



By-law 43-2025
of The Corporation of the City of Oshawa

Being a by-law to adopt Amendment 231 to the City of Oshawa Official Plan.

Whereas Subsection 17(22) of the Planning Act, R.S.O. 1990, c.P.13 (“Planning Act”), as amended, authorizes The Corporation of the City of Oshawa to pass by-laws for the adoption of Official Plans and Section 21 of the Planning Act, as amended, authorizes The Corporation of the City of Oshawa to pass by-laws to adopt amendments thereto; and,

Whereas Subsection 17(1) of the Planning Act, as amended, vests approval authority of amendments to area municipal official plans with the Ministry of Municipal Affairs and Housing unless the amendment is exempt from Ministerial approval; and,

Whereas Ontario Regulation 525/97, as amended, exempts the City of Oshawa from approval of the Minister for amendments to the Oshawa Official Plan in certain circumstances as outlined in Ontario Regulation 525/97, as amended; and,

Whereas pursuant to Ontario Regulation 525/97, as amended, Amendment 231 to the Oshawa Official Plan is exempt from Ministerial approval.

Therefore, it is enacted as a by-law of The Corporation of the City of Oshawa by the Council thereof as follows:

1. Amendment 231 to the City of Oshawa Official Plan, which Amendment forms Schedule “A” to this By-law, is adopted.
2. The Commissioner, Economic and Development Services Department, is authorized and directed to forward to the Minister of Municipal Affairs and Housing a copy of Amendment 231 to the Oshawa Official Plan.
3. Schedule “A” attached to this By-law forms an integral part of it.
4. This by-law shall come into force and take effect in accordance with the provisions of the Planning Act, as amended.

By-law passed this Twenty-eighth day of April , 2025.

Mayor

City Clerk

Schedule “A” to By-law 43-2025

Amendment 231

to the

City of Oshawa Official Plan

Part I

Introduction

Purpose

Location

Basis

Part II

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Part III

Implementation

Part IV

Interpretation

Note: Parts I, III and IV do not constitute the legal parts of this amendment but serve only to provide background information.

Part I: Introduction

Purpose

The purpose of this Amendment to the Oshawa Official Plan is to add a site specific policy to permit a maximum residential density of 527 units per hectare on lands municipally known as 63 Albany Street.

Location

The lands to which this amendment applies are generally located on the south side of Albany Street between Albert Street and Front Street and are municipally known as 63 Albany Street. The general location of the lands is shown on Exhibit "A" attached to this Amendment.

Basis

The Council of the Corporation of the City of Oshawa is satisfied that this Amendment to the Oshawa Official Plan, as amended, is appropriate.

Part II: Actual Amendment

The City of Oshawa Official Plan is hereby amended by:

1. Adding a new Policy 2.3.6.40, as follows:

"2.3.6.40 Notwithstanding any other provision of this Plan to the contrary, a maximum net residential density of 527 units per hectare (213.1 u/ac.) shall be permitted on lands designated Residential within the Downtown Main Central Area, generally located on the south side of Albany Street between Albert Street and Front Street, and municipally known as 63 Albany Street, subject to appropriate provisions being included in the zoning by-law."

Part III: Implementation

The provisions set forth in the City of Oshawa Official Plan, as amended, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Part IV: Interpretation

The provisions set forth in the City of Oshawa Official Plan, as amended, regarding the interpretation of the Plan, shall apply in regard to this Amendment.

Exhibit A to Amendment Number 231 to the Oshawa Official Plan

