

Being a by-law to amend Zoning By-law 60-94, as amended, of The Corporation of the City of Oshawa with respect to a portion of the lands municipally known as 374 Farewell Street.

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 C2 attached hereto as Schedule "A" from R2/CIN to R2(16) "h-107" so that Map C2 shall be amended as shown in hatching on the enlarged portion of Part of Map C2 attached to this By-law as Schedule "A".

2. By-law 60-94, as amended, is further amended by adding to Subsection 7.3, Special Conditions, the following:

"7.3.17 R2(16) Zone (portion of 374 Farewell Street)

7.3.17(1) Notwithstanding the provisions of Subsection 7.2 of this By-law to the contrary, in any R2(16) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A minimum lot area of 251m² shall be provided for single detached dwellings.
- (b) A minimum rear yard depth of 6.5m shall be provided except where the rear yard abuts the Canadian Pacific Kansas City rail right-of-way, in which event a minimum rear yard depth of 21m shall be provided.
- (c) A maximum lot coverage of forty-three percent (43%) shall be permitted for single detached dwellings on lots having an area of less than 300m²."

3. By-law 60-94, as amended, is further amended by adding a new Sentence 3.5.2(107) to Subsection 3.5, Holding "h" Zones, as follows:

"3.5.2(107) h-107 Zone (portion of 374 Farewell Street)

Purpose: To ensure that:

- (a) Appropriate arrangements have been made for the provision of adequate sanitary, water, storm and transportation services and facilities to serve this development and included in a subdivision agreement which is executed;
- (b) Noise and vibration mitigation is implemented in an appropriate development agreement(s); and,
- (c) The rail safety report is implemented in an appropriate development agreement(s).

Permitted Interim Uses:

- (a) All existing uses.
- (b) All uses permitted in a CIN Zone.
- (c) Model homes and a temporary sales or leasing office in accordance with the provisions of Subsection 4.13 of this By-law."

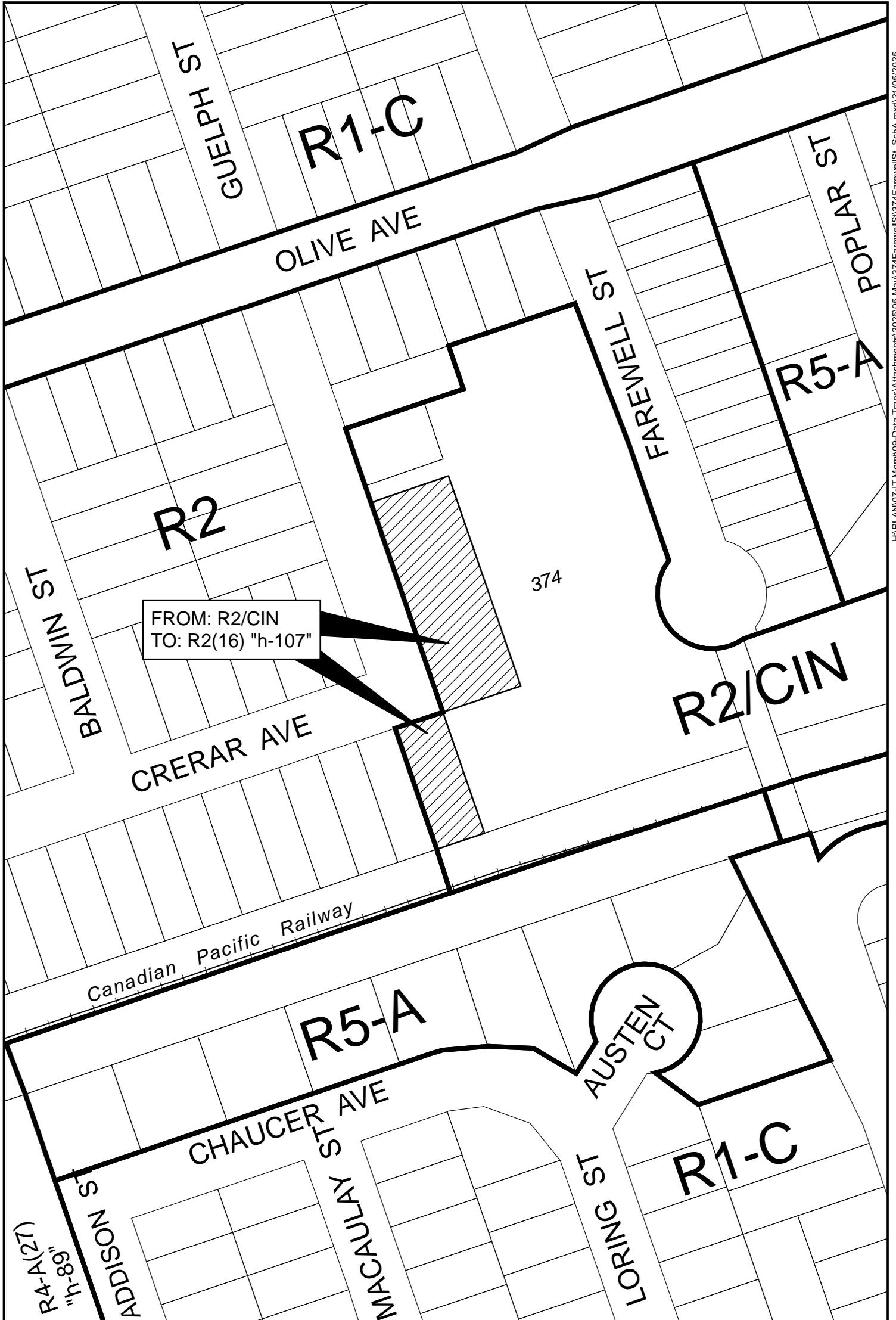
4. Schedule "A" attached hereto forms part of this by-law.

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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