

Development Services Committee – May 9, 2022

Proposed Revision to Draft Approved Plan of Subdivision (18T-94025, Phase 9) –
Greycrest Homes – West of Harmony Road North, north of Greenhill Avenue
(Ward 1) (File: 18T-94025)

That the Development Services Committee recommend to City Council:

Whereas on April 20, 1998, the Regional Municipality of Durham approved, subject to conditions, a revised draft plan of subdivision (File: 18T-94025) submitted by FKT Co-Tenancy Inc. to allow a mix of single detached dwellings, semi-detached dwellings, street townhouses, medium density blocks, a commercial block, a park block, a public elementary school block, a stormwater management pond block and open space blocks on lands located east of Wilson Road North, south of Conlin Road East, and west of Harmony Road North [see Attachment 1 (location of Phase 9) and Attachment 2 (draft approved draft)]; and,

Whereas on September 6, 2000, the Regional Municipality of Durham delegated approval authority of draft plans of subdivision to the City of Oshawa; and,

Whereas on March 29, 2022, Greycrest Homes requested that the City approve a revised draft plan for Phase 9 of draft approved plan of subdivision 18T-94025 to feature a mix of single detached dwellings and street townhouses, whereas the draft approved plan showed lots for a mix of single detached dwellings, semi-detached dwellings, and street townhouses within Phase 9; and,

Whereas the semi-detached building lots proposed to be converted to single detached dwelling lots through this proposed revision consist of Lots 459, 460, 466, 467, 476, 477 and 478, shown on the draft approved plan of subdivision 18T-94025 (see Attachment 2) and shown as Lots 1 to 14, all inclusive, on the draft 40M-Plan for Phase 9 (see Attachment 3); and,

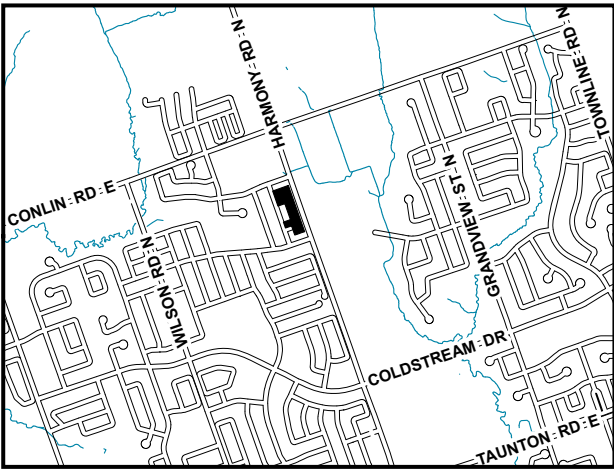
Whereas the proposed revisions to the draft plan conform/comply with the Taunton Part II Plan and Zoning By-law 60-94 and do not result in a decrease or increase in the number of dwelling units proposed for Phase 9; and,

Whereas the Planning Act 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 18T-94025;

Therefore, pursuant to DS-22-91, the proposed revisions to Phase 9 of Draft Approved Plan of Subdivision 18T-94025 to accommodate single detached dwellings on lots previously proposed for semi-detached dwellings be approved, and that the proposed

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



**Item: DS-22-91
Attachment 1**

Development Services Department

Subject: Proposed Revisions to Draft Approved Plan of Subdivision (18T-94025 Phase 9) – Greycrest Homes

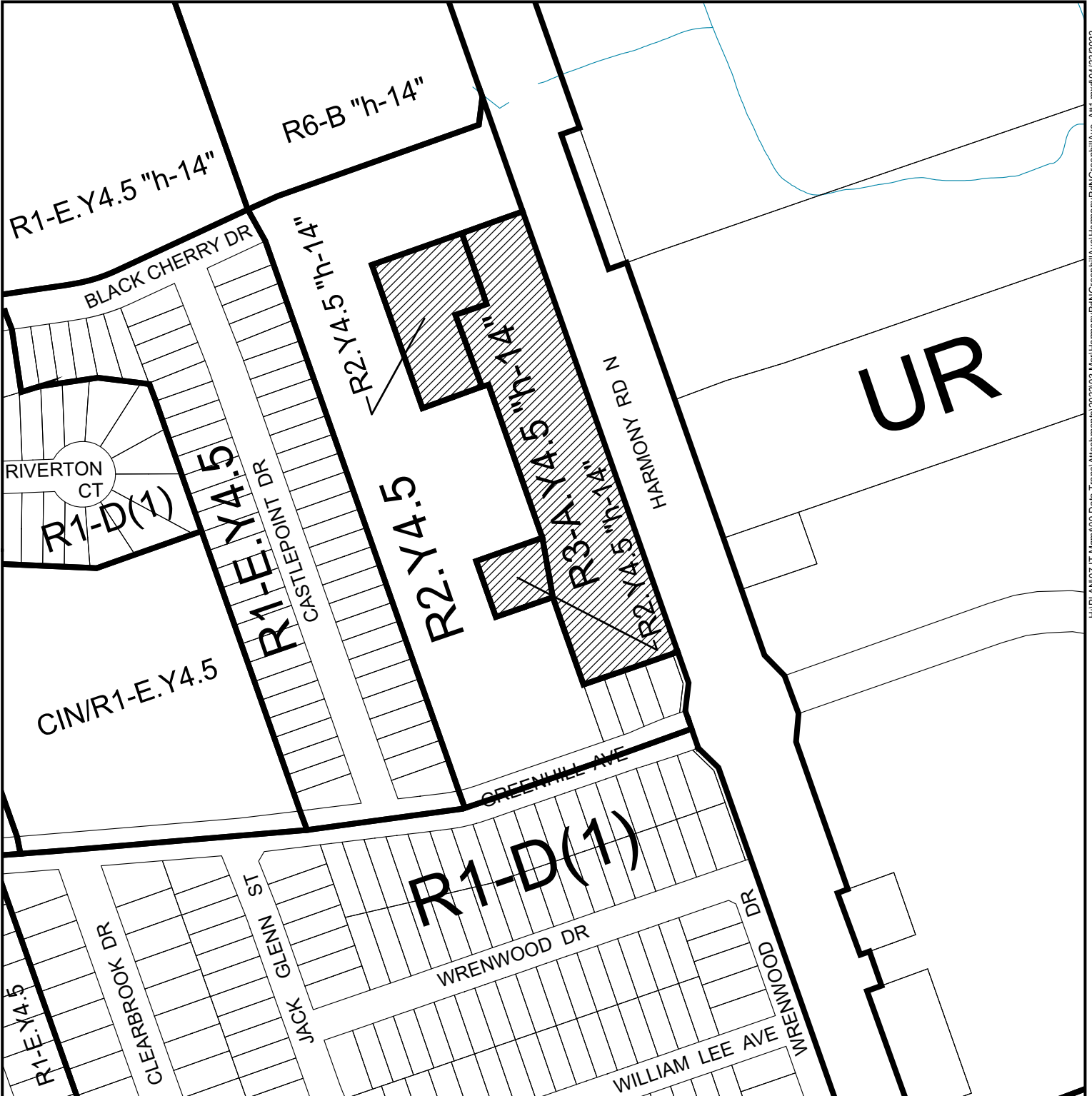
Address: West of Harmony Road North, north of Greenhill Avenue

Ward: Ward 1

File: 18T-94025



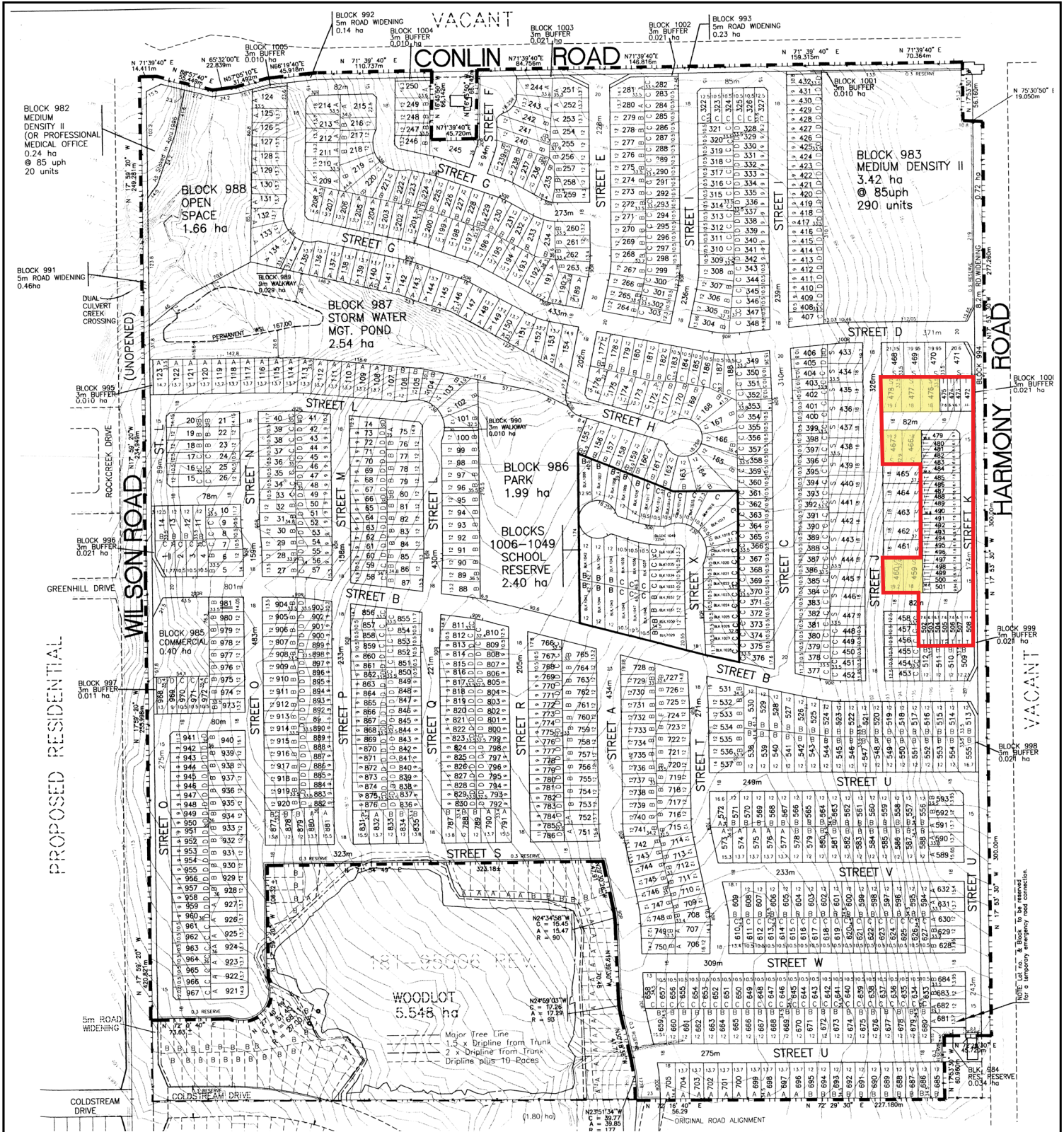
Subject Site 



Title: Draft Plan of Subdivision (Draft Approved)
 Subject: Proposed Revisions to Draft Approved Plan of Subdivision
 (18T-94025 Phase 9) – Greycrest Homes
 Address: West of Harmony Road North, north of Greenhill Avenue
 Ward: Ward 1
 File: 18T-94025

Item: DS-22-91
 Attachment 2

City of Oshawa
 Development Services Department

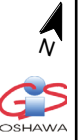


Area of Semi-Detached Lots Proposed to be Converted to Single Detached Lots
 Area of Proposed New Draft 40m Plan (Phase 9 of Subdivision File 18T-94025)

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NOTE: Lot no. & Block to be reserved for a temporary emergency road connection.

Title: Draft 40M-Plan (Phase 9 of Subdivision File 18T-94025)
 Subject: Proposed Revisions to Draft Approved Plan of Subdivision
 (18T-94025 Phase 9) – Greycrest Homes
 Address: west of Harmony Road North, north of Greenhill Avenue
 File: 18T-94025



- Area of Semi-Detached Lots Proposed to be Converted to Single Detached Lots
- Proposed Revision

