



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

Economic and Development Services Committee
Planning Act Public Meeting – January 13, 2025, 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.
- 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 – Official Plan Section 9.3

Implementation

Proposed Amendment:

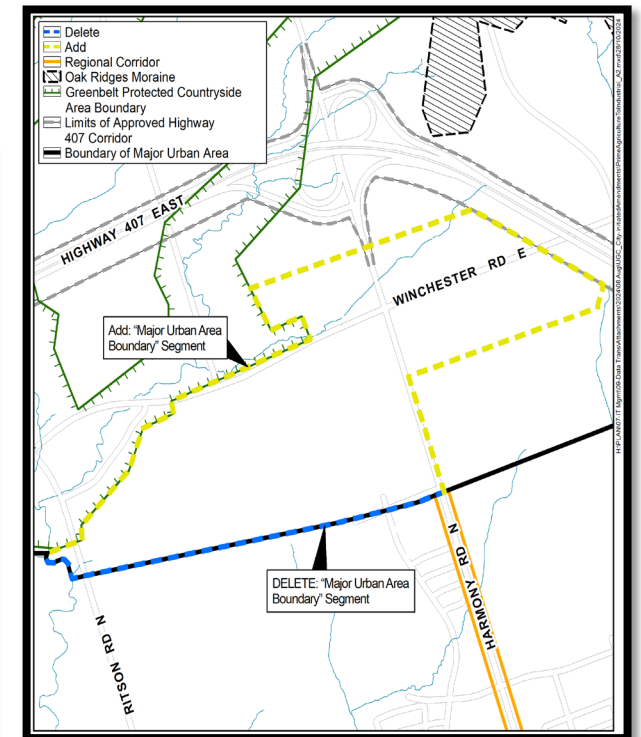
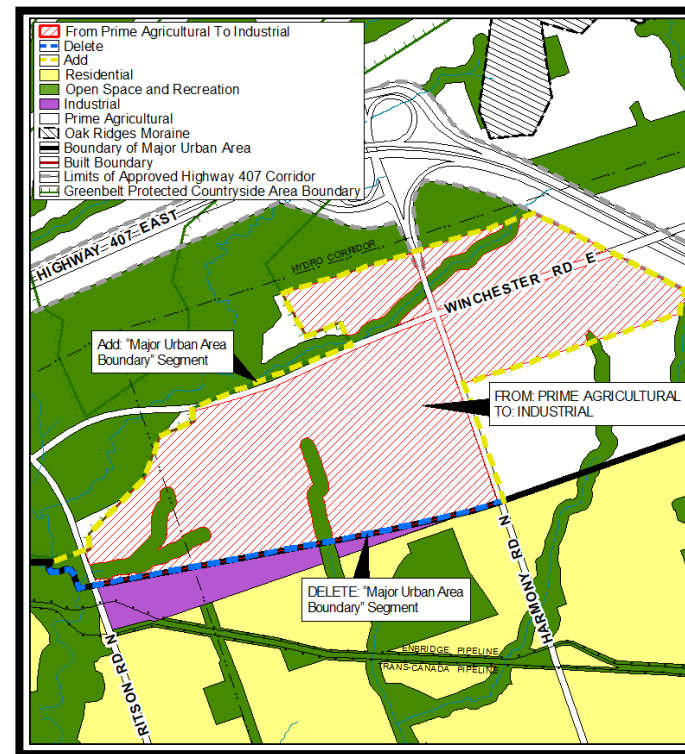
- Amend Section 9.3 of the Oshawa Official Plan to introduce a new policy that would enable Council to pass an amendment to the Delegation of Authority By-law 29-2009, as amended, in order to delegate the passing of minor zoning by-law amendments and temporary use by-laws to the Commissioner, Economic and Development Services Department, and the Director, Planning Services.

Amendment 2 – Official Plan Section 2.4, Schedules “A” and “A-2”

North Kedron Industrial Area

Proposed Amendments:

- Amend Schedule ‘A’, Land Use, of the Oshawa Official Plan to change the underlying land use designation for those lands shown in hatching on the map provided from Prime Agricultural to Industrial.
- Amend Schedule ‘A’, Land Use, and Schedule ‘A2,’ Corridors and Intensification Areas, by deleting the “Boundary of Major Urban Area” line feature in certain locations and adding a “Boundary of Major Urban Area” line feature in certain locations.



Amendment 2 – Official Plan Section 2.4, Zoning By-law Section 3, Holding Zones and Schedule “A”

North Kedron Industrial Area

Proposed Amendments:

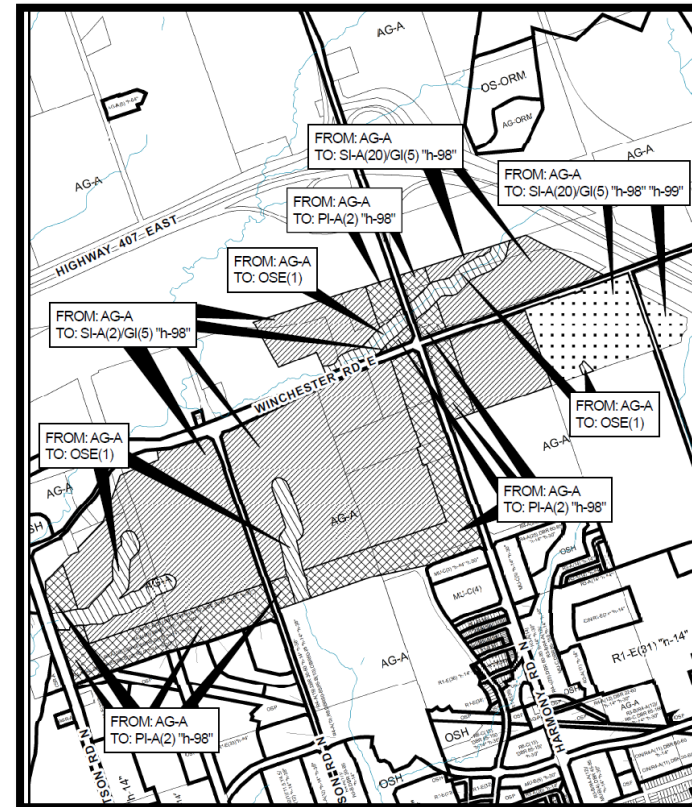
- Add a new Site Specific Policy to Section 2.4 of the Oshawa Official Plan specifying that the North Kedron Industrial Area may only be developed for clusters of business and economic activities.
- Amend Article 3.5.2 of the Zoning By-law to introduce two new Holding Zones for various sites in the North Kedron Industrial Area to ensure that certain requirements have been addressed prior to development on the sites proceeding.
- Amend Subsection 3.8 of the Zoning By-law to introduce a new article to allow the boundary of areas zoned OSE(1) within the North Kedron Industrial Area to be adjusted following the preparation of appropriate studies to the satisfaction of the City and the Central Lake Ontario Conservation Authority.
- Amend Subsections 27.3, 28.3 and 29.3 of the Zoning By-law to introduce a new article for each respective subsection relating to the lands being rezoned to allow PI (Prestige Industrial), SI (Select Industrial) and GI (General Industrial) development, to permit only industrial-type uses and site specific zoning standards relating to such matters as maximum height and the location/extent of outdoor storage.

Amendment 2 – Zoning By-law Section 3, Holding Zones and Schedule “A”

North Kedron Industrial Area

Proposed Amendments:

- Amend Schedule ‘A’, Maps B4, C4 and North Half of the Zoning By-law to rezone the lands shown in hatching on the map provided.



Amendment 3 – Zoning By-law Section 5.12, Table 26.2 and Table 32.2

Accessory Apartments

Proposed Amendment:

- Amend Subsection 5.12 of the Zoning By-law to permit up to two additional residential units in areas outside of serviced urban areas provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling and also update the associated regulations pertaining to accessory apartments outside of serviced urban areas accordingly.

Amendment 4 – Zoning By-law Table 39.3B

Residential Parking Requirements

Proposed Amendment:

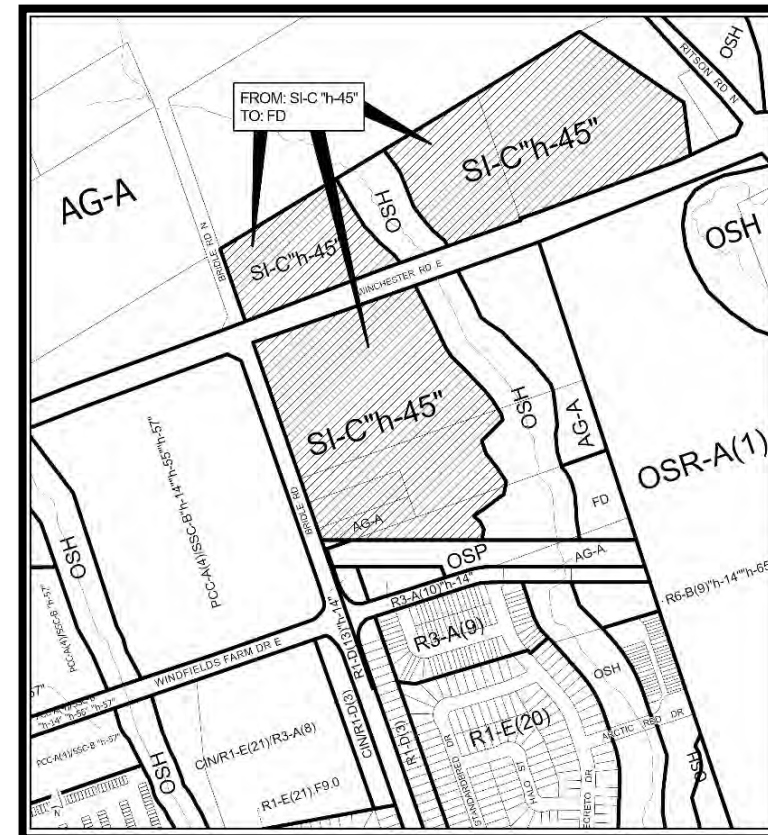
- Amend Table 39.3B of the Zoning By-law to reduce the visitor parking rate for rental apartment buildings from 0.33 spaces per unit to 0.30 spaces per unit to match the rate applicable to condominium apartment buildings.

Amendment 5 – Zoning By-law Schedule “A”

Zoning Change

Proposed Amendment:

- Amend Schedule ‘A’, Maps B4 and North Half of the Zoning By-law to rezone the lands shown in hatching on the map provided from SI-C (Select Industrial) “h-45” to FD (Future Development) in order to allow existing uses to continue while acknowledging that there currently is no guidance (such as a development proposal) to conclusively determine an appropriate future specific zoning category (or categories) for these lands.





Questions and Comments?