

r fw@worboylaw.ca

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**From:** rfw@worboylaw.ca  
**Sent:** June 7, 2021 2:13 PM  
**To:** 'clerks@oshawa.ca'  
**Subject:** Public Meeting - June 7th 2021 - 110 Verdun Road Oshawa

Dear sirs,

I represent the owner of 110 Verdun Road, Oshawa.

I request the opportunity to ask for an adjournment of the above rezoning. The reason is my client was absolutely unaware of this process. He desires to obtain all planning reports and review same with myself as his lawyer. My engagement was June 1<sup>st</sup>, 2021.

Would you please refer this matter back to Planning to permit review by my client and myself.

My earlier correspondence did not intend to reflect in a negative manner on Morgan Jones.

Please advise,

Ronald F. Worboy



**Subject:** 110 Verdun Road, Oshawa, Ontario – 921908 ONTARIO INC. - Planning Meeting Adjournment  
**From:** "User" <[adam@worboylaw.ca](mailto:adam@worboylaw.ca)>  
**Sent:** 6/7/2021 11:29:43 AM  
**To:** [mrjones@oshawa.ca](mailto:mrjones@oshawa.ca); **M.F.I.P.P.A. Sec.14(1)**  
**Attachments:** Letter to City of Oshawa - June 7 2021.pdf

June 7<sup>th</sup>, 2021.

THE CORPORATION OF THE CITY OF OSHAWA,  
50 Centre Street South,  
Oshawa, Ontario.  
L1H 3Z7

Attention: Morgan Jones

**Re: 110 Verdun Road, Oshawa, Ontario – 921908 ONTARIO INC.  
(CHARLES BEAULIEU) – City News**

Please find documentation attached.

RONALD F. WORBOY, B.A., L.L.B.  
*Barrister, Solicitor*

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TELEPHONE (905) 723-2288  
FAX (905) 576-1355

153 SIMCOE STREET NORTH  
OSHAWA, ONTARIO  
L1G 4S6  
E-MAIL [rfw@worboylaw.ca](mailto:rfw@worboylaw.ca)

June 7<sup>th</sup>, 2021.

Sent by Email:

[mrjones@oshawa.ca](mailto:mrjones@oshawa.ca); **M.F.I.P.P.A. Sec.14(1)**

THE CORPORATION OF THE CITY OF OSHAWA,  
50 Centre Street South,  
Oshawa, Ontario.  
L1H 3Z7

Attention: Morgan Jones

Dear Sirs:

**Re: 110 Verdun Road, Oshawa, Ontario – 921908 ONTARIO INC.  
(CHARLES BEAULIEU) – City News**

Further to my letter to yourself of June 1<sup>st</sup>, 2021, I am writing to request that the above matter be adjourned to the next Planning Committee Meeting to permit my client, Charles Beaulieu ( 921908 ONTARIO INC.), and myself, to discuss the proposed zoning change with Morgan Jones or the Planning Department for Oshawa.

I draw to your attention that my client only realized until the last minute of the time deadline to submit material to the City of Oshawa Planning Department.

I enclose a copy of my first letter directed to yourself as I have had no feedback whatsoever pertaining to the proposed zoning change.

Kindly grant adjournment of this matter,

Thanking you,

Yours very truly,

A handwritten signature in black ink, appearing to read 'R. Worboy', with a long, sweeping flourish extending to the right.

RONALD F. WORBOY

RFW/lrb

cc. client

RONALD F. WORBOY, B.A., L.L.B.  
Barrister, Solicitor

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153 SIMCOE STREET NORTH  
OSHAWA, ONTARIO  
L1G 4S6  
E-MAIL rfw@worboylaw.ca

June 1st, 2021.

HAND DELIVERED

THE CORPORATION OF THE CITY OF OSHAWA,  
50 Centre Street South,  
Oshawa, Ontario.  
L1H 3Z7

Attention: Morgan Jones

Dear Sirs:

**Re: 110 Verdun Road, Oshawa, Ontario – 921908 ONTARIO INC.  
(CHARLES BEAULIEU) – City News**

I am writing to advise that I am the solicitor for 921908 ONTARIO INC. I have received instructions from Charles Beaulieu, who is the President of the Corporation.

I advise that the Corporation, represented by myself, object to the proposed rezoning amendment to change the zoning from R2/SSC-B to R2 (13).



My client notes that major change in the subject zoning is to eliminate the fuel bar. My client objects to the removal of the inclusion in the fuel bar definition in the zoning by-law which refers to and permits "a related convenience store". My client fully realizes that the automobile repair garage exists in a residential area, but fully is appreciative of the fact that the automobile repair garage was established before any surrounding residential construction sites. The automobile repair garage was first constructed in or about 1927 and this use has continued to date.

My client has sought professional assistance and submits and would consent to the rezoning of the subject site to R3, as outlined in paragraphs 8.1.1 and 8.1.2 of the most recent Oshawa Consolidated Municipal Zoning Bylaw. In addition, the inclusion of "a related convenience store" as now permitted in the "fuel bar" definition of said zoning by-law should be continued.

The residential designation is submitted as being community oriented and in keeping with the type of residential construction that is the most popular in our current society and my client submits would fit the surrounding residential area.

Please designate and change the zoning bylaw to R3 (street townhouse buildings) with a permitted use of a "related convenience store". The substantial parcel frontage length would accommodate a number of such townhouse residential units.

Kindly further, please explicitly identify that an automobile repair garage existing as of the date of the amending bylaw is a permitted use.

Yours very truly,

**COPY**

RONALD F. WORBOY

RFW/lrb

cc. client