



# Oshawa

## NOTICE OF PUBLIC MEETING - PLANNING ACT

**Re:** Proposed Amendment to the Oshawa Official Plan and the Eastdale Part II Plan (File No. B3100-0103) North of Kettering Drive, west of Townline Road North City of Oshawa Initiated WARD 6

**Date:** November 10, 2008 – 5:30 p.m.  
**Place:** Community Room, McLaughlin Library, 65 Bagot Street

**THE OSHAWA DEVELOPMENT SERVICES COMMITTEE WILL BE CONSIDERING THE ABOVE REFERENCED AMENDMENT FOR THE LANDS SHOWN SHADED ON THE MAP.**

**THE PURPOSE OF THE PROPOSED AMENDMENT IS TO:**

**1. AMEND THE OSHAWA OFFICIAL PLAN BY:**

- (i) **DELETING THE EXISTING ALIGNMENT OF ROSSLAND ROAD EAST AND REPLACING IT WITH A NEW ALIGNMENT FURTHER TO THE SOUTH;**
- (ii) **REDESIGNATING CERTAIN LANDS NORTH OF THE REALIGNED ROAD FROM RESIDENTIAL TO OPEN SPACE AND RECREATION;**
- (iii) **REDESIGNATING CERTAIN LANDS FROM LOCAL CENTRAL AREA TO OPEN SPACE AND RECREATION; AND**
- (iv) **DELETING THE COLLECTOR ROAD DESIGNATION NORTH OF THE NEW ALIGNMENT TO ROSSLAND ROAD EAST.**

**2. AMEND THE EASTDALE PART II PLAN BY:**

- (i) **REDESIGNATING LANDS FROM TYPE "B" ARTERIAL ROAD (ROSSLAND ROAD EAST) TO OPEN SPACE AND RECREATION;**
- (ii) **REDESIGNATING CERTAIN LANDS FROM MEDIUM DENSITY I RESIDENTIAL, HIGH DENSITY I RESIDENTIAL, COLLECTOR ROAD AND PLANNED COMMERCIAL CENTRE TO TYPE "B" ARTERIAL ROAD;**
- (iii) **REDESIGNATING CERTAIN LANDS FROM PLANNED COMMERCIAL CENTRE, MEDIUM DENSITY I RESIDENTIAL AND HIGH DENSITY I RESIDENTIAL TO OPEN SPACE AND RECREATION;**
- (iv) **REDESIGNATING CERTAIN LANDS FROM PLANNED COMMERCIAL CENTRE AND HIGH DENSITY I RESIDENTIAL TO MEDIUM I DENSITY RESIDENTIAL;**
- (v) **REDESIGNATING CERTAIN LANDS FROM MEDIUM DENSITY I RESIDENTIAL TO HIGH DENSITY I RESIDENTIAL;**
- (vi) **DELETING THE COLLECTOR ROAD DESIGNATION NORTH OF THE NEW ALIGNMENT TO ROSSLAND ROAD EAST;**
- (vii) **ADJUSTING THE BOUNDARIES OF THE ENVIRONMENTALLY SENSITIVE AREA; AND**
- (viii) **ADDING NEW SITE SPECIFIC POLICIES TO ESTABLISH MAXIMUM GROSS FLOOR AREAS FOR LIMITED COMMERCIAL USES WITHIN THE HIGH DENSITY I DESIGNATIONS AT ROSSLAND ROAD EAST AND TOWNLINE ROAD NORTH AND AT TOWNLINE ROAD NORTH AND KETTERING DRIVE.**

**THE GENERAL EFFECT OF THE PROPOSED AMENDMENT IS TO:**

- (a) **RELOCATE THE ALIGNMENT OF THE FUTURE ROSSLAND ROAD EAST EXTENSION FURTHER SOUTH GENERALLY CONSISTENT WITH THE ALIGNMENT APPROVED BY THE MINISTRY OF ENVIRONMENT IN THE CLASS ENVIRONMENTAL ASSESSMENT;**
- (b) **DESIGNATE ALL LANDS IMMEDIATELY NORTH OF THE APPROVED ROSSLAND ROAD EAST EXTENSION AS OPEN SPACE AND RECREATION AND SHOW THIS AREA AS AN ENVIRONMENTALLY SENSITIVE AREA;**
- (c) **PERMIT BOTH MEDIUM DENSITY I RESIDENTIAL AND HIGH DENSITY I RESIDENTIAL USES ON LANDS IMMEDIATELY SOUTH OF THE ROSSLAND ROAD EAST EXTENSION; AND**
- (d) **PERMIT LIMITED COMMERCIAL/OFFICE USES ON LANDS ABUTTING TOWNLINE ROAD NORTH, BETWEEN THE ROSSLAND ROAD EAST EXTENSION AND KETTERING DRIVE.**

Information regarding the proposed amendment is available between 8:30 a.m. and 4:30 p.m., Monday to Friday, in the Development Services Department, 7th Floor, Rundle Tower, City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7, or by calling Greg Osbaldeston at 905-436-5636, extension 2227.

Written submissions to the City of Oshawa may be delivered prior to the adoption of the Official Plan Amendment to the attention of Greg Osbaldeston, City Hall, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

An Official Plan Amendment adopted by Oshawa City Council is forwarded to the Region of Durham for approval, unless it is determined that the Amendment is exempt from Regional approval during the review process. For an exempt Amendment, the decision to adopt by Oshawa City Council becomes final, subject to any appeals during the statutory appeal period.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Oshawa, or the Region of Durham, as the case may be, to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Oshawa before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the Official Plan Amendment you must make a written request to the City Clerk, 50 Centre Street South, Oshawa, Ontario L1H 3Z7.

The public meeting will also allow the public the opportunity to comment on revised draft plans of subdivision submitted by Beechnut Development Corporation and Kingsway Meadows and Estates in this general area and which are currently being considered by the Ontario Municipal Board.

The revised Beechnut draft plan consists of 17 single detached lots, blocks for 115 street townhouses and the extension of Fleetwood Drive and Kettering Drive.

The revised Kingsway draft plan consists of blocks for limited commercial/office uses abutting Townline Road North and blocks for up to 400 apartment units.

Thomas B. Hodgins, B.E.S., M.A., RPP, Commissioner  
Development Services Department

