



**By-law 73-2025**  
**of The Corporation of the City of Oshawa**

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 1440 Conlin 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 C4 attached hereto as Schedule "A" from R3-A "h-14" to R3-A(25) "h-14" so that Map C4 shall be amended as shown in hatching on the enlarged portion of Part of Map C4 attached to this By-law as Schedule "A".
2. By-law 60-94, as amended, is further amended by adding to Subsection 8.3, Special Conditions, the following:

**"8.3.28 R3-A(25) Zone (1440 Conlin Road East)**

8.3.28(1) Notwithstanding the provisions of Subsection 8.2 of this By-law to the contrary, in any R3-A(25) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) The minimum lot area shall be 168m<sup>2</sup>.
- (b) The minimum exterior side yard depth shall be 2.0m.
- (c) The maximum permitted lot coverage shall be 53%."

3. Schedule "A" attached hereto forms part of this by-law.
4. 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

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Mayor

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City Clerk

[illegible]