



# 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 5, 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.
- 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 2 – Zoning By-law 60-94 Sections 2 and 8

## Townhouse Definitions

### Proposed Amendments:

- Delete definition for “Back-to-Back Townhouse Building” and add a definition for “Back-to-Back Street Townhouse Building”.
- Delete definition for “Back-to-Back Townhouse Dwelling” and add a definition for “Back-to-Back Street Townhouse Dwelling”.
- Add definition for “Back-to-Back Block Townhouse”.
- Amend definitions of “Block Townhouse”, “Street Townhouse Building”, and “Street Townhouse Dwelling”.

# Amendment 3 – Zoning By-law 60-94 Section 2

## Place of Worship

### Proposed Amendments:

- Replace the term “Church” with “Place of Worship”

## Amendment 4 – Zoning By-law 60-94 Section 2

### Home Occupation

#### Proposed Amendment:

- Amend the definition of “Home Occupation” to add clarity that a food preparation business is permitted as a home occupation.

# Amendment 5 – Zoning By-law Section 2 and Subsection 5.12

## Accessory Apartments

### Proposed Amendments:

- Remove the provision that requires 50% of the floor area of the accessory apartment be located above or below another dwelling unit on the lot.
- Amend the definitions of “Semi-Detached Building” and “Semi-Detached Dwelling”.

# Amendment 6 – Zoning By-law 60-94 Section 2, Subsection 3.7, Section 10, Section 16, Section 18 and Section 19

## Storey vs. Basement

### Proposed Amendments:

- Amend Table 16.2 to permit dwelling units in basements in the UGC-A Zone.
- Amend definition of “Flat” to clarify flats are permitted on the first floor closest to the ground other than a basement.
- Amend various sections to remove reference to basements as storeys

## Amendment 7 – Zoning By-law 60-94 Subsection 4.10

### Block Townhouse Parking Locations

#### Proposed Amendment:

- Amend Table 4.10 item (d) to add language to permit parking spaces provided on individual driveways in front of private garages serving block townhouse units or back-to-back block townhouse units may be located less than 3.0m from a street line.

## Amendment 8 – Zoning By-law Subsection 4.10

### **Back-to-Back Townhouse Parking Location**

#### **Proposed Amendments:**

- Add Back-to-back street townhouses to Table 4.10 Parking Locations

## Amendment 9 – Zoning By-law 60-94 Subsection 4.18

### Commercial Vehicles in Residential Zones

#### Proposed Amendments:

- Amend item (a) in Article 4.18.1 to increase the maximum commercial vehicle weight from 3,000 kilograms to 4,600 kilograms.
- Amend item (b) in Article 4.18.1 to increase the maximum commercial vehicle length from 6.0m to 7.0m.



# Amendment 10 – Zoning By-law 60-94 Subsection 4.20

## Recreational Vehicles

### Proposed Amendments:

- Amend Article 4.20.1 to add text that 4.20.1 is subject to Articles 4.20.2, 4.20.3 and 4.20.4.
- Amend Article 4.20.2 to replace the word “camper” with “recreational vehicle”.
- Add a new Article 4.20.4 to permit recreational vehicles that do not comply with Articles 4.20.1, 4.20.2, and 4.20.3 to park or be stored on a driveway on a residentially zoned lot for 9 or fewer consecutive days and not exceeding a total combined 20 days in a calendar year.
- Add cross reference and clarity about what type of RVs are permitted on driveways.

# Amendment 11 – Zoning By-law 60-94 Subsection 5.12

## Rural Accessory Apartments

### Proposed Amendments:

- Amend paragraph (a) of Article 5.12.1 to permit a maximum floor area of 70 square metres rather than 60 square metres for existing accessory buildings with accessory apartments in rural zones.
- Amend paragraph (l) of Article 5.12.1 to legalize existing accessory buildings containing accessory apartments although they may not comply with the maximum setback regulation.

# Amendment 12 – Zoning By-law 60-94 Section 8

## R3-B Residential Zones

### Proposed Amendment:

- Amend Article 8.1.3 to change “Back-to-back townhouse” to “Back-to-back street townhouse”.

# Amendment 13 – Zoning By-law 60-94 Section 16

## Urban Growth Centre (UGC) Uses

### Proposed Amendment:

- Amend Article 16.1.1 by adding the text “(subject to Subsection 16.4)” after the following uses:
  - Apartment Hotel
  - Automobile Repair Garage
  - Crisis Care Residence
  - Parking Garage or Parking Lot
  - Personal Service Establishment
  - Retail Store

# Amendment 14 – Zoning By-law 60-94 Sections 16, 17, 18, 19, 38(A) and 38(B)

## Place of Amusement

### Proposed Amendments:

- Amend the following Sections to permit a “Place of Amusement” in these zones:
  - Section 16: Urban Growth Centre (UGC-A and UGC-B)
  - Section 17: Planned Commercial Centre (PCC)
  - Section 18: Planned Commercial Strip (PSC-A and PSC-C)
  - Section 19: Special Purpose Commercial (SPC-A)
  - Section 38(A): Special Waterfront (SW)
  - Section 38(B): Mixed Use (MU-B and MU-C)





Questions and Comments?