



Being a by-law to amend Zoning By-law 60-94, as amended, of The Corporation of the City of Oshawa with respect to lands municipally known as 737, 741 and 745 Taunton Road East.

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 Map C3 attached hereto as Schedule "A" from R2/R4-A/R6-A "h-22" to R2/R4-A(29)/R6-A "h-106" so that Map C3 shall be amended as shown in hatching on the enlarged portion of Part of Map C3 attached to this By-law as Schedule "A".
2. By-law 60-94, as amended, is further amended by adding to Subsection 9.3, Special Conditions, the following:

"9.3.30 R4-A(29) Zone (737, 741 and 745 Taunton Road East)

9.3.30(1) Notwithstanding any other provisions of this By-law to the contrary, in any R4-A(29) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A minimum front yard depth of 2.7m abutting an arterial road shall be provided.
- (b) A minimum interior side yard depth of 1.9m adjacent the east lot line shall be provided.
- (c) A maximum lot coverage of thirty-nine percent (39%) shall be permitted.
- (d) A minimum landscaped open space of thirty percent (30%) shall be provided.
- (e) For any parcel of tied land that has frontage on both a private road and Taunton Road East, forty-five percent (45%) of the yard abutting the private road shall be maintained as landscaped open space, except that any block townhouse end unit parcel of tied land may have a minimum of zero percent (0%) landscaped open space in the yard abutting the private road.
- (f) A minimum length of a property line of a parcel of tied land abutting a common element condominium road of 5m shall be provided."

3. By-law 60-94, as amended, is further amended by adding a new Sentence 3.5.2(106) to Subsection 3.5, Holding "h" Zones, as follows:

"3.5.2(106) h-106 Zone (737, 741 and 745 Taunton Road East)

Purpose: To ensure that:

- (a) Appropriate arrangements have been made for the provision of adequate sanitary, water, storm, and transportation services to serve this development and included in a subdivision agreement which is executed and registered;
- (b) Site plan approval is obtained from the City that addresses such matters as parking, waste storage and collection, landscaping, lighting, fencing, outdoor amenity area design, cross access to the lands to the east and west and snow storage; and,
- (c) Noise mitigation to the satisfaction of the City.

Permitted Interim Uses:

- (a) All existing R1-A uses as of February 28, 2005. Minor enlargements to existing single detached dwellings may be permitted in compliance

with Article 38.2.2 of this By-law. Any minor enlargement shall comply with the R1-A regulations.

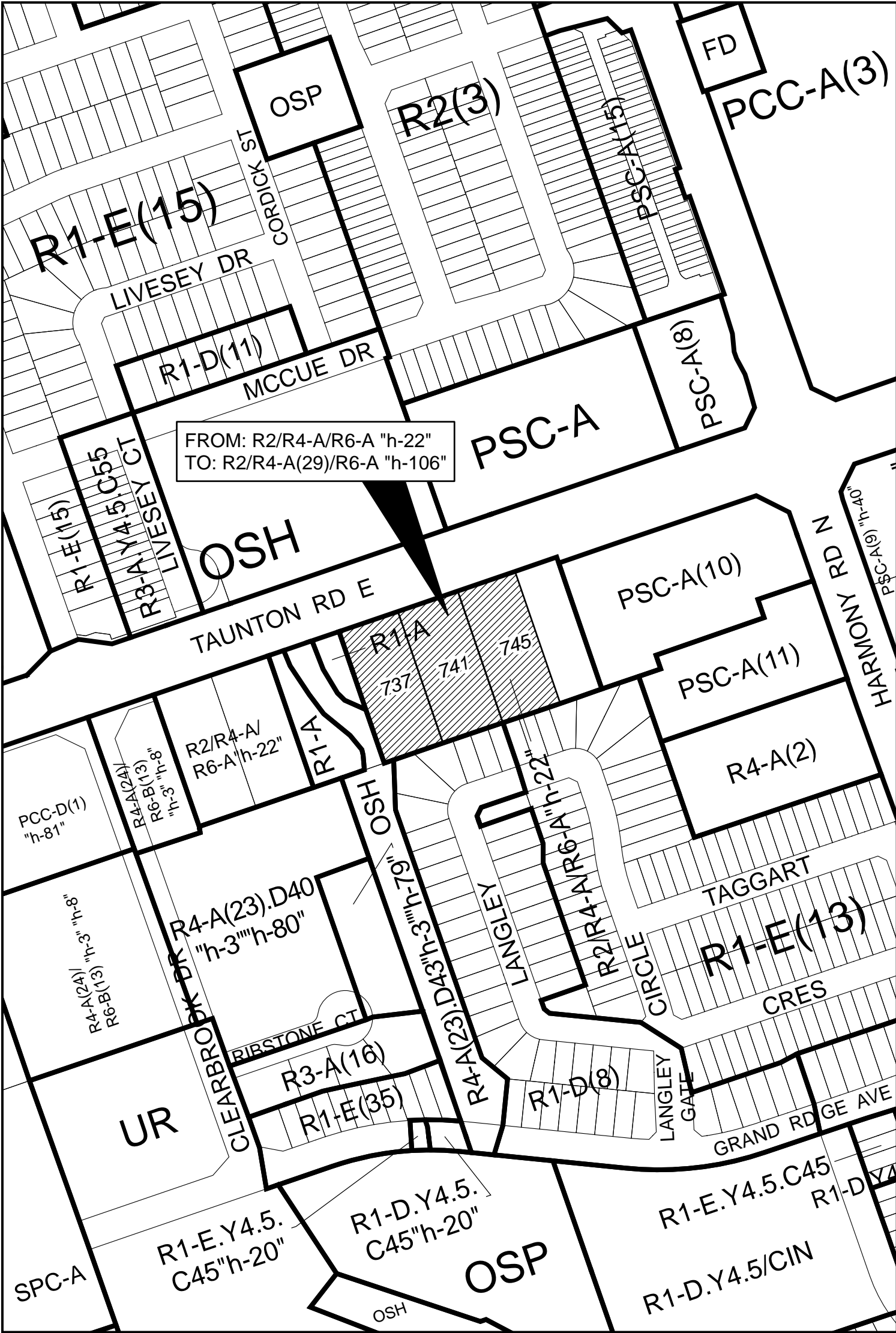
- (b) Model homes and a temporary sales or leasing office in accordance with the provisions of Subsection 4.13 of this By-law.”

- 4. Schedule “A” attached hereto forms part of this by-law.
- 5. This by-law shall come into force in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended.

By-law passed this Twenty-third day of June, 2025

Mayor

City Clerk



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Part Of Map C3

