



By-law 62-2025
of The Corporation of the City of Oshawa

Being a by-law to amend By-law 60-94, as amended, of The Corporation of the City of Oshawa.

It is hereby enacted as a by-law of The Corporation of the City of Oshawa as follows:

1. By-law 60-94, as amended, is further amended by changing the zoning for the lands shown in hatching on the enlarged portion of Part of the North Half attached hereto as Schedule “A” from AG-A (Agricultural) to FD (Future Development) so that the North Half map shall be amended as shown in hatching on the enlarged portion of Part of the North Half map attached to this By-law as Schedule “A”.

2. By-law 60-94, as amended, is further amended by deleting the definition of “Back-to-Back Townhouse Building” in Section 2 and replacing it with the following definition:

“**BACK-TO-BACK STREET TOWNHOUSE BUILDING**” means a townhouse having dwelling units that share common rear walls with other dwelling units and where each dwelling unit has lot frontage on and direct vehicular access to an improved street that is maintained by a municipality. Notwithstanding any other provision of this By-law to the contrary, for the purpose of this definition, an improved street shall have the meaning defined in Section 2 of this By-law and not the meaning defined in Article 5.13.1.”

3. By-law 60-94, as amended, is further amended by deleting the definition of “Back-to-Back Townhouse Dwelling” in Section 2 and replacing it with the following definition:

“**BACK-TO-BACK STREET TOWNHOUSE DWELLING**” means one of the dwelling units originally constructed in a back-to-back street townhouse building.”

4. By-law 60-94, as amended, is further amended by adding the following definition for “Back-to-Back Block Townhouse Dwelling” in Section 2, after the definition of “Aviation Related”:

“**BACK-TO-BACK BLOCK TOWNHOUSE**” means a townhouse served by a private driveway or aisle and having dwelling units that share common rear walls with other dwelling units, and shall not include a stacked townhouse or a back-to-back street townhouse building.”

5. By-law 60-94, as amended, is further amended by changing the definition of “Block Townhouse” in Section 2 by:

- (a) Adding the text “and includes a Back-to-Back Block Townhouse, ” after the text “aisle, “; and,

- (b) Adding the text “or a Back-to-Back Street Townhouse Building” after the text “Street Townhouse Building”,

such that it reads as follows:

“**BLOCK TOWNHOUSE**” means a townhouse served by a private driveway or aisle, and includes a Back-to-Back Block Townhouse, but does not include a Street Townhouse Building or a Back-to-Back Street Townhouse Building. For the purpose of this definition “Dwelling Unit” means a unit consisting of one or more rooms, which unit contains toilet and cooking facilities.”

6. By-law 60-94, as amended, is further amended by changing the definition of “Street Townhouse Building” in Section 2 by adding the text “, but shall not include a Back-to-Back Street Townhouse Building” after the word “municipality”, such that it reads as follows:

“**STREET TOWNHOUSE BUILDING**” means a Townhouse with each Dwelling Unit having lot frontage and direct vehicular access to an improved street that is maintained by a municipality, but shall not include a Back-to-Back Street Townhouse Building. Notwithstanding any other provision of this By-law, for the purpose of this definition

Improved Street shall have the meaning defined in Section 2 of the Zoning By-law and not the meaning defined in Article 5.13.”

7. By-law 60-94, as amended, is further amended by changing the definition of “Street Townhouse Dwelling” in Section 2 by adding the text “, but shall not include a Back-to-Back Street Townhouse Dwelling” after the words “street townhouse building”, such that it reads as follows:

“**STREET TOWNHOUSE DWELLING**” means one of the dwelling units originally constructed in a street townhouse building, but shall not include a Back-to-Back Street Townhouse Dwelling.”

8. By-law 60-94, as amended, is further amended by changing the definition of “Apartment Building” in Section 2 by adding the text “, back-to-back street townhouse buildings” after the words “block townhouses”, such that it reads as follows:

“**APARTMENT BUILDING**” means a building or part of a building containing three or more dwelling units, including stacked townhouses, but does not include flats, block townhouses, back-to-back street townhouse buildings or street townhouse buildings. For the purpose of this definition “Dwelling Unit” means a unit consisting of one or more rooms, which unit contains toilet and cooking facilities.”

9. By-law 60-94, as amended, is further amended by changing part (c) of the definition of “Front Lot Line” in Section 2 by adding the text “back-to-back street townhouse building or a” after the words “on which a”, and adding the text “back-to-back street townhouse dwellings or the” after the words “main entrances to the”, such that it reads as follows:

“(c) In the case of a corner lot or through lot on which a back-to-back street townhouse building or a street townhouse building is to be erected, the lot line that abuts the street opposite the main entrances to the back-to-back street townhouse dwellings or the street townhouse dwellings shall be deemed to be the front lot line.”

10. By-law 60-94, as amended, is further amended by changing the definition of “Model Home” in Section 2 by adding the text “, back-to-back street townhouse building” after the words “semi-detached dwelling”, such the definition reads as follows:

“**MODEL HOME**” means a single detached dwelling, semi-detached dwelling, back-to-back street townhouse building, block townhouse building or street townhouse building constructed or to be constructed on lands in an approved draft plan of subdivision or in an approved draft plan of condominium or in relation to a common elements draft plan of condominium, with or without service connections, for the purpose of display and sale of dwelling units to be constructed on lots in the plan of subdivision or in the plan of condominium or in relation to a common elements draft plan of condominium.”

11. By-law 60-94, as amended, is further amended by removing item “(iii) Back-to-back townhouse” from Sentence 3.5.2(81) and renumbering the remaining uses in Sentence 3.5.2(81) accordingly, such that the list of Permitted interim Uses reads as follows:

- “(i) Adult secondary school
- (ii) Apartment building
- (iii) Block townhouse
- (iv) Church
- (v) Commercial school
- (vi) Day care centre
- (vii) Flat
- (viii) Funeral home
- (ix) Hotel
- (x) Long Term Care Facility
- (xi) Museum
- (xii) Nursing home
- (xiii) Private school
- (xiv) Retirement home”

12. By-law 60-94, as amended, is further amended by changing item (b) of Article 4.13.2 by adding the text “one back-to-back street townhouse building,” after the words “may be issued for”, and adding the text “back-to-back street townhouse dwelling units,” after the words “of the total number of”, such that item (b) reads as follows:

“(b) A permit may be issued for one back-to-back street townhouse building, one block townhouse or one street townhouse building only, provided that the building does not contain more than eight (8) dwelling units and the number of dwelling units therein does not exceed ten percent (10%) rounded to the nearest whole number of the total number of back-to-back street townhouse dwelling units, block townhouses or street townhouse dwelling units in the plan of subdivision or in the plan of condominium or in relation to a common elements draft plan of condominium.”

13. By-law 60-94, as amended, is further amended by changing Article 4.21.1 by adding the text “back-to-back street townhouse building,” after the text “duplex,” such that the provision reads as follows:

“4.21.1 No person shall in a Residential Zone use a single detached dwelling, semi-detached dwelling, duplex, back-to-back street townhouse building, street townhouse building or bed and breakfast establishment upon any lot unless such lot has a driveway leading to a parking space in a side or rear yard or in a garage.”

14. By-law 60-94, as amended, is further amended by changing Article 5.15.4 by adding the text “back-to-back street townhouse buildings,” after the text “block townhouses,” such that the provision reads as follows:

“5.15.4 A vehicle drive-through facility shall not be permitted on any lot which has a driveway onto a local road where such driveway is across from a lot zoned Residential that permits single detached dwellings, semi-detached dwellings, block townhouses, back-to-back street townhouse buildings, street townhouse buildings or duplexes.”

15. By-law 60-94, as amended, is further amended by deleting the text in Sentence 9.3.23(1) in its entirety and replacing it with the text “[Not in use]”, such that it reads as follows:

“9.3.23(1) [Not in use]”

16. By-law 60-94, as amended, is further amended by deleting item “(b) Back-to-back townhouse building and back-to-back townhouse dwelling” from Sentence 11.3.16(1) and renumbering item (c) as item (b), such that the sentence reads as follows:

“11.3.16(1) Notwithstanding Subsection 11.1 to the contrary in any R6-B(6) Zone as shown on Schedule “A” to this By-law, only the following uses are permitted:

- (a) Apartment Building
- (b) Block townhouse”.

17. By-law 60-94, as amended, is further amended by deleting item “(b) Back-to-back townhouse building and back-to-back townhouse dwelling” from Sentence 11.3.17(1) and renumbering item (c) as item (b), such that the sentence reads as follows:

“11.3.17(1) Notwithstanding Subsection 11.1 to the contrary in any R6-B(7) Zone as shown on Schedule “A” to this By-law, only the following uses are permitted:

- (a) Apartment Building
- (b) Block townhouse”.

18. By-law 60-94, as amended, is further amended by deleting item “(b) Back-to-back townhouse building and back-to-back townhouse dwelling” from Sentence 11.3.18(1) and renumbering the remaining items, such that the sentence reads as follows:

“11.3.18(1) Notwithstanding Subsection 11.1 to the contrary in any R6-C(8) Zone as shown on Schedule “A” to this By-law, only the following uses are permitted:

- (a) Apartment Building
- (b) Block townhouse
- (c) Nursing home
- (d) Retirement home”.

19. By-law 60-94, as amended, is further amended by deleting item “(b) Back-to-back townhouse building and back-to-back townhouse dwelling” from Sentence 11.3.19(1) and renumbering item (c) as item (b), such that the sentence reads as follows:

“11.3.19(1) Notwithstanding Subsection 11.1 to the contrary in any R6-B(8) Zone as shown on Schedule “A” to this By-law, only the following uses are permitted:

- (a) Apartment Building
- (b) Block townhouse”.

20. By-law 60-94, as amended, is further amended by changing Article 17.1.1 as follows:

- (a) Deleting item “(g) Back-to-back townhouse” and renumbering the remainder of the items in Article 17.1.1 accordingly, up to and including newly renumbered item “(h) Brew your own operation”;
- (b) Deleting the existing item “(j) Church” and renumbering the remainder of the items in Article 17.1.1 accordingly, up to and including newly renumbered item “(y) Personal service establishment”; and,
- (c) Adding new items “(z) Place of amusement” and “(aa) Place of worship” after newly renumbered item “(y) Personal service establishment”,

such that Article 17.1.1 reads as follows:

“17.1.1 No person shall within any PCC Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) Adult secondary school
- (b) Animal hospital
- (c) Apartment building
- (d) Art gallery
- (e) Automobile rental establishment
- (f) Automobile repair garage
- (g) Block townhouse
- (h) Brew your own operation
- (i) Cinema
- (j) Club
- (k) Commercial recreation establishment
- (l) Commercial school
- (m) Craft Brewery
- (n) Day care centre
- (o) Financial institution
- (p) Flat
- (q) Funeral home
- (r) Hotel
- (s) Long Term Care Facility
- (t) Merchandise service shop
- (u) Museum
- (v) Nursing home
- (w) Office
- (x) Peddle
- (y) Personal service establishment

- (z) Place of amusement
- (aa) Place of worship
- (bb) Printing establishment
- (cc) Private school
- (dd) Restaurant
- (ee) Retail store
- (ff) Retirement home
- (gg) Studio
- (hh) Tavern
- (ii) Theatre".

21. By-law 60-94, as amended, is further amended by adding to Article 38(B).1.2 the items "(b) Back-to-back street townhouse building with lot frontage on a local road" and "(c) Back-to-back street townhouse dwelling with lot frontage on a local road" after item (a), and renumbering all of the subsequent items such that Article 38(B).1.2 reads as follows:

"38(B).1.2 The following uses are permitted in any MU-A Zone:

- (a) Apartment building
- (b) Back-to-back street townhouse building with lot frontage on a local road
- (c) Back-to-back street townhouse dwelling with lot frontage on a local road
- (d) Block townhouse
- (e) Day care centre
- (f) Flat
- (g) Long Term Care Facility
- (h) Nursing home
- (i) Office
- (j) Private school
- (k) Retirement home
- (l) Street townhouse building with lot frontage on a local road
- (m) Street townhouse dwelling with lot frontage on a local road".

22. By-law 60-94, as amended, is further amended by adding to Article 38(B).1.3 the items "(d) Back-to-back street townhouse building with lot frontage on a local road" and "(e) Back-to-back street townhouse dwelling with lot frontage on a local road" after item (c), and renumbering all of the subsequent items such that Article 38(B).1.3 reads as follows:

"38(B).1.3 The following uses are permitted in any MU-B Zone:

- (a) Animal hospital
- (b) Apartment building
- (c) Art gallery
- (d) Back-to-back street townhouse building with lot frontage on a local road or collector road
- (e) Back-to-back street townhouse dwelling with lot frontage on a local road or collector road
- (f) Block townhouse
- (g) Brew your own operation
- (h) Commercial school
- (i) Commercial recreation establishment, except a billiard hall
- (j) Day care centre
- (k) Financial institution
- (l) Flat
- (m) Hotel
- (n) Long Term Care Facility
- (o) Merchandise service shop
- (p) Nursing home
- (q) Office
- (r) Personal service establishment
- (s) Printing establishment
- (t) Private school
- (u) Restaurant
- (v) Retail store

- (w) Retirement home
- (x) Street townhouse building with lot frontage on a local or collector road
- (y) Street townhouse dwelling with lot frontage on a local or collector road
- (z) Studio
- (aa) University residence”.

23. By-law 60-94, as amended, is further amended by adding to Article 38(B).2.10 the text “back-to-back street townhouse building, back-to-back street townhouse dwelling,” after the text “For any”, such that Article 38(B).2.10 reads as follows:

“38(B).2.10 For any back-to-back street townhouse building, back-to-back street townhouse dwelling, street townhouse building or street townhouse dwelling permitted in any MU-A or MU-B Zone, the regulations in Table 8.2 and the relevant provisions applicable to the R3-A Zone shall apply to such uses.”

24. By-law 60-94, as amended, is further amended by adding to Sentence 38(B).3.4(2) the text “back-to-back street townhouses,” after the text “to the contrary,”, such that Sentence 38(B).3.4(2) reads as follows:

“38(B).3.4(2) Notwithstanding the provisions of Article 38(B).1.2 to the contrary, back-to-back street townhouses, block townhouses and street townhouses are not permitted in any MU-A(2) Zone.”

25. By-law 60-94, as amended, is further amended by adding to Sentence 38(B).3.6(1) the text “back-to-back street townhouse buildings, back-to-back street townhouse dwellings,” after the text “to the contrary,”, such that Sentence 38(B).3.6(1) reads as follows:

“38(B).3.6(1) Notwithstanding Article 38(B).1.2 to the contrary, back-to-back street townhouse buildings, back-to-back street townhouse dwellings, street townhouse buildings and street townhouse dwellings are not permitted in any MU-A(3) Zone.”

26. By-law 60-94, as amended, is further amended by adding to Sentence 38(B).3.7(1) the text “back-to-back street townhouse buildings, back-to-back street townhouse dwellings,” after the text “to the contrary,”, such that Sentence 38(B).3.7(1) reads as follows:

“38(B).3.7(1) Notwithstanding Article 38(B).1.2 to the contrary, back-to-back street townhouse buildings, back-to-back street townhouse dwellings, street townhouse buildings and street townhouse dwellings are not permitted in any MU-A(4) Zone.”

27. By-law 60-94, as amended, is further amended by adding to Sentence 38(B).3.12(1) the text “back-to-back street townhouse buildings, back-to-back street townhouse dwellings,” after the words “in any MU-B(5) Zone”, such that Sentence 38(B).3.12(1) reads as follows:

“38(B).3.12(1) Notwithstanding the provisions of Subsection 38(B).1 of this By-law to the contrary, in any MU-B(5) Zone back-to-back street townhouse buildings, back-to-back street townhouse dwellings, street townhouse buildings and street townhouse dwellings are not permitted.”

28. By-law 60-94, as amended, is further amended by amending the row in Table 39.3B pertaining to parking requirements for street townhouse dwellings by adding under the first column the text “, including back-to-back street townhouse dwelling” after the text “Street townhouse dwelling”, such that the revised row in Table 39.3B reads as follows:

Street townhouse dwelling, including Back-to-back street townhouse dwelling	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit
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29. By-law 60-94, as amended, is further amended by adding to Article 39.4.2 the text “a back-to-back street townhouse dwelling,” after the text “a semi-detached building,” such that Article 39.4.2 reads as follows:
- “39.4.2 Notwithstanding Article 39.4.1 to the contrary, the minimum parking space width shall be 2.75m and the minimum parking space length shall be 5.75m for a single detached dwelling, a semi-detached dwelling, a semi-detached building, a back-to-back street townhouse dwelling, a street townhouse dwelling or a bed and breakfast establishment.”
30. By-law 60-94, as amended, is further amended by adding to Article 39.4.3 the text “a back-to-back street townhouse dwelling,” after the text “a semi-detached building,” such that Article 39.4.3 reads as follows:
- “39.4.3 Notwithstanding Article 39.4.1 to the contrary, no aisle need be provided in conjunction with a parking space for a single detached dwelling, a semi-detached dwelling, a semi-detached building, a back-to-back street townhouse dwelling, a street townhouse dwelling, any type of group home or a bed and breakfast establishment; parking for such uses may be tandem parking spaces.”
31. By-law 60-94, as amended, is further amended by adding to Article 39.4.6 the text “a back-to-back street townhouse dwelling,” after the text “a semi-detached building,” such that Article 39.4.6 reads as follows:
- “39.4.6 Notwithstanding Article 39.4.1 to the contrary, the minimum parking space width shall be 3.0m where the side of any parking space is located adjacent to a solid wall, fence or like structure that is supplied in conjunction with any use other than a single detached dwelling, semi-detached dwelling, semi-detached building, back-to-back street townhouse dwelling, street townhouse dwelling or in a private garage serving an individual dwelling in a block townhouse.”
32. By-law 60-94, as amended, is further amended by adding to Article 39.9.1 the text “a back-to-back street townhouse dwelling,” after the text “a duplex,” such that Article 39.9.1 reads as follows:
- “39.9.1 A driveway shall have a minimum width of 3.0m provided, however, for a single detached dwelling, a semi-detached dwelling, a semi-detached building, a duplex, a back-to-back street townhouse dwelling, or a street townhouse dwelling, the minimum width of a driveway shall be 2.75m.”
33. By-law 60-94, as amended, is further amended by changing the definition of “Home Occupation” in Section 2 by adding the text “(not including the food catering and food preparation)” after the word “restaurant”, such that the definition reads as follows:
- “**“HOME OCCUPATION”** means an occupation or business conducted for gain or profit within a dwelling unit by any resident of that dwelling unit, excluding the following occupations or businesses: kennels or other animal services, automobile repair garage or automobile body shop or paint shop, medical offices with the exception of massage therapy, restaurants (not including food catering and food preparation), taxi services, bed and breakfast establishments and newspaper or catalogue distribution centres.”
34. By-law 60-94, as amended, is further amended by deleting Article 5.12.5 and replacing it with a new Article 5.12.5 that reads as follows:
- “5.12.5 An accessory apartment shall be located on the same lot as the main dwelling unit and the severance of an accessory apartment from the main dwelling unit is prohibited.”
35. By-law 60-94, as amended, is further amended by changing the definition of Sem-detached Building” in Section 2 by adding the text “Notwithstanding the foregoing, a single detached dwelling with an accessory apartment that has the characteristics

outlined in (a), (b) and (c) above shall not be considered a semi-detached building.” at the end of the definition, such that it reads as follows:

“**SEMI-DETACHED BUILDING**” means a building containing two dwelling units, other than a duplex, with the following characteristics:

- (a) The two dwelling units are attached vertically above and below grade by a common wall at least 6.0m in length and at least one storey, in addition to any basement, in height;
- (b) Each of the two dwelling units has an independent entrance from the exterior; and,
- (c) Each of the two dwelling units directly faces the streetline.

Notwithstanding the foregoing, a single detached dwelling with an accessory apartment that has the characteristics outlined in (a), (b) and (c) above shall not be considered a semi-detached building.”

36. By-law 60-94, as amended, is further amended by changing the definition of “Semi-detached Dwelling” in Section 2 to add the word “main” after the word “two” and before the word “dwelling”, such that the definition of “Semi-detached Dwelling” reads as follows:

“**SEMI-DETACHED DWELLING**” means one of the two main dwelling units constructed in a semi-detached building.”

37. By-law 60-94, as amended, is further amended by amending the last row of the second column of Table 16.2 to delete the text “, excluding basements”, and after the words “Restricted to” adding the words “a basement or to”, such that the provision reads as follows:

“Restricted to a basement or to the 2nd storey or higher. Notwithstanding the foregoing, it may be permitted on the first floor if located behind the non-residential uses located at the front of the building adjacent to the street line.”

38. By-law 60-94, as amended, is further amended by amending the penultimate row of the third column of Table 16.2 to delete the text “excluding basements,” after the words “first storey” such that the provision reads as follows:

“25% of the gross floor area of the first storey or 90m² whichever is greater”.

39. By-law 60-94, as amended, is further amended by modifying the definition of “Flat” in Section 2 by deleting the text “storey” refers to storeys other than basements and” in the second paragraph of the definition, such that the provision reads as follows:

“For the purposes of this definition, the “first floor” is the floor, other than a basement, closest to the ground level.”

40. By-law 60-94, as amended, is further amended by deleting the text “, excluding basements,” after the text “of that portion of the first storey” in Article 3.7.3, such that it reads as follows:

“3.7.3 Notwithstanding Article 3.7.2, any building erected or to be erected on a lot, which is divided into separate UGC-A and UGC-B zones, and which building will be partially located in each zone, shall be subject to the regulations set out in Table 16.2 for UGC-A zones, except that not more than twenty-five percent (25%) of the gross floor area or 90m² of that portion of the first storey of the building located in the UGC-B Zone shall be designated or used as retail store floor space.”

41. By-law 60-94, as amended, is further amended by deleting the text “, exclusive of any basement,” after the text “The number of storeys” in Sentence 10.3.12(6) such that it reads as follows:
- “10.3.12(6) Notwithstanding Subsection 10.2 to the contrary, in any R5-B(2) Zone, shown on Schedule “A” to this By-law, for any retirement home:
- (a) The maximum height shall not exceed 15.0m inclusive of all storeys and parapet walls; and,
- (b) The number of storeys shall not exceed four (4).”
42. By-law 60-94, as amended, is further amended by deleting the text “, excluding basements,” after the text “second storey” in Article 16.4.4, such that it reads as follows:
- “16.4.4 Notwithstanding any other provision of this By-law to the contrary, dwelling units, lodging houses and bedrooms shall be restricted to the second storey or higher in the hatched area shown on Schedule “G” to this By-law. Notwithstanding the foregoing, dwelling units, lodging houses and bedrooms may be permitted on the first floor if located behind the non-residential uses located at the front of the building adjacent to the street line.”
43. By-law 60-94, as amended, is further amended by deleting the text “excluding any basement” after the text “The maximum height of any building shall be one storey” in Item (g) of Sentence 18.3.8(6), such that it reads as follows:
- “(g) The maximum height of any building shall be one storey.”
44. By-law 60-94, as amended, is further amended by deleting the text “plus a basement” after the text “shall not exceed 5 storeys in height above grade” in Sentence 19.3.12(8), such that it reads as follows:
- “19.3.12.(8) Notwithstanding the provisions of Subsection 19.2 to the contrary, in any SPC-B(2) Zone the maximum height of any professional office building shall be 25m and shall not exceed 5 storeys in height above grade.”
45. By-law 60-94, as amended, is further amended by adding the following new sentence in Table 4.10 item (d) under the column heading “Yard in Which Parking Permitted” as the final sentence to the existing text:
- “Notwithstanding the foregoing, parking spaces provided on individual driveways in front of private garages servicing block townhouse units or back-to-back block townhouse units may be located less than 3.0m to a street line, provided that the driveway is directly accessed from a local road.”
46. By-law 60-94, as amended, is further amended by adding the text “, back-to-back street townhouse” after the text “street townhouse” in Table 4.10 item (c) under the column heading “Class/Zone/Use”, such that the provision reads as follows:
- “(c) Residential – single detached dwelling, semi-detached dwelling, duplex, street townhouse, back-to-back street townhouse”.
47. By-law 60-94, as amended, is further amended by adding the text “(as may be applicable)” after the words “rear yard” in Table 4.10 item (c) under the column heading “Yard in Which Parking Permitted”, such that the provision reads as follows:
- “Any side yard or rear yard (as may be applicable) and on driveways in the front yard”.
48. By-law 60-94, as amended, is further amended by deleting under item (a) of Article 4.18.1 the text “three thousand (3,000) kilograms” and replacing it with the text “four thousand six hundred (4,600) kilograms” under item (a) of Article 4.18.1, such that the provision reads as follows:
- “(a) Is in excess of four thousand six hundred (4,600) kilograms vehicle weight;”.

49. By-law 60-94, as amended, is further amended by deleting under item (b) of Article 4.18.1 the text “6.0m” and replacing it with the text “7.0m” under item (b) of Article 4.18.1, such that the provision reads as follows:
- “(b) Has a length greater than 7.0m; or”.
50. By-law 60-94, as amended, is further amended by deleting Article 4.18.2 in its entirety and replacing it with the following:
- “4.18.2 Notwithstanding Article 4.18.1, no person shall use any lot, building, or structure in a Residential Zone for the parking or storage of more than one commercial vehicle that complies with the size limits outlined in Article 4.18.1. Any commercial vehicle that exceeds these size limits is prohibited in a Residential Zone, except for temporary loading or unloading purposes.”
51. By-law 60-94, as amended, is further amended by deleting the word “No” at the beginning of Article 4.20.1 and replacing it with the text “Subject to Articles 4.20.2, 4.20.3 and 4.20.4, no”, such that the provision reads as follows:
- “4.20.1 Subject to Articles 4.20.2, 4.20.3 and 4.20.4, no person shall in any Residential Zone park or store a recreational vehicle greater than 6.0m in length or greater than 2.6m in height in any part of a front yard or exterior side yard, nor in that portion of any rear yard of a corner lot which abuts an improved street or 0.3m reserve for that distance from the street which is equal to or less than the depth of the exterior side yard.”
52. By-law 60-94, as amended, is further amended by deleting the word “camper” in Article 4.20.2 and replacing it with the words “recreational vehicle”, such that the provision reads as follows:
- “4.20.2 Notwithstanding Article 4.20.1 to the contrary, no person shall in any Residential Zone park or store a boat, snowmobile or any type of recreational vehicle or trailer which is designed to be towed behind a motor vehicle in any part of a front yard or exterior side yard, nor in that portion of any rear yard of a corner lot which abuts an improved street or 0.3m reserve for that distance from the street which is equal to or less than the depth of the exterior side yard.”
53. By-law 60-94, as amended, is further amended by adding a new Article 4.20.4 that reads as follows:
- “4.20.4 Notwithstanding Articles 4.20.1, 4.20.2 and 4.20.3 to the contrary, a recreational vehicle that does not comply with the aforementioned articles may be stored or parked in any Residential Zone on a driveway on a lot for a period that is equal to or less than nine (9) consecutive days and not exceeding a combined total of twenty (20) days in a calendar year.”
54. By-law 60-94, as amended, is further amended by adding the following sentence as a new second sentence in paragraph (a) of Article 5.12.1, as follows:
- “Notwithstanding the foregoing or any regulation under Article 5.1.2 to the contrary, the maximum floor area of an accessory apartment that was in existence as of February 19, 2025 in an accessory building in an OSR-A, OS-ORM, AG-A, AG-B or AG-ORM Zone shall be 70m².”
55. By-law 60-94, as amended, is further amended by adding the following sentence at the end of paragraph (l) of Article 5.12.1 as follows:
- “Notwithstanding the foregoing, in any OSR-A, OS-ORM, AG-A, AG-B or AG-ORM Zone, an accessory building containing an accessory apartment that was in existence as of February 19, 2025 shall be permitted in its in situ location as of that date.”

56. By-law 60-94, as amended, is further amended by amending items (a) and (b) in Article 8.1.3 by adding the word “street” after the text “back-to-back” in both instances such that it reads as follows:
- “(a) Back-to-back street townhouse building” and,
“(b) Back-to-back street townhouse dwelling”.
57. By-law 60-94, as amended, is further amended by deleting the definition of “Church” in Section 2.
58. By-law 60-94, as amended, is further amended by adding the following definition for “Place of Worship” in Section 2 following the definition of “Place of Amusement” and before the definition of “Post-Secondary School”:
- “**PLACE OF WORSHIP**” means a building or part of a building owned or occupied by a religious congregation or religious organization and dedicated to worship and related religious, social or charitable activities, and may include an assembly hall, convent, monastery, office of a clergyman, day care centre or a rectory or parsonage, as accessory uses.”
59. By-law 60-94, as amended, is further amended as follows:
- (a) Amend item (a) relating to Permitted Interim Uses in Sentence 3.5.2(16) by replacing the word “church” with the text “place of worship”;
 - (b) Amend item (b) relating to Permitted Interim Uses in Sentence 3.5.2(74) by replacing the word “Church” with the text “Place of worship”;
 - (c) Amend Sentence 3.5.2(81) by replacing the word “Church” with the text “Place of worship”;
 - (d) Amend Article 4.7.1 by replacing the word “Church” with the text “Place of worship”;
 - (e) Amend Sentence 7.3.3(1) by replacing the word “church” with the text “place of worship”;
 - (f) Amend Sentence 17.3.2(14) by replacing the word “church” with the text “place of worship”;
 - (g) Amend Sentence 18.3.8(3) by replacing the word “Church” with the text “Place of worship”;
 - (h) Amend Sentence 18.3.11(2) by replacing the word “Church” with the text “Place of worship”;
 - (i) Amend Sentence 24.3.5(1) by replacing the word “church” with the text “place of worship”;
 - (j) Amend Sentence 24.3.7(1) by replacing the word “Church” with the text “Place of worship”;
 - (k) Amend Article 24.3.9 by replacing all instances of the word “church” with the text “place of worship”;
 - (l) Amend Sentence 28.3.2(1) by replacing in item (a) the text “Church” with the text “Place of worship”;
 - (m) Amend the ninth row of the first column in Table 39.3A by replacing the word “Church” with the text “Place of worship”; and,
 - (n) Amend the ninth row of the second column in Table 39.3A by replacing both instances of the word “church” with the text “place of worship”.
60. By-law 60-94, as amended, is further amended by deleting item “(h) Church” of Article 16.1.1 and renumbering the remainder of the items in Article 16.1.1 accordingly, up to and including newly renumbered item “(bb) Personal service establishment”,

adding new items (cc) and (dd) to Article 16.1.1 as follows after newly renumbered item (bb), and renumbering the remainder of the items in Article 16.1.1 accordingly:

“(cc) Place of amusement
(dd) Place of worship”.

61. By-law 60-94, as amended, is further amended by deleting item “(j) Church” of Article 18.1.2 and renumbering the remainder of the items in Article 18.1.2 accordingly, up to and including newly renumbered item “(cc) Personal service establishment”, adding new items (dd) and (ee) to Article 18.1.2 as follows after new renumbered item (cc), and renumbering the remainder of the items in Article 18.1.2 accordingly:

“(dd) Place of amusement
(ee) Place of worship”.

62. By-law 60-94, as amended, is further amended by adding a new Item (cc) to Article 19.1.2 which reads “(cc) Place of amusement” after Item 19.1.2(bb), and renumbering the remainder of the items in Article 19.1.2 accordingly.
63. By-law 60-94, as amended, is further amended by deleting item “(c) Church” of Article 24.1.1 and renumbering the remainder of the items in Article 24.1.1 accordingly, up to and including newly renumbered item “(e) Elementary school”, adding a new item “(f) Place of worship” to Article 24.1.1 after newly renumbered item “(e) Elementary school”, and renumbering the remainder of the items in Article 24.1.1 accordingly.
64. By-law 60-94, as amended, is further amended by deleting item “(d) Church” of Article 27.1.2 and renumbering the remainder of the items in Article 27.1.2 accordingly, up to and including newly renumbered item “(m) Office”, adding a new item “(n) Place of worship” to Article 27.1.2 after newly renumbered item “(n) Office”, and renumbering the remainder of the items in Article 27.1.2 accordingly.
65. By-law 60-94, as amended, is further amended by deleting item “(f) Church” of Article 38(A).1.1 and renumbering the remainder of the items in Article 38(A).1.1 accordingly, up to and including newly renumbered “(s) Office”, adding new items (t) and (u) to Article 38(A).1.1 as follows after newly renumbered item (s), and renumbering the remainder of the items in Article 38(A).1.1 accordingly:

“(t) Place of amusement
(u) Place of worship”.

66. By-law 60-94, as amended, is further amended by adding a new item (q) to Article 38(B).1.3 which reads “(q) Place of amusement” after item (p) of Article 38(B).1.3, and renumbering the remainder of the items in Article 38(B).1.3 accordingly.
67. By-law 60-94, as amended, is further amended by adding a new item (q) to Article 38(B).1.4 which reads “(q) Place of amusement” after item (p) of Article 38(B).1.4, and renumbering the remainder of the items in Article 38(B).1.4 accordingly.
68. By-law 60-94, as amended, is further amended by deleting Article 16.3.2 and Sentence 16.3.2(1) and replacing them with a new Article 16.3.2 that reads as follows:

“16.3.2 [Not in use]”.

69. By-law 60-94, as amended, is further amended by deleting the text in Sentence 17.3.2(1) and replacing it with the text “[Not in use]”.
70. By-law 60-94, as amended, is further amended by deleting the text “a place of amusement and” and replacing the text “are also permitted uses” with the text “is also a permitted use” in Sentence 17.3.4(1), such that it reads as follows:

“17.3.4(1) In addition to any PCC use, in any PCC-B(1) Zone, as shown on Schedule “A” to this By-law, accessory outdoor storage is also a permitted use.”

71. By-law 60-94, as amended, is further amended by deleting Article 17.3.6 and Sentence 17.3.6(1) and replacing them with a new Article 17.3.6 that reads as follows:
- “17.3.6 [Not in use]”.
72. By-law 60-94, as amended, is further amended by deleting Article 19.3.2 and Sentence 19.3.2(1) and replacing them with a new Article 19.3.2 that reads as follows:
- “19.3.2 [Not in use]”.
73. By-law 60-94, as amended, is further amended by changing Article 16.1.1 by adding the text “(subject to Subsection 16.4)” after item “(c) Apartment hotel”, item “(f) Automobile repair garage”, item “(m) Crisis care residence”, item “(aa) Parking garage or parking lot”, item “(bb) Personal service establishment”, and item “(gg) Retail store”, such that Article 16.1.1 reads as follows:
- “16.1.1 No person shall within any UGC-A or UGC-B Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:
- (a) Animal hospital
 - (b) Apartment building
 - (c) Apartment hotel (subject to Subsection 16.4)
 - (d) Art gallery
 - (e) Automobile rental establishment
 - (f) Automobile repair garage (subject to Subsection 16.4)
 - (g) Bus depot
 - (h) Cinema
 - (i) Club
 - (j) Commercial recreation establishment
 - (k) Convention centre
 - (l) Craft Brewery
 - (m) Crisis care residence (subject to Subsection 16.4)
 - (n) Cultural centre
 - (o) Day care centre
 - (p) Financial institution, excluding a payday loan establishment
 - (q) Flat
 - (r) Funeral home
 - (s) Hospital
 - (t) Hotel
 - (u) Lodging house
 - (v) Long Term Care Facility
 - (w) Merchandise service shop
 - (x) Museum
 - (y) Nursing home
 - (z) Office
 - (aa) Parking garage or parking lot (subject to Subsection 16.4)
 - (bb) Personal service establishment (subject to Subsection 16.4)
 - (cc) Place of amusement
 - (dd) Place of worship
 - (ee) Printing establishment
 - (ff) Restaurant
 - (gg) Retail store (subject to Subsection 16.4)
 - (hh) Retirement home
 - (ii) School
 - (jj) Studio
 - (kk) Tavern
 - (ll) Television or radio broadcasting station or studio
 - (mm) Theatre”.
74. By-law 60-94, as amended, is further amended by changing the zoning of certain lands as shown in hatching on the enlarged portion of Part of Maps A2 and B2 attached hereto as Schedule “B” as follows:
- (a) From PSC-A(2) to PSC-C(1);
 - (b) From PSC-A/SSC-C to PSC-C.T40/SSC-C;
 - (c) From PSC-A to PSC-C, in part;

- (d) From PSC-A(16) to PSC-C(2);
- (e) From PSC-A to PSC-C.T40, in part;
- (f) From PSC-A/SSC-C to PSC-C/SSC-C;
- (g) From PSC-A(7) to PSC-C(3);
- (h) From PSC-A/SSC-B to PSC-C/SSC-B;

so that Maps A2 and B2 shall be amended as shown in hatching on the enlarged portion of Part of Maps A2 and B2 attached to this By-law as Schedule “B”.

- 75. By-law 60-94, as amended, is further amended by deleting the text “PSC-A(2)” and replacing it with the text “PSC-C(1)” throughout Article 18.3.3.
- 76. By-law 60-94, as amended, is further amended by deleting the text “PSC-A(16)” and replacing it with the text “PSC-C(2)” throughout Article 18.3.18.
- 77. By-law 60-94, as amended, is further amended by deleting the text “PSC-A(7)” and replacing it with the text “PSC-C(3)” throughout Article 18.3.9.
- 78. By-law 60-94, as amended, is further amended by adding the text “or PSC-C” after the text “PSC-A” in Article 18.1.2, such that the first sentence of Article 18.1.2 reads as follows:

“18.1.2 The following uses are permitted in any PSC-A or PSC-C Zone:”

- 79. By-law 60-94, as amended, is further amended by amending Article 18.2.1 by adding a fourth column to Table 18.2 as follows:

PSC-C
4.5m for the first 13.0m or part thereof of height, and every 1.0m of additional height shall have an additional minimum yard depth of 1.0m, up to a maximum required yard depth of 20.0m
0.0m for the first 13.0m in height, and 4.5m for any portion of building above 13.0m in height
3.0m for the first 13.0m in height, and 4.5m for any portion of building above 13.0m in height
20.0
300

- 80. By-law 60-94, as amended, is further amended by adding new Articles 18.2.5 and 18.2.6 to Subsection 18.2 as follows:
 - “18.2.5 Notwithstanding the definition of “front lot line” in Section 2 of this By-law to the contrary, where a lot in a PSC-C Zone has a street line abutting King Street West or Bond Street West, that street line shall be the front lot line. In the case of a lot that abuts both King Street West and Bond Street West, the lot line that abuts King Street West shall be deemed to be the front lot line.
 - 18.2.6 Notwithstanding any provision of this By-law to the contrary, in any PSC-C Zone, the minimum residential parking requirement shall be equivalent to the parking requirement for the area shown on Schedule “D” as Area B, as described in Table 39.3B.”
- 81. By-law 60-94, as amended, is further amended by adding the text “, PSC-C Zone” after the text “PSC-A Zone” in Article 5.11.1, such that it reads as follows:
 - “5.11.1 Stationary refreshment vehicles are only permitted in any PCC Zone, PSC-A Zone, PSC-C Zone and SPC Zone that permit a fast food restaurant.”

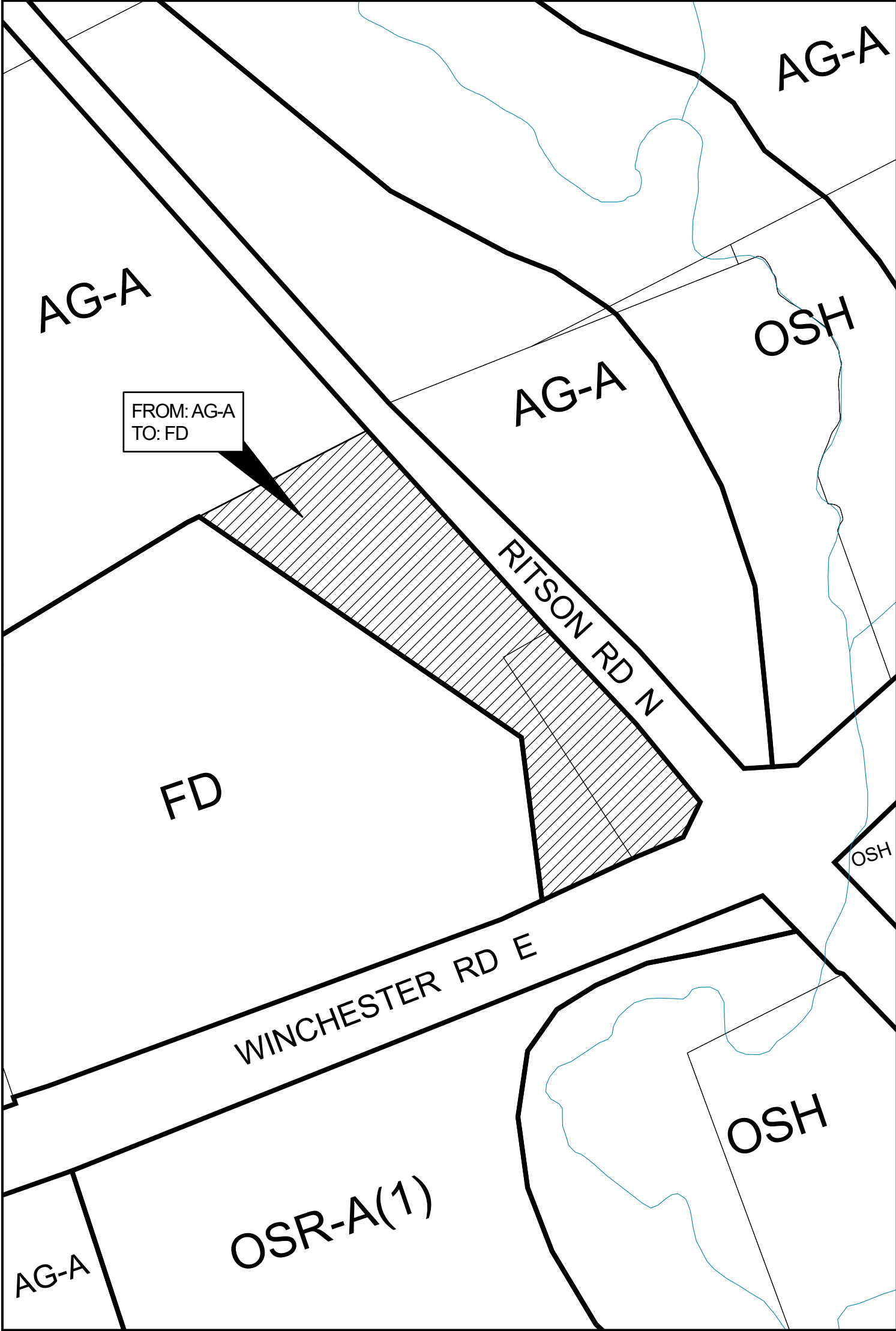
- 82. Schedules “A” and “B” attached hereto form part of this by-law.

83. Paragraph 1 of this by-law shall not come into force in accordance with the provisions of the Planning Act until Amendment 232 to the Oshawa Official Plan is finally approved.

By-law passed this day of , 2025.

Mayor

City Clerk



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Part Of Map North Half



