

Schedule “A” to By-law 106-2025

Amendment 234

to the

City of Oshawa Official Plan

Part I Introduction

Purpose

Location

Basis

Part II Actual Amendment

Part III Implementation

Part IV Interpretation

Note: Parts I, III and IV do not constitute the legal parts of this amendment but serve only to provide background information.

Part I: Introduction

Purpose

The purpose of this Amendment to the City of Oshawa Official Plan and Pinecrest Part II Plan of the City of Oshawa Official Plan is to:

- (a) add a site specific policy to permit a maximum residential density of 303 units per hectare on lands located at 1251 Taunton Road East; and,
- (b) amend Schedule “A”, Pinecrest Land Use and Road Plan, of the Pinecrest Part II Plan by redesignating the lands located at 1251 Taunton Road East from Medium Density II Residential to High Density I Residential and add a site specific policy to permit a maximum residential density of 303 units per hectare.

Location

The lands to which this amendment applies are generally located on the south side of Taunton Road East between Benson Street and Townline Road North and are municipally known as 1251 Taunton Road East. The general location of the lands is shown on Exhibit “A” attached to this Amendment.

Basis

The Council of the Corporation of the City of Oshawa is satisfied that this Amendment to the City of Oshawa Official Plan, as amended, is appropriate.

Part II: Actual Amendment

The City of Oshawa Official Plan is hereby amended by:

1. Adding a new Policy 2.3.6.40 as follows:

“2.3.6.40 Notwithstanding any other provision of this Plan to the contrary, a maximum net residential density of 303 units per hectare (122.3 u/ac.) shall be permitted on lands designated Residential generally located south of Taunton Road East between Benson Street and Townline Road North, and municipally known as 1251 Taunton Road East, subject to appropriate provisions being included in the zoning by-law.”

2. Amending Schedule “A”, Pinecrest Land Use and Road Plan, of the Pinecrest Part II Plan by redesignating the lands shown on Exhibit “B” attached to this Amendment outlined in red on the south side of Taunton Road East between Benson Street and Townline Road North, from Medium Density II Residential to High Density I Residential, as indicated on Exhibit “B” attached to this Amendment; and,

3. Adding a new Policy 8.4.6.15, as follows:

“8.4.6.15 Notwithstanding any other provision of this Plan to the contrary, a maximum net residential density of 303 units per hectare shall be permitted on lands designated High Density I Residential generally located south of Taunton Road East between Benson Street and Townline Road North, and municipally known

as 1251 Taunton Road East, subject to appropriate provisions being included in the zoning by-law.”

Part III: Implementation

The provisions set forth in the City of Oshawa Official Plan, as amended, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Part IV: Interpretation

The provisions set forth in the City of Oshawa Official Plan, as amended, regarding the interpretation of the Plan, shall apply in regard to this Amendment.