

Attachment #8 Agency & Stakeholder Detailed Comments File DEV-09-23 (Z-04-23)

Internal Departments

Engineering Services

Engineering Services does not object to the proposed Zoning By-Law Amendment.

An application to revise the approved draft plan to change the property boundaries of Blocks 3 and 4 shall be provided to Engineering Services for review.

External Agencies

Ministry of Transportation (MTO)

MTO is generally supportive of the Zoning By-law Amendment. Please consider the following outstanding points:

- All access points must comply with Ministry of Transportation regulations and guidelines regarding functional intersection spacing and other relevant policy.
- Increased heavy goods vehicle traffic may put the adjacent roundabout above the allowable limit for pedestrian crossings.

Oshawa Airport

No objections. Previous comments related to the proposed industrial building remain applicable.

Region of Durham

The subject lands are identified as Blocks 3 and 4 located within the applicant's Approved Draft Plan of Subdivision S-W-2020-05. The site is approximately 6.96 hectares and is currently vacant. The purpose of the proposed rezoning is to change the zoning of a portion of Block 3 from GB-CW to M1A/HP and to change the zoning of Block 4 from GB-CW to M1A/HP/GB-CW in order to adjust the zoning boundary between Block 3 & Block 4 to match the proposed revised block layout. The proposed rezoning is required to facilitate the development of an industrial warehouse and a gasoline bar and car wash.

We had previously reviewed the subject lands for conformity with the Regional Official Plan and Provincial Plans and Policies, and the delegated Provincial Plan Review responsibilities through the subdivision application. However, updated comments are provided for noise and servicing.

Delegated Provincial Plan Review Responsibilities

Regional servicing

The Regional Works Department has no concerns with the proposed application.

Conclusion

The proposed industrial warehouse and a gasoline bar and car wash development supports employment opportunities and mixed-use developments. We have no concerns with the proposed application.

The applicant will be required to address the Region's conditions of draft approval for the related subdivision application S-W-2020-05 at the time of final clearance of the plan of subdivision.