



Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94

Economic and Development Services Committee
Planning Act Public Meeting – May 6, 2024, 6:30 p.m.



Proposed City-initiated Amendments

- This Public Meeting was advertised in accordance with the requirements of the Planning Act and the City's Public Notice Policy.
- No comments have been received in objection to the proposed amendments.
- There are two options available to the Economic and Development Services Committee:
 1. In the event no significant issues are raised, the Committee can recommend that the proposed amendments be approved.
 2. If significant issues are raised, staff can be directed to further review the proposed amendments and prepare a subsequent report and recommendation back to the Economic and Development Services Committee.



Amendment 1 – Zoning By-law 60-94 Section 2

Medical Office and Clinic Definitions

Proposed Amendments:

- Amend the definition of “Clinic” and “Medical Office” to include an ophthalmologist and drugless practitioner.
- Add definition of “Drugless Practitioner”.



Amendment 2 – Zoning By-law 60-94 Sections 2 and 26

Recreational Use

Proposed Amendments:

- Add definition for “Recreational Use”.
- Amend Sentence 26.1.2(e) and Sentence 26.1.8(h) to specify that outdoor recreational uses are permitted in the OSU (Urban Open Space) and OSW (Waterfront Open Space) Zones.



Amendment 3 – Zoning By-law 60-94 Sections 2 and 32

Seasonal Worker Housing Units

Proposed Amendments:

- Add definition for “Seasonal Worker Housing Unit”.
- Amend the definition of “Farm Dwelling”.
- Permit a Seasonal Worker Housing Unit in the AG (Agricultural) Zones.
- Add a new Article 32.2.4 to introduce new regulations specific to a Seasonal Worker Housing Unit.



Amendment 4 – Zoning By-law 60-94 Subsection 3.5

Holding Symbols

Proposed Amendments:

- Amend Subsection 3.5 to delete references to the requirement for a site plan agreement and replace with site plan approval as a requirement for a holding symbol to be removed.
- Remove reference to the 1996 Provincial Policy Statement (“P.P.S.”) and replace with a general reference to the P.P.S. within the provisions for the h-13 holding symbol.
- Delete the h-33 symbol which applies to 370 Conant Street.



Amendment 5 – Zoning By-law Subsection 3.12

Temporary Use Zones

Proposed Amendment:

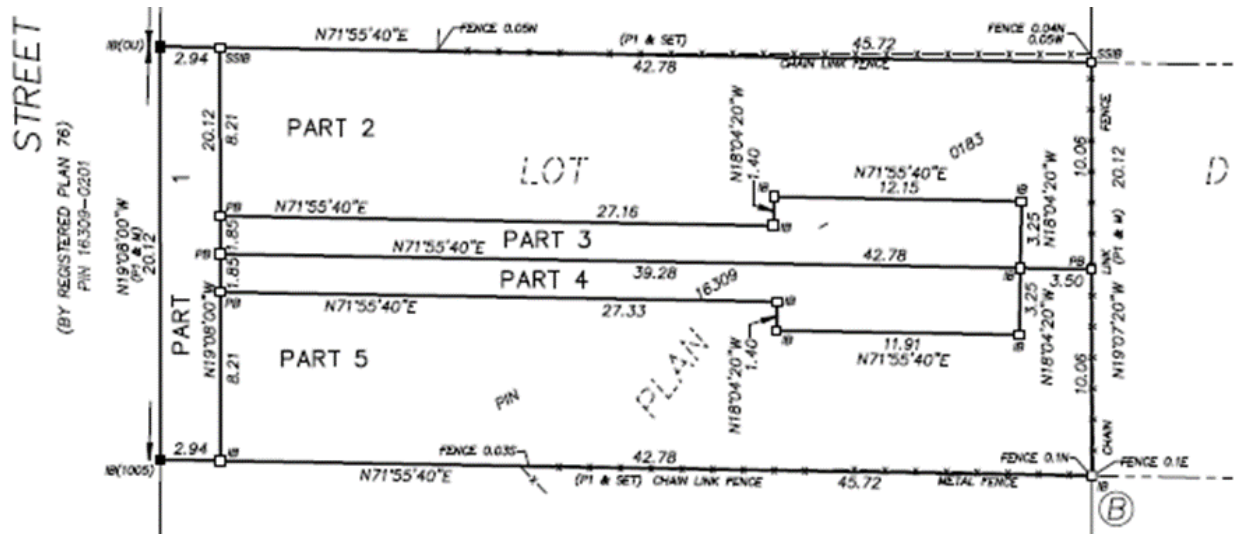
- Amend Subsection 3.12 to extend the temporary use provisions from the year 2024 to 2027 for 1399 Simcoe Street North and 382 Simcoe Street North.

Amendment 6 – Zoning By-law 60-94 Subsection 4.8

Access Regulations

Proposed Amendment:

- Amend Subsection 4.8 to permit the width of a single driveway and the width of an associated aisle to span two adjacent residentially zoned properties subject to a mutual access easement being registered on the title for each property.





Amendment 7 – Zoning By-law 60-94 Subsection 4.19

Driveways Leading to Private Garages

Proposed Amendment:

- Add a new Article to require the minimum length of a driveway leading to a **private** garage from a **private** road to be 5.75m.



Amendment 8 – Zoning By-law Subsection 5.12

Accessory Apartments

Proposed Amendments:

- Amend Article 5.12.6 to reduce the floor area of an accessory apartment that must be wholly above or below another dwelling unit from 75% to 50%.
- Amend Sentence 5.12.7(2) by deleting the text “2023” and replacing it with the text “2026”.
- Amend Sentence 5.12.7(3) by deleting the text “5.12.5” and replacing it with the text “5.12.4”.



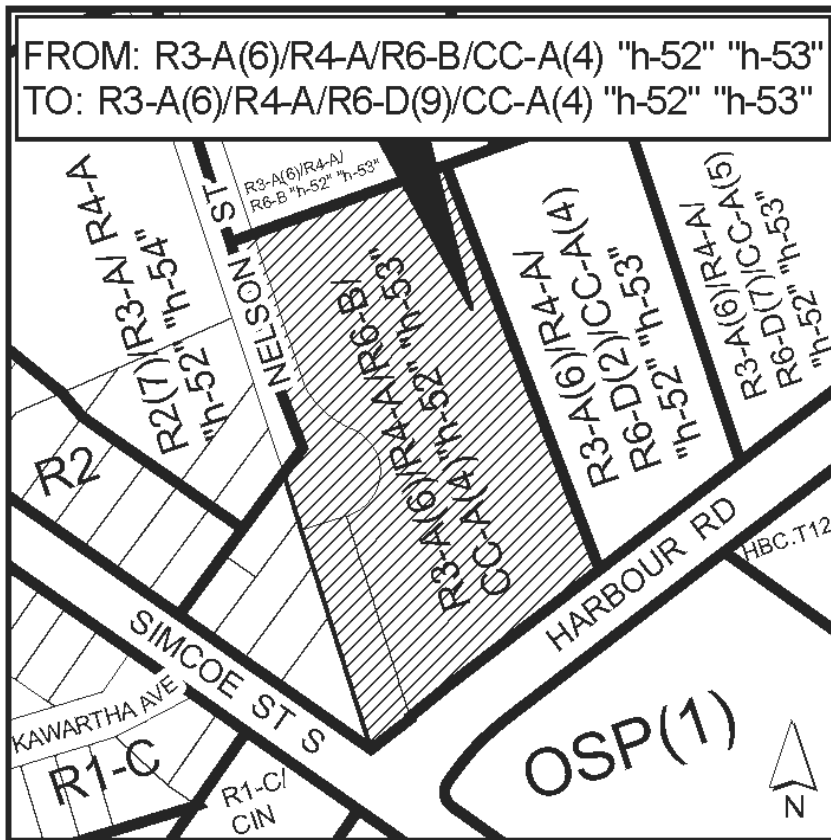
Amendment 9 – Zoning By-law 60-94 Subsection 5.13

Parcels of Tied Land

Proposed Amendment:

- Amend Subsection 5.13 to specify which provisions in Sections 4, 5, and 39 (General Provisions, Uses Permitted in Certain Zones, and Parking and Loading, respectively) can be applied to Parcels of Tied Land (P.O.T.L.s).

Amendment 10 – Official Plan Section 2.3.6 and Zoning By-law Subsection 11.3

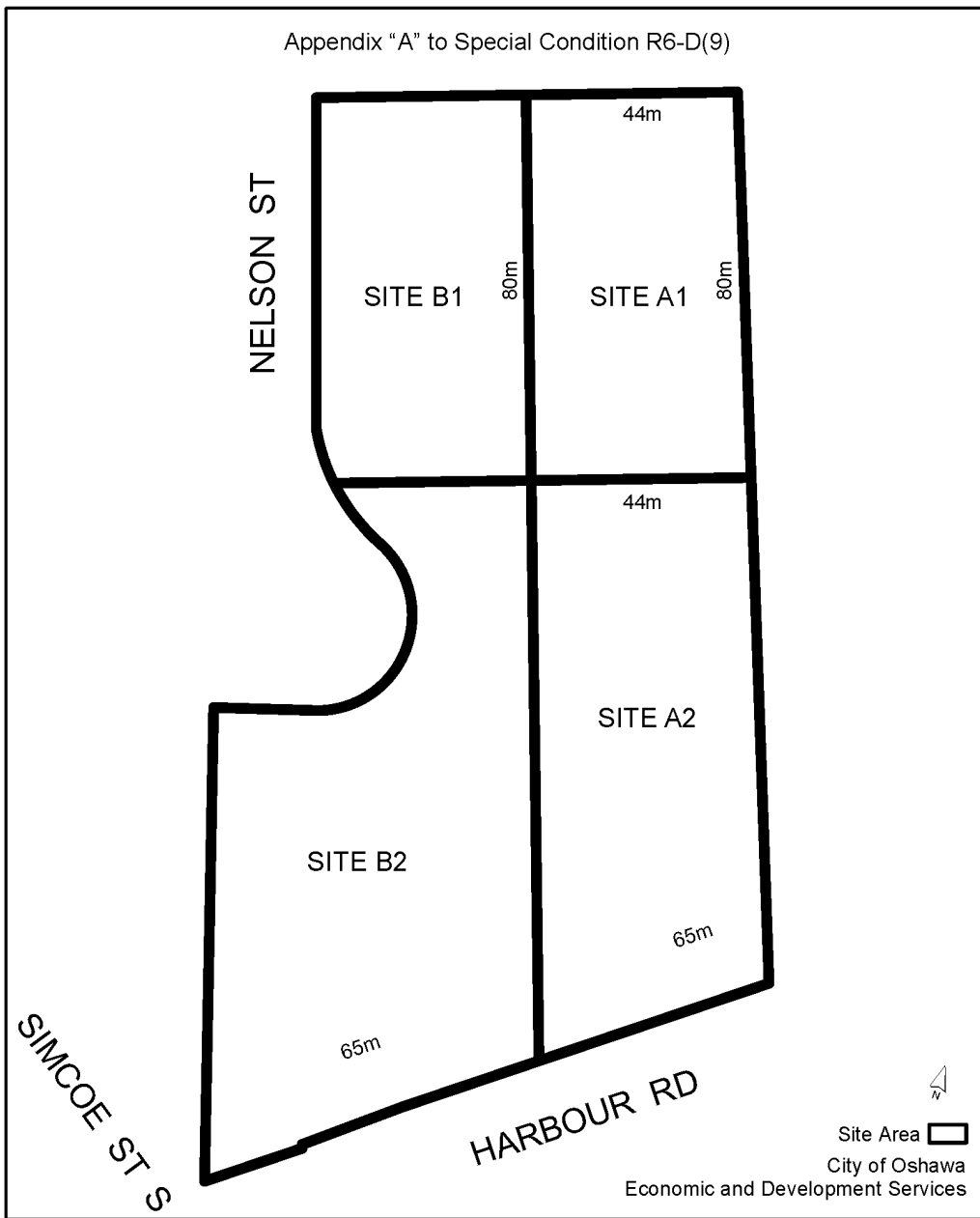


Proposed Amendments:

- Add a site specific policy to Section 2.3.6 of the Oshawa Official Plan to permit a maximum density of 868 units per hectare.
- Amend Subsection 11.3 of the Zoning By-law by adding regulations for the R6-D(9) Zone to permit increased height and density.

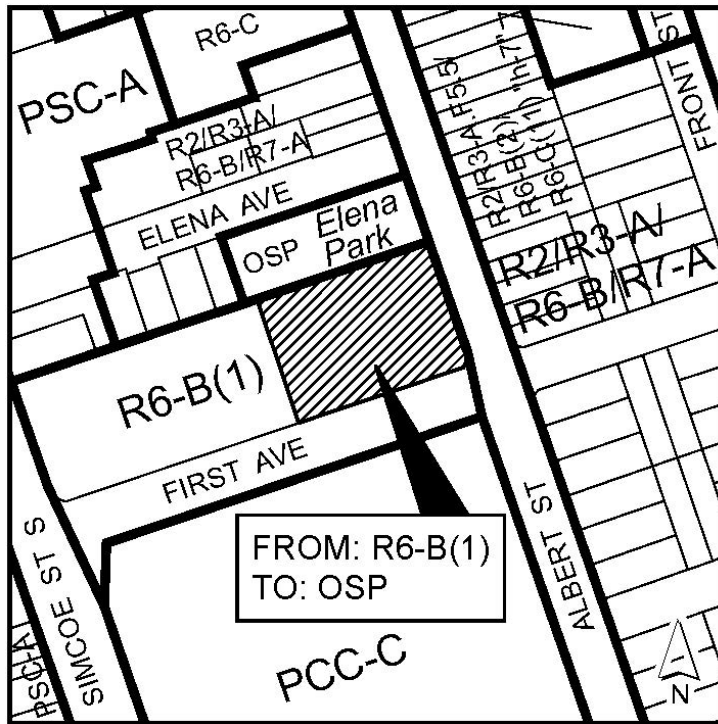


Appendix "A" to Special Condition R6-D(9)



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Amendment 11 – Zoning By-law 60-94 Article 11.3.3 and Schedule “A” Map B2



Proposed Amendment:

- Amend the site specific R6-B(1) zone regulations for 505 Simcoe Street South to reflect the current site conditions following the City's acquisition of the eastern portion of the property to facilitate the expansion of Elena Park.
- Rezone the newly acquired City-owned land from R6-B(1) to OSP (Park Open Space).



Amendment 12 – Zoning By-law 60-94 Section 38(B)

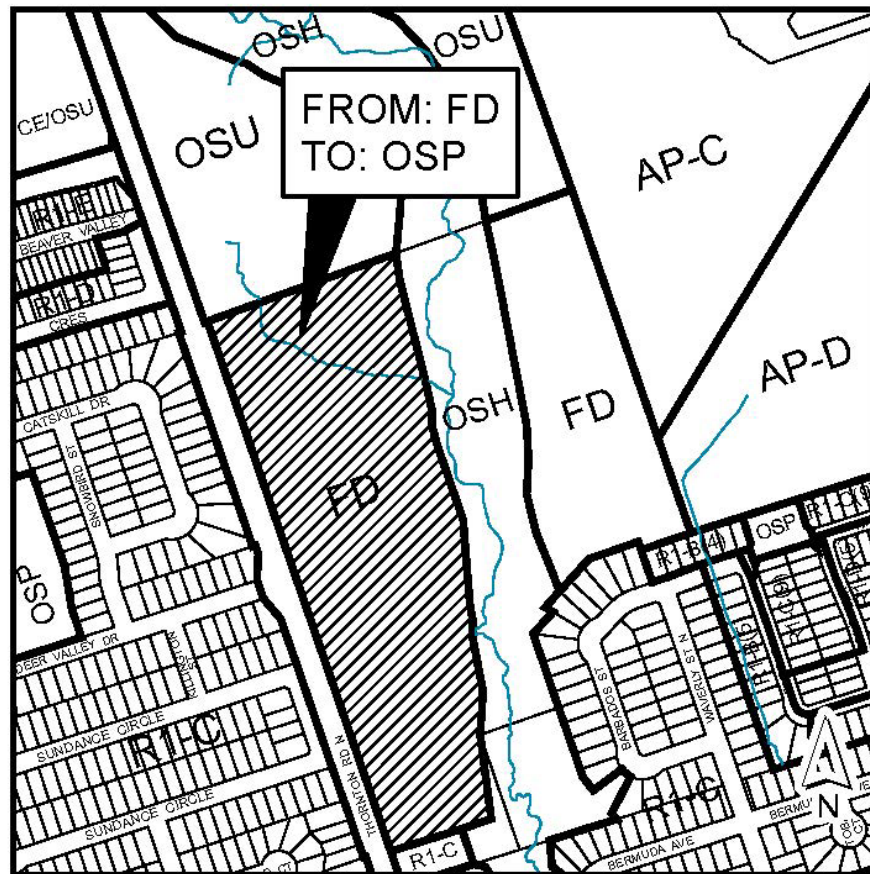
Mixed Use Zones

Proposed Amendments:

- Amend Sentence 38(B).2.2(a) to delete references to specific streets and replace with the text “an arterial road”.
- Delete sentences 38(B).3.13(5) and 38(B).3.15(5).

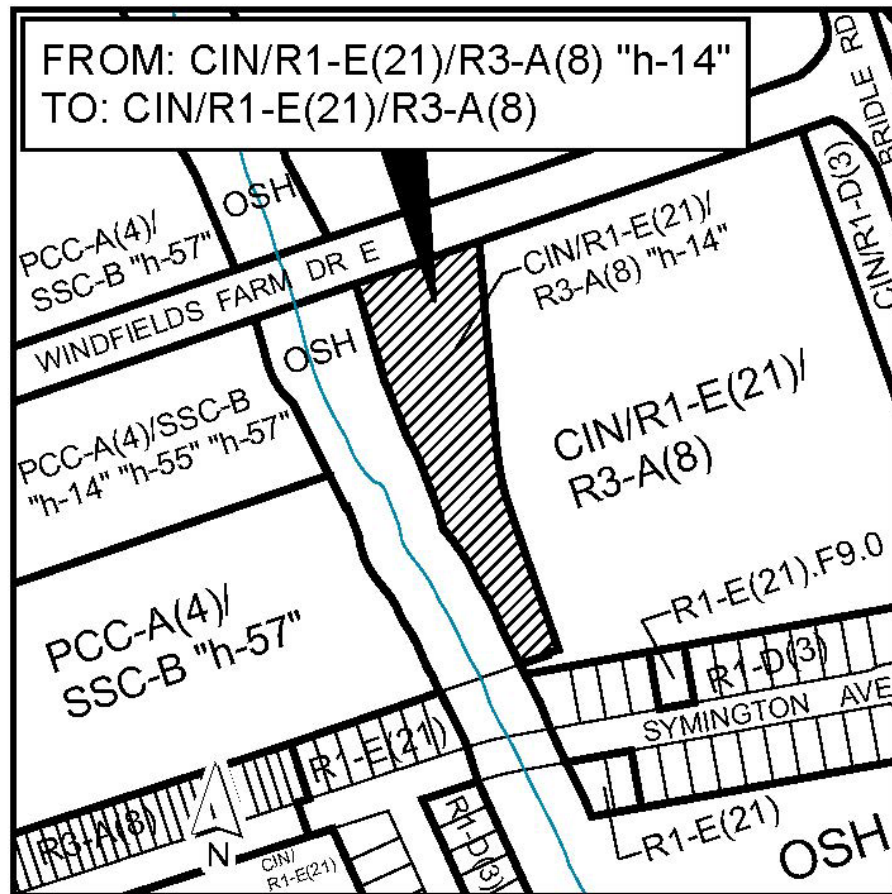
Amendment 13 – Zoning By-law 60-94 Schedule “A” Map A4

Proposed Amendment:



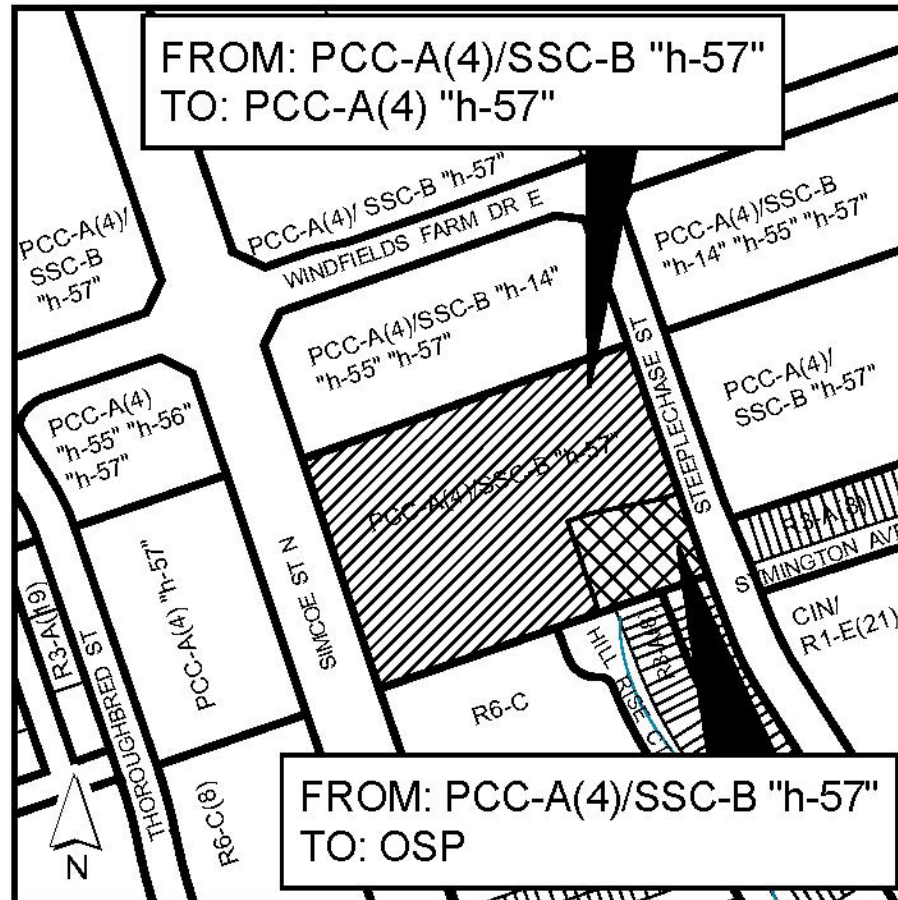
Amendment 14 – Zoning By-law 60-94 Schedule “A” Maps B4 and North Half

Proposed Amendment:



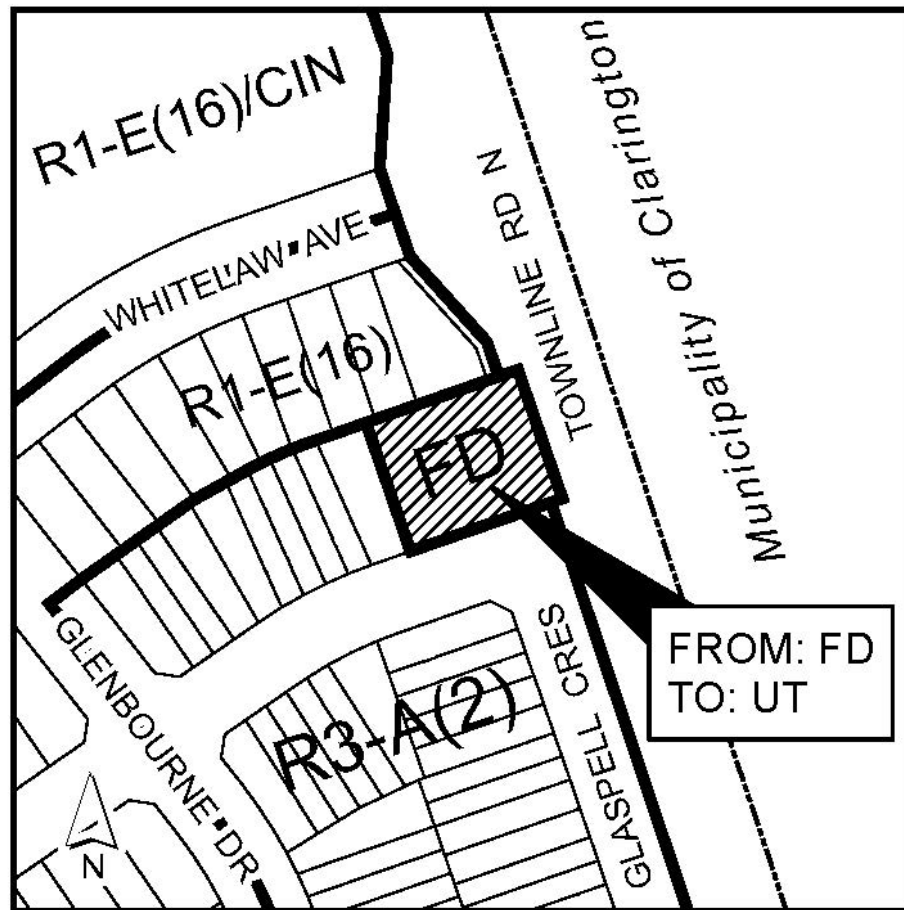
Amendment 15 – Zoning By-law 60-94 Schedule “A” Maps B4 and North Half

Proposed Amendment:



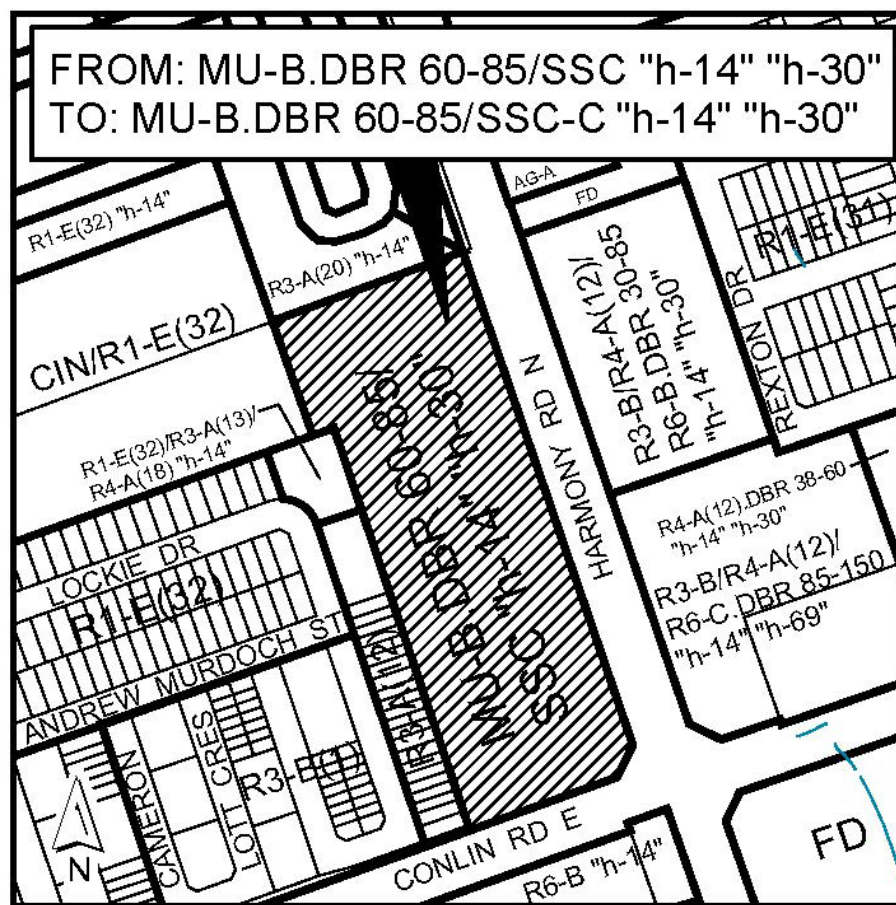
Amendment 16 – Zoning By-law 60-94 Schedule “A” Map C3

Proposed Amendment:



Amendment 17 – Zoning By-law 60-94 Schedule “A” Map C4

Proposed Amendment:





Questions and Comments?