



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



**Item: ED-26-27
Attachment 1**

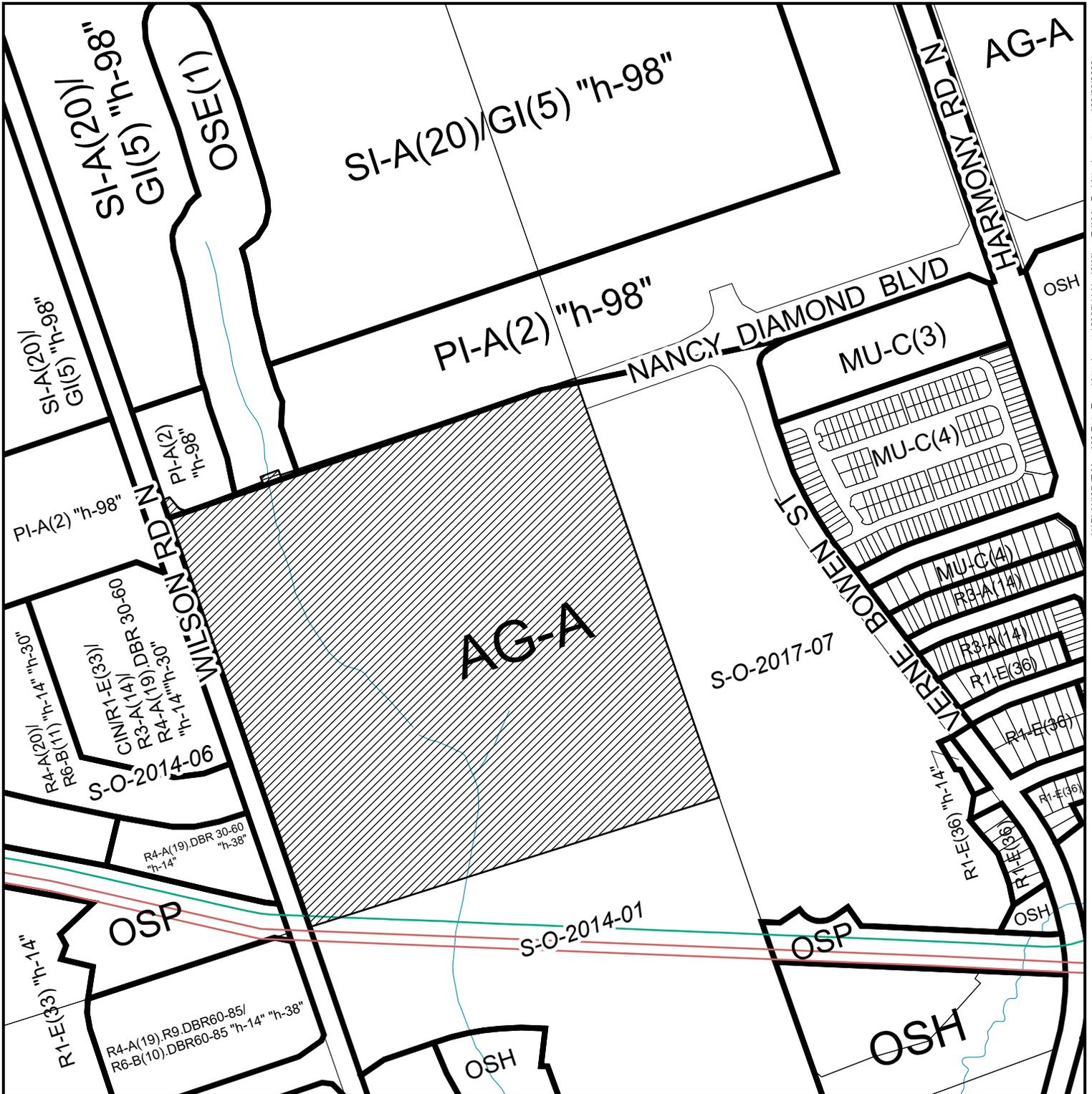
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Ward: Ward 1

File: S-O-2022-02, Z-2022-05

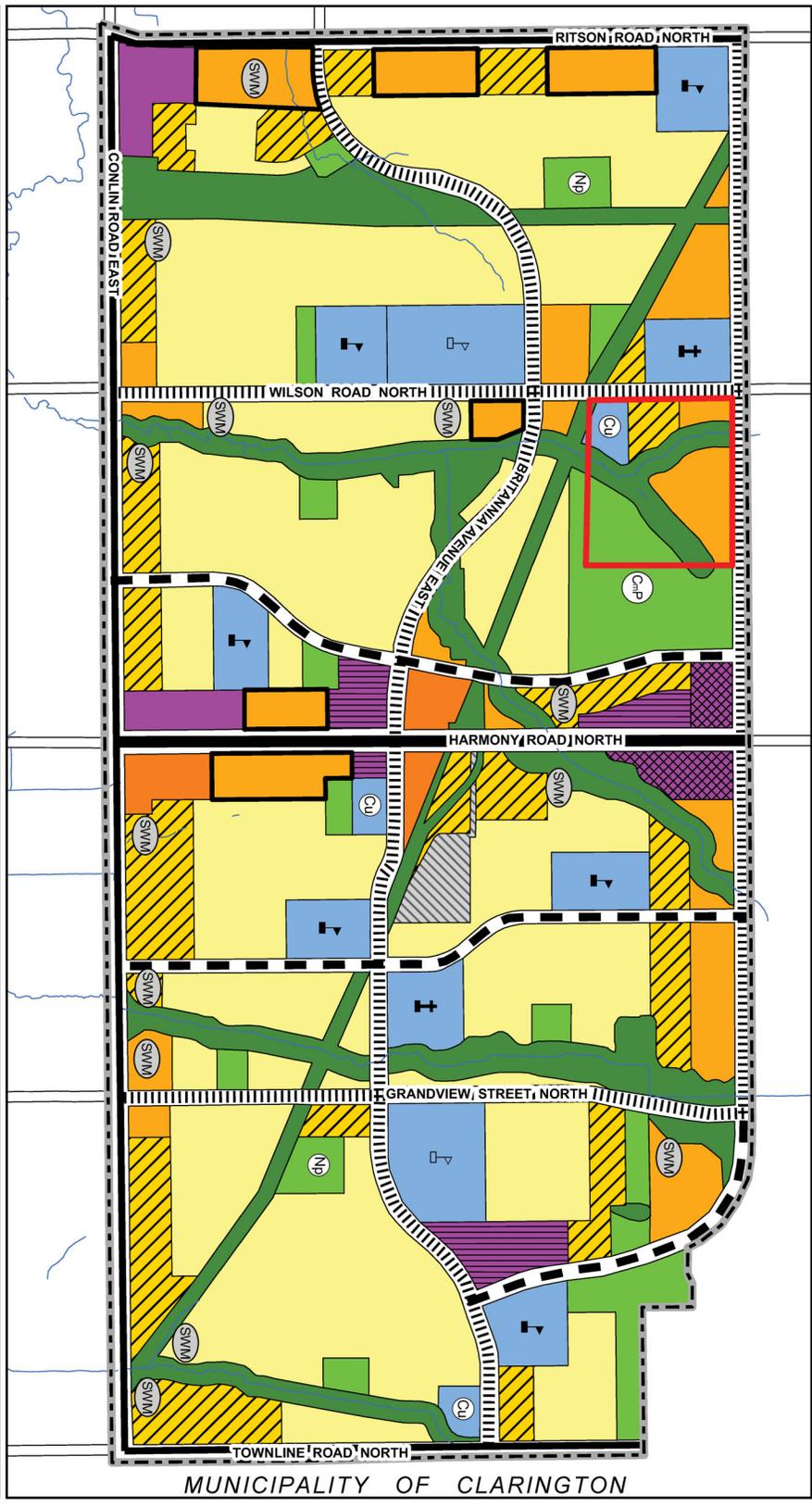


Subject Site
 Enbridge Pipeline
 TransCanada Pipelines



Title: Kedron Land Use and Road Plan from the Kedron Part II Plan
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP. Inc. (Sorbarra)
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City of Oshawa
Economic and Development Services



Schedule 'A' Kedron Land Use and Road Plan
 Part II Plan for the Kedron Planning Area

July 2022

Economic and Development Services

0 50 100 200 300 Meters

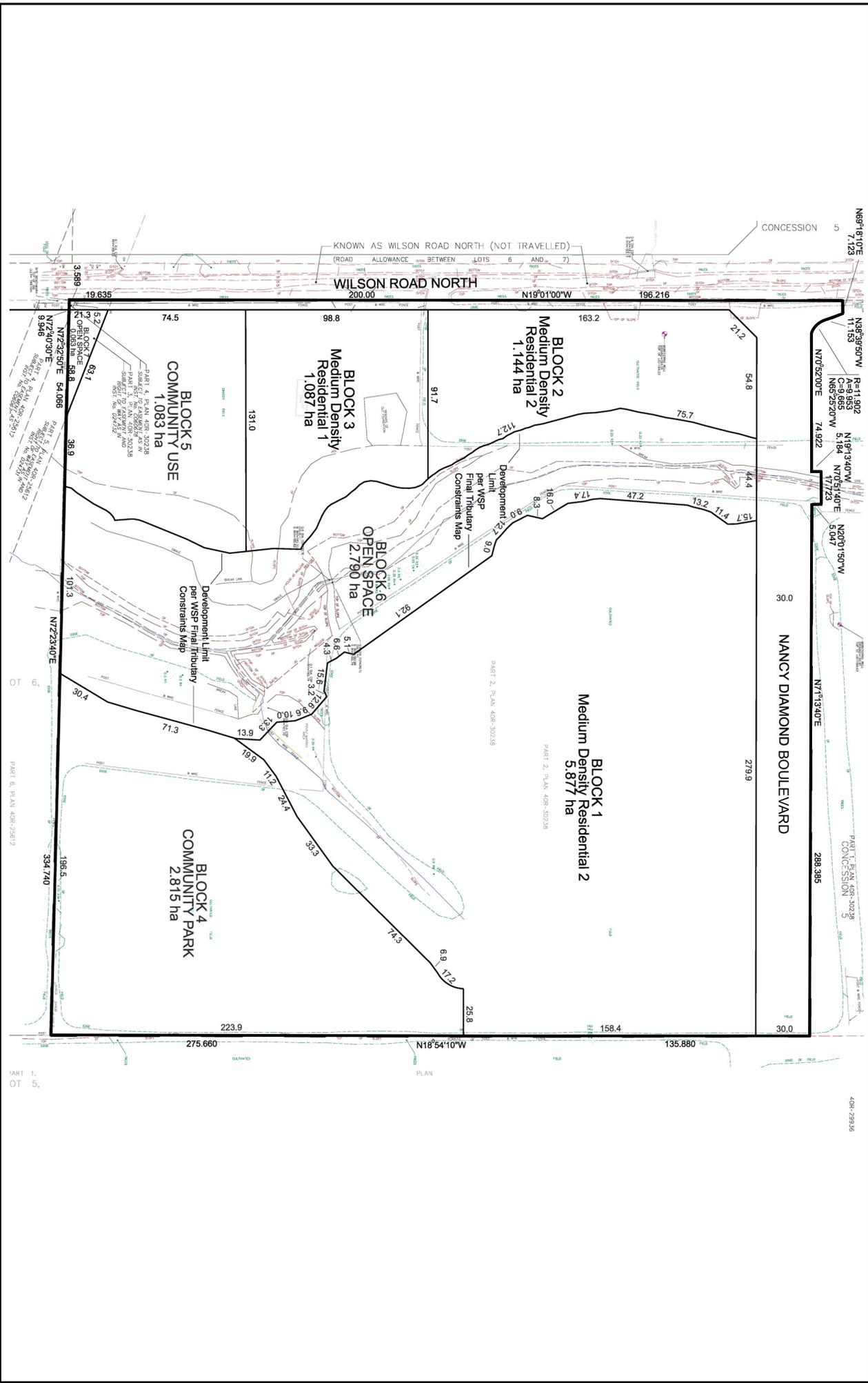
Legend

Residential	Parkette	Mixed Use I
Low Density Residential	Open Space and Recreation	Mixed Use II
Medium Density I Residential	Schematic Diversion Channel	Transportation
Medium Density II Residential	Community Use	Type 'A' Arterial Road
High Density I Residential	Public Elementary School	Type 'B' Arterial Road
Subject to Policy 8.7.4.9 in Kedron Part II Plan	Public Secondary School	Type 'C' Arterial Road
Open Space and Recreation	Separate Elementary School	Collector Road
Neighbourhood Park	Community Use	Stormwater Management Facilities
Community Park	Mixed Use Node	Kedron Part II Plan Boundary
	Utilities	

Title: Original Proposed Draft Plan of Subdivision S-O-2022-02 Submitted by the Applicant
Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP. Inc. (Sorbarra)
Ward: Ward 1
File: S-O-2022-02, Z-2022-05

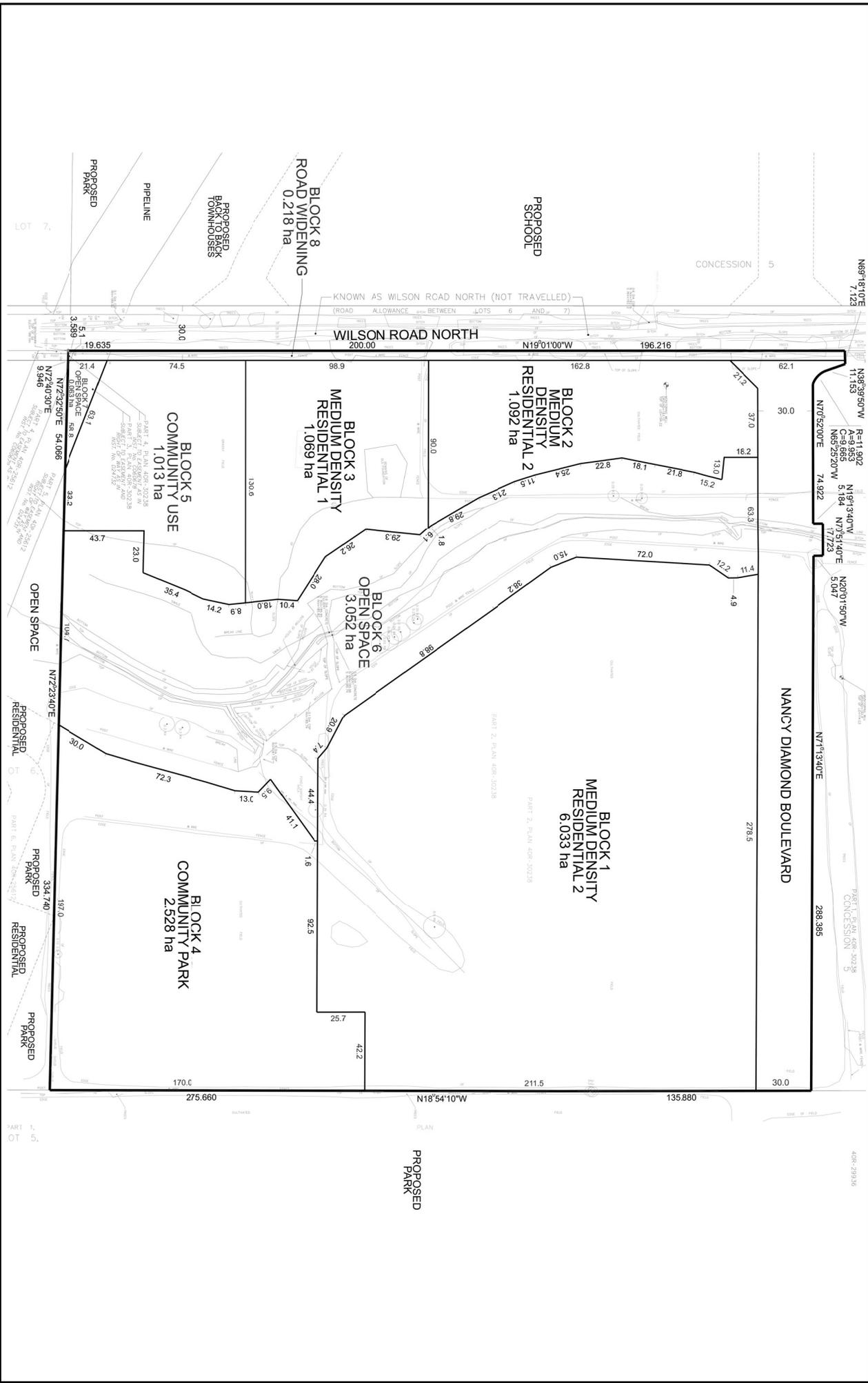
Economic and Development Services

City of Oshawa
OSHWAWA



Title: Revised Proposed Draft Plan of Subdivision S-O-2022-02 Submitted by the Applicant
Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP. Inc. (Sorbarra)
Ward: Ward 1
File: S-O-2022-02, Z-2022-05

Economic and Development Services
City of Oshawa



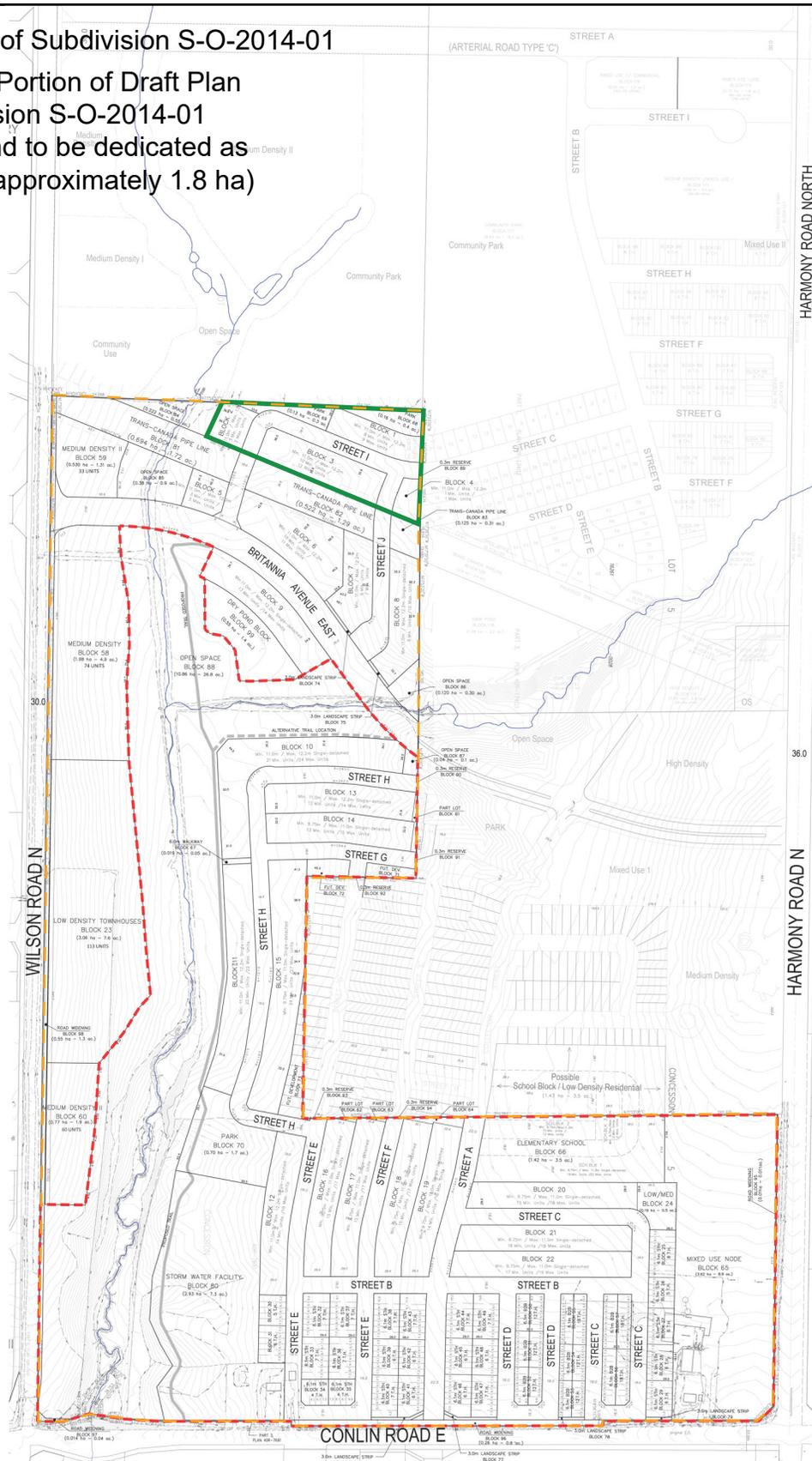
Title: Draft Plan of Subdivision S-O-2014-01
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP. Inc. (Sorbara)
 Ward: Ward 1
 File: S-O-2022-02, Z-2022-05

Item: ED-26-27
 Attachment 5

City of Oshawa
 Economic and Development Services



-  Draft Plan of Subdivision S-O-2014-01
-  Approved Portion of Draft Plan of Subdivision S-O-2014-01
-  Area of land to be dedicated as parkland (approximately 1.8 ha)



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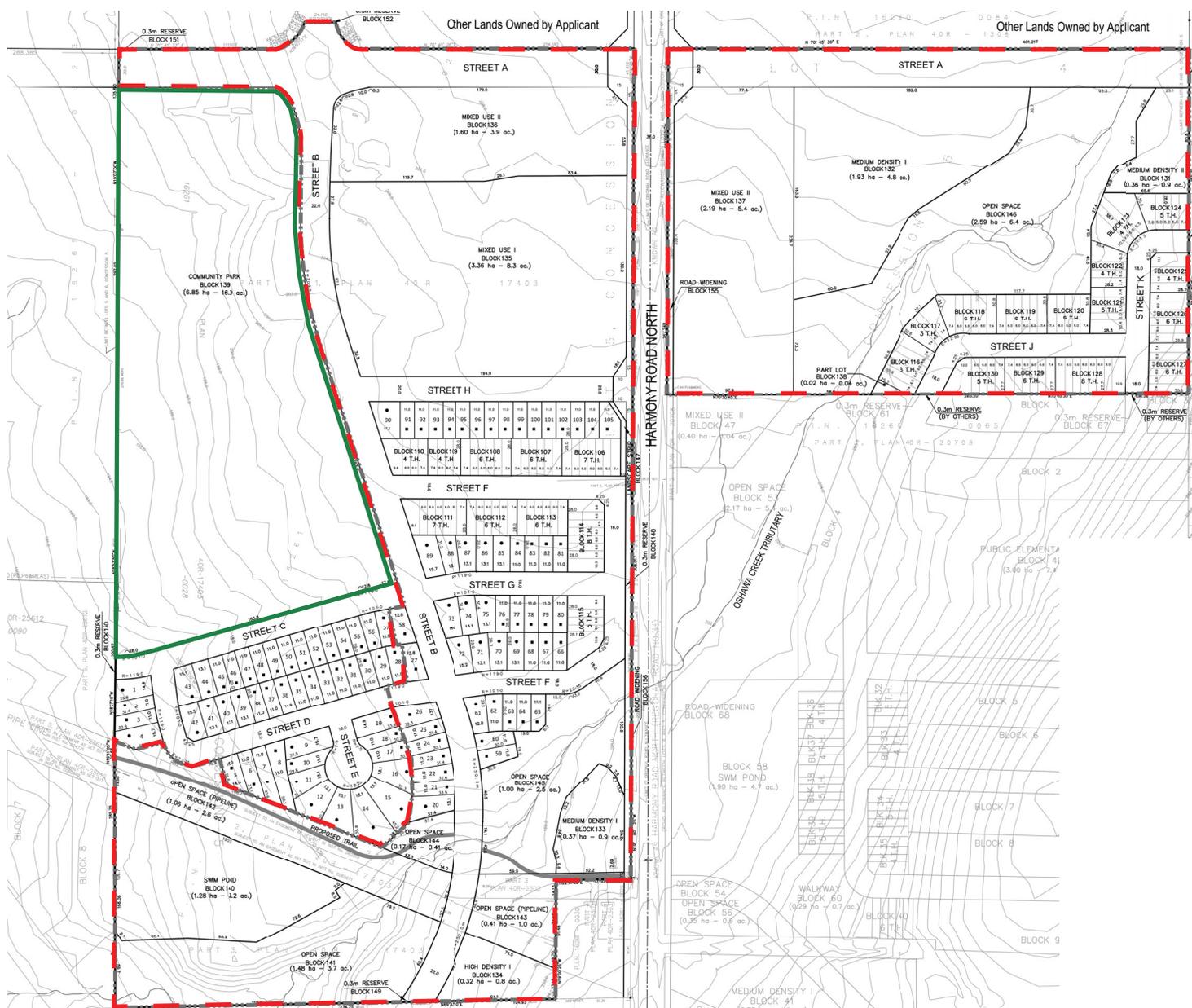
Title: Draft Plan of Subdivision S-O-2017-07
 Subject: Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP. Inc. (Sorbara)
 Ward: Ward 1
 File: S-O-2022-02, Z-2022-05

Item: ED-26-27
 Attachment 6

City of Oshawa
 Economic and Development Services



- ┌ Approved Portion of Draft Plan of Subdivision S-O-2017-07
- ▭ Planned Area of Land to be Dedicated as Parkland (approximately 6.85 ha)



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**City of Oshawa Conditions of Approval for Draft Plan of Subdivision S-O-2022-02
(Last date of revision October 16, 2025), by Kedron North GP Inc.**

A. General

1. The final 40M plan for registration shall show some reconfiguration of blocks, if required, due to:
 - a) The result of further stormwater management fluvial geomorphological and/or geotechnical slope investigations or if the developable limits or “top of bank” represented on this draft plan has been incorrectly illustrated due to unforeseen circumstances).
 - b) The finalized design for the roundabout at the intersection of Nancy Diamond Boulevard and Wilson Road North.
2. The subdivider shall enter into a subdivision agreement with the City to ensure the fulfillment of the City's requirements, financially or otherwise.
3. The subdivider hereby acknowledges that the current City funding practices may change prior to plan registration or development and that the timing of the registration shall be at the City's discretion based on the City's financial ability to fund projects.
4. Any approvals which are required from the Region of Durham, Ministry of the Environment, Conservation and Parks (M.E.C.P.), Ministry of Natural Resources and Forestry, Ministry of Citizenship and Multiculturalism, Hydro One Networks Inc., Central Lake Ontario Conservation Authority (C.L.O.C.A.), Enbridge, Oshawa Power, TransCanada Pipelines, Enbridge Pipeline, Bell Canada, Rogers Communications Inc., Canada Post, and any other regulatory authority for the development of this plan be obtained by the subdivider and written confirmation be provided to Engineering Services.
5. A draft of the final 40M plan for registration be submitted to Planning Services for review and comment by all agencies and departments.
6. A draft of the 40R Plans related to engineering matters shall be submitted to Engineering Services with the engineering submission for review and comment.
7. The subdivider shall implement all requirements of the Environmental Impact Study, Master Environmental Servicing Plan, Kedron Major Roads Environmental Assessment, etc. and any other report that has been submitted in support of this Draft Plan application to the satisfaction of the City.
8. The subdivider shall pay for a peer review of any study, report or guideline, if/as required by the City.
9. The subdivider acknowledges that this draft plan relies on a nearby development (S-O-2014-02) with respect to road access, pedestrian facility network, servicing and

stormwater management, and as such the development of this plan cannot proceed until such time that the required adjacent infrastructure is available.

B. Engineering Plans/Drawings Required

10. Engineering drawings, including Traffic Management Plans, be prepared in accordance with City policies and requirements. Prior to the preparation of the subdivision agreement, the plans and drawings are to be submitted to and approved by Engineering Services. The engineering drawings shall include Utility Co-ordination Plans which illustrate and establish the final design and location of all above-ground and below-ground utility plant and structures that service the plan. Further that the landscape plans, streetscape/architectural control guidelines and urban design guidelines shall be coordinated with engineering drawings and further that the engineering plans shall co-ordinate the driveways, street utility hardware and street trees in order to ensure that conflicts do not exist and street trees are accommodated.
11. In the event that the subdivision agreement is not executed within one (1) calendar year from the date of approval of the engineering drawings, they shall be resubmitted to Engineering Services for approval again prior to execution of the subdivision agreement.

C. Servicing

12. The subdivider shall design and construct all required future City-owned infrastructure, including those that may be oversized to accommodate the servicing requirements of privately owned property outside the limits of this plan, in accordance with City by-laws, policies and requirements, at no cost to the City. The timing of construction shall be at the City's discretion.
13. The subdivider shall design and construct all required City-owned infrastructure outside the plan limits, including any necessary modifications in accordance with City by-laws, policies and requirements. The timing of construction shall be at the City's discretion, at no cost to the City. The subdivider is solely responsible for negotiating with adjacent landowners to secure and convey any required easements or lands to the City, at no cost and in a physical and environmental condition acceptable to Engineering Services.
14. The subdivider acknowledges that authority to provide any subdivision pre-servicing approval, prior to execution of a subdivision agreement, is delegated to the Director, Engineering Services. Pre-servicing, in accordance with the City's design guidelines and standards, will only be considered where it is not possible to execute and register the subdivision agreement in the time frame required to commence servicing for approved engineered services that has otherwise been found to be acceptable with confirmation from all agencies and authorities involved in the conditions set out in the conditions of draft plan approval.
15. The land within the draft plan shall not be unreasonably graded, filled or stripped except in compliance with the City's Site Alteration By-law 85-2006 or in advance of building activity, so as to cause dust and increased stormwater runoff from the lands resulting in erosion and silting of roads, services, valley lands, creeks and privately owned property. The subdivider shall undertake their work in compliance with Ontario Regulation 406/19 regarding excess fill. Approval for earthworks is to be

obtained through a Pre-Servicing: Earthworks approval not through a Site Alteration permit.

16. The subdivider shall acknowledge that the City's share of servicing costs must be satisfactorily financed before the final plan is released for registration. If financing is not arranged, the subdivider agrees to front-end the City's share until financing is secured.
17. That the cost of any relocation, extension, alteration, damage rehabilitation or extraordinary maintenance of existing services necessitated by this development shall be the responsibility of the subdivider.

D. Stormwater Management

18. The Functional Servicing and Stormwater Management Report (F.S.S.R.) prepared by Candevcon East Limited, dated October 1, 2025 shall be finalized and submitted to Engineering Services prior to preparation of the engineering drawings for this subdivision. The engineering design for this plan shall generally follow the storm drainage scheme as described in the approved F.S.S.R.
19. The subdivider shall provide a stormwater management facility fee to Engineering Services for the long term maintenance and rehabilitation cost of the stormwater management facility SWMF 13 in the downstream subdivision (Nideva, S-O-2014-02) to the southwest that will service portions of this plan.

E. Road Network and Transportation

20. The subdivider shall design and construct those portions of Wilson Road North which abut this draft plan of subdivision to a full urbanized arterial road structure and appurtenances in accordance with the Kedron Major Roads Class Environmental Assessment and in accordance with the City of Oshawa standards, by-laws and policies, including sidewalks and bicycle lanes.
21. In the event that the City chooses, at its sole discretion, not to design Nancy Diamond Boulevard between Wilson Road North and the west limits of Plan 40M-2750, the Subdivider shall design and construct Nancy Diamond Boulevard, between Wilson Road North and the west limits of Plan 40M-2750, in accordance with the Kedron Major Roads Environmental Assessment and the City of Oshawa's standards and policies. The works shall include sidewalks, multi use paths, a median, bicycle lanes, and accessible bicycle shoulders, all at no cost to the City.

In the event that the portion of Nancy Diamond Boulevard between the west limits of Plan 40M-2750 and Verne Bowen Street is not constructed prior to registration of this plan, the Subdivider shall have the option to construct this portion in accordance with the Kedron Major Roads Environmental Assessment and the City's standards and policies. In such case, the City shall reimburse the Subdivider for the actual, verified costs of construction, subject to City review and approval.

The Subdivider shall also grant to the City and/or any third party an easement and/or permission to enter the subject lands for the purpose of implementing any works related to the construction of any portion of the City-owned Nancy Diamond Boulevard right-of-way extending between Verne Bowen Street to the west limits of Plan 40M-2750, or on any portion of the Nancy Diamond Boulevard right-of-way on

the subject lands that may, through an appropriate agreement between the City and the Subdivider, come into the City's ownership in advance of when it would otherwise normally be conveyed through the subdivision approval process. The easement and/or permission to enter on the subject lands shall also permit on an interim basis, prior to development of the subject lands being completed, stormwater drainage discharge over the portion of Nancy Diamond Boulevard between Wilson Road North and the west limits of Plan 40M-2750 in the event that Nancy Diamond Boulevard and/or associated servicing within the Nancy Diamond Boulevard right-of-way forming part of Plan 40M-2750 is extended from Verne Bowen Street to the west limits of Plan 40M-2750.

22. The subdivider is required to design and construct the intersection of Wilson Road North and Nancy Diamond Boulevard with a roundabout design and appurtenances in accordance with the Kedron Major Roads Environmental Assessment and the City of Oshawa standards, by-laws and policies, including sidewalks and bicycle lanes.
23. That the subdivider convey to the City upon request at any time after the draft approval of the plan the road widening required for the roundabout at the intersection of Conlin Road East and Wilson Road North.
24. That the final plan for registration be revised or that the block structure be altered, if necessary, at the intersection of Wilson Road North and Nancy Diamond Boulevard to accommodate any additional road allowance as may be required to provide for a roundabout design or other engineering details not yet presented. In this regard, any abutting blocks shall not be developed until such time that the road allowance requirement has been determined. Further that all costs associated with this intersection control feature shall be borne entirely by the subdivider,
25. The subdivider shall retain a licensed traffic engineer to complete a traffic management report which details any required feature for design, operation and construction of Nancy Diamond Boulevard and Wilson Road North and that the report be submitted to Engineering Services for review and acceptance as part of the engineering plans package. Furthermore, the subdivider shall design and construct all traffic management features along Wilson Road North adjacent to, and Nancy Diamond Boulevard within the plan of subdivision, in accordance with the Kedron Major Roads Environmental Assessment and the City of Oshawa standards, by-laws, and policies to the satisfaction of Engineering Services.
26. The subdivider shall design and construct temporary and/or permanent pedestrian facilities from the development to existing pedestrian facility network and transit facilities at no cost to the City in order to provide safe pedestrian connectivity.
27. The subdivider shall agree to revise the final plan for registration, including block boundaries and sizes, to incorporate the City's minimum road geometric design criteria as required.
28. 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.

29. Reserves, as may be required by Engineering Services be shown on draft 40M plans and conveyed to the City.
30. Any reserves which are required to be dedicated as public highway with the registration of this plan, shall be included in draft of the final 40M plan of subdivision for dedication as public highway or alternatively a by-law shall be prepared for the purpose of dedicating the existing reserve as public highway.
31. The City will close, convey or dedicate any reserves, road allowances or road widenings necessitated by the development of this plan or any road allowance abutting this plan, provided the subdivider has met all of the requirements of the City, financially or otherwise, subject to the determination of the Commissioner, Economic and Development Services, in this sole discretion.
32. All streets shall be named to the satisfaction of Planning Services.

F. Studies/Reports/Guidelines Required

Stormwater Report

33. The subdivider is required to submit for approval a detailed stormwater management report completed by a water resource engineer, to the City's standards, that also addresses downstream impacts relating to the proposed water ponding within the development lands using the Master Environmental Servicing hydrological model;

Soils/Geotechnical

34. The subdivider shall complete a soils/geotechnical report and the recommendations of said report shall be implemented as appropriate with the subdivision agreement including those related to municipal services and road structure, and any requirement that development on engineered fill be certified by a licensed geotechnical engineer. This report shall be submitted to Engineering Services for review and acceptance in conjunction with the first engineering submission, together with soils profiles plotted on a separate set of the engineered construction drawings.

Fluvial Geomorphological

35. The subdivider shall finalize the Fluvial Geomorphological Assessment report on the Oshawa Creek to determine the extent of the creek works (internally and externally) that are required to be done to accommodate this development. Further, the subdivider shall carry out and bear the cost of all the necessary creek work recommended in the said report.

Stream Corridor Protection Limits

36. The subdivider shall revise and re-submit to Engineering Services the Stream Corridor Protection Limits report for the Oshawa Creek branch that must address, but not be limited to, the following issues;
 - (a) Flooding hazard limits;
 - (b) Erosion hazard limits;
 - (c) Fisheries buffers;
 - (d) Stream corridor protection limits; and

- (e) Stream works downstream of Conlin Road East creek crossing.

Furthermore, the subdivider is required to implement and bear the cost of all necessary works recommended in the said report or as negotiated with the downstream landowners.

Record of Site Condition

- 37. Prior to final approval, site disturbance or registration, a Record of Site Condition (R.S.C.) acknowledged by the M.E.C.P. shall be submitted to the City, if required by the Phase 1 or Phase 2 environmental site assessment(s) and the Environmental Protection Act and any applicable regulations.

Noise

- 38. The subdivider acknowledges that noise impact studies for Blocks 1, 2, 3 and 5 shall be provided at the time of future applications for site plan approval for these blocks.

Urban Design Guidelines

- 39. That prior to the 1st submission of engineering plans, the subdivider shall engage an urban design and landscape architect, satisfactory to Planning Services, to prepare and submit urban design guidelines for lands adjacent to Nancy Diamond Boulevard to Planning Services for approval pursuant to Kedron Part II Plan Policy 8.7.12.3.2(b).

Tree Inventory and Assessment

- 40. Prior to the landscape plans submission, the subdivider shall engage a certified arborist to complete a tree inventory and assessment to the satisfaction of Parks Operations and Planning Services. The tree inventory and assessment shall be submitted to Planning Services.

Archaeological Study

- 41. Prior to issuance of a site alteration permit or any other soil disturbance, the subdivider shall undertake an archaeological study by a licensed archaeologist to be reviewed by the Ministry of Citizenship and Multiculturalism, and entered into the Ontario Public Register of Archaeological Reports and correspondence documenting this review and acceptance to be submitted to Planning Services.

G. Phasing

- 42. This draft plan of subdivision shall be registered in one phase.

H. Community Use

- 43. That any alternative residential uses proposed on Community Use Block 5 only be considered once the subdivider has demonstrated to the City's satisfaction that the Community Uses intended for the site cannot be achieved.

I. Street Lighting

44. The subdivider shall implement the same decorative street lighting standard used on lands to the east (within adjacent plan 40M-2750) and further agrees to pay for any additional costs associated with the street lighting upgrades.

J. Utility Easement & Blocks

45. The subdivider must meet all the requirements of the City, financially or otherwise, and then the City will grant any easements required for utilities, stormwater management and servicing on City-owned lands necessitated by the development of the plan and relinquish any redundant easements.
46. The subdivider shall grant free of charge any easements or blocks required for servicing and the conveyance of overland flows. Easements shall be in a location and of a width as determined by Engineering Services and/or the Region of Durham and be granted upon request at any time after draft approval of the plan.
47. The final plan for registration shall include and accommodate Block(s) and easement(s) required to facilitate the installation of any utility services which cannot be accommodated in any City right-of-way to the satisfaction of Engineering Services.

K. Creeks/Valleys/Environmental Features

48. That any approval in relation to stormwater management, erosion control and any works required within the Oshawa Creek Valley shall be obtained by the subdivider from Engineering Services and C.L.O.C.A.
49. Open Space Blocks 6 and 7 shall be conveyed to the City at no cost and in a physical condition acceptable to Parks Services, Planning Services and Engineering Services. The Open Space Blocks shall be modified as necessary, to include all lands below top of bank, all natural hazard lands related to the valley, all wetland buffers areas, fisheries buffers, drip lines, and platform above top of bank required for buffers, maintenance access and/or erosion allowance access, if determined necessary by Parks Services, Planning Services and Engineering Services.

L. Landscaping

50. Landscape plans shall be submitted to Planning Services no later than the second submission of engineering plans (detail design) for each phase.
51. This development shall comply with the City's Landscaping Design Policies and requirements. Without limiting the generality of the foregoing, the subdivider shall prepare and coordinate the landscape plans with the engineering drawings to the satisfaction of Planning Services and Engineering Services. The following shall be submitted to Planning Services:
 - (a) The landscape submission shall include, but is not limited to:
 - (i) Stormwater outfalls;
 - (ii) Round-a-bout and medians;
 - (iii) Preservation/protection of existing site features and vegetation;
 - (iv) Restorative/enhancement planting for the open space blocks;

- (v) Compensation planting;
 - (vi) Initial grading for Community Park Block 4;
 - (vii) Street tree planting;
 - (viii) Fencing; and,
 - (ix) Recreational trails outside of road rights-of-way.
- (b) A statement from a Landscape Architect shall certify that the measures employed to promote the preservation of existing site features and vegetation are appropriate.
52. The subdivider will undertake to the satisfaction of Planning Services and Engineering Services and at no cost to the City:
- (a) The implementation of habitat replacement as recommended by the Environmental Impact Study;
 - (b) The design and construction of new wetland compensation areas to the satisfaction of the City and C.L.O.C.A.;
 - (c) The design and construction to finished asphalt of all recreational trails outside of the road allowances in the draft plan of subdivision;
 - (d) The construction of the roundabouts and medians, including the installation of landscaping and drainage facilities as necessary;
 - (e) The installation of enhancements and restoration planting in the open space blocks;
 - (f) The installation of fencing of open space lands where adjacent to blocks; and,
 - (g) The installation of street trees, in accordance with the City standards and requirements.
53. The subdivider shall design and construct at no cost to the City, the finished asphalt recreational trails and all structures deemed necessary to achieve a Class II Trail through the west and north edges of Community Park Block 4 to the satisfaction of Planning Services and the design shall be submitted as part of the landscape submission to Planning Services.
54. The subdivider shall design and construct at no cost to the City, the finished asphalt recreational trail and all structures deemed necessary to achieve a Class II Trail through Open Space Block 7 to the satisfaction of Planning Services and the design shall be submitted as part of the landscape submission to Planning Services. The subdivider shall coordinate with the subdivider of draft plan S-O-2014-01 to the south for the optimum alignment for the trail within the pipeline easement corresponding with the limits of Block 7, to the satisfaction of the City, TransCanada Pipeline and Enbridge Pipeline.
55. The subdivider shall provide a fixed payment through the subdivision agreement (10% of the estimated cost of the construction item) to provide for the long term maintenance and rehabilitation of items such as entrance features, walls and enhancements to fences, which exceed City standards and which are requested by either the subdivider or the City.

56. The subdivider shall deposit with the City a public lands damage deposit and monetary security in amounts to be specified in the subdivision agreement as determined by Planning Services. This shall ensure that the public lands are not damaged and that certain site improvements, landscaping, fencing and vegetation preservation, in accordance with the approved conditions and plans, are carried out.

M. Parkland

57. Community Park Block 4 shall be conveyed to the City, in a physical condition acceptable to Planning Services, at any time after draft approval of the Plan by City Council, in accordance with the parkland dedication provisions of the Planning Act.
58. Where the conveyance of parkland is of an area less than that required under the parkland dedication provisions of the Planning Act, cash-in-lieu of parkland shall be provided to satisfy the balance of the parkland dedication provisions of the Planning Act.

Where the conveyance of parkland is of an area greater than that required under the parkland dedication provisions of the Planning Act, the City shall pay the subdivider the fair market value of any area of conveyance in excess of the parkland dedication provisions of the Planning Act, with the value of compensation determined as the fair market value as of the date of execution of the subdivision agreement.

Any necessary appraisal, including peer review, shall be at the cost of the Subdivider.

59. Prior to final approval of any portion of this draft plan of subdivision, the subdivider shall make all necessary arrangements with the owner of draft plan of subdivision S-O-2014-01 and facilitate the conveyance of land immediately to the south of this draft plan east of the Oshawa Creek tributary, being approximately 1.8 hectares, to the City for parkland purposes.
60. The subdivider shall undertake, at no cost to the City, the installation of fencing in the Community Park Block 4 and the additional 1.8 hectares of parkland in draft plan S-O-2014-01 immediately to the south, in accordance with the approved plans. The subdivider shall also be responsible for the restoration of all disturbed areas as a result of the installation of municipal services and recreational trail, including the placement of topsoil, fine grading and sod, in accordance with the City standards and to the satisfaction of the City.

N. Zoning

61. The Zoning By-law shall be appropriately amended in order to implement the draft plan.

O. Construction Access and Haul Route

62. The subdivider agrees to submit details regarding heavy construction access and haul route for approval by Engineering Services prior to commencement of any on-site activities. The subdivider further agrees to provide securities to protect for the maintenance and upkeep of existing City roads that form part of the approved haul route.

Excerpts from the Minutes of the Development Services Committee Meeting held on September 12, 2022

Application DS-22-172

Presentation

Weston Consulting - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision

Ryan Guetter, Executive Vice President, Weston Consulting provided an overview of the applications to amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP Inc. (Sorbara).

Delegations

None.

Correspondence

None.

Reports

DS-22-172 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP Inc. (Sorbara) (Ward 1)

Moved by Councillor Kerr

That, pursuant to Report DS-22-172 dated September 7, 2022, concerning the applications submitted by Kedron North GP Inc. to amend Zoning By-law 60-94 (File: Z-2022-05) and for approval of a draft plan of subdivision (File: S-O-2022-02) to permit three (3) medium density residential blocks for up to 470 units, a community use block, part of a community park block, two (2) open space blocks, a road widening for Wilson Road North and part of a new east-west arterial road on lands located generally north of Conlin Road East and east of the future northerly extension of Wilson Road North, staff be directed to further review and prepare a subsequent report and recommendation back to the Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Motion Carried