

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 671, 685, 699, 709 and 723 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 B4 attached hereto as Schedule "A" as follows:

- (a) From R3-A/R4-A/R6-B(4) "h-31" to R2(17)/R3-A(26)/R4-A/R6-B(4) "h-31";
- (b) From R1-E/R3-A "h-31" to R1-E/R3-A(26) "h-31", in part; and,
- (c) From R1-E/R3-A "h-31" to OSH, in part;

so that Map B4 shall be amended as shown in hatching on the enlarged portion of Part of Map B4 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:

"7.3.18 R2(17) Zone (671, 685, 699, 709 and 723 Conlin Road East)

7.3.18(1) Notwithstanding the definition of Front Lot Line in Section 2 of this By-law to the contrary, in any R2(17) Zone, as shown on Schedule "A" to this By-law, the lot line abutting Conlin Road East shall be considered the Front Lot Line for any lot abutting Conlin Road East.

7.3.18(2) Notwithstanding any other provisions of Subsection 7.1 of this By-law to the contrary, in any R2(17) Zone, as shown on Schedule "A" to this By-law, only the following uses are permitted:

- (a) Semi-detached building
- (b) Semi-detached dwelling

7.3.18(3) Notwithstanding the provisions of Subsection 7.2 of this By-law to the contrary,

in any R2(17) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply to any semi-detached dwelling:

- (a) A minimum front yard depth of 5.2m shall be provided.
- (b) A minimum rear yard depth of 6.0m shall be provided.
- (c) A minimum of 100% of the yard of any lot abutting Conlin Road East shall be maintained as landscaped open space.

7.3.18.(4) Notwithstanding any provision of this By-law to the contrary, an accessory building shall have a minimum 6.0m setback from the rear lot line."

3. By-law 60-94, as amended, is further amended by adding to Subsection 8.3, Special Conditions, the following:

"8.3.29 R3-A(26) Zone (671, 685, 699, 709 and 723 Conlin Road East)

8.3.29(1) Notwithstanding the definition of Front Lot Line in Section 2 of this By-law to the contrary, in any R3-A(26) Zone, as shown on Schedule "A" to this By-law, the lot line abutting Conlin Road East shall be considered the Front Lot Line for any lot abutting Conlin Road East.

8.3.29(2) Notwithstanding any provision of this By-law to the contrary, an accessory building shall have a minimum 6.0m setback from the rear lot line for any lot abutting Conlin Road East.

8.3.29(3) Notwithstanding the provisions of Subsection 8.2 of this By-law to the contrary, in any R3-A(26) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply to any street townhouse dwelling:

- (a) A minimum lot area per dwelling unit of 150m² shall be provided.
- (b) A minimum front yard depth of 4.0m shall be provided.
- (c) A minimum rear yard depth of 6.0m shall be provided for any lot abutting Conlin Road East.
- (d) A maximum lot coverage of sixty percent (60%) shall be permitted.
- (e) A minimum of 100% of the yard of any lot abutting Conlin Road East shall be maintained as landscaped open space."

4. By-law 60-94, as amended, is further amended by changing Sentence 3.5.2(31) by:

- a. Adding the text "and," following the text "authority;" in item (i) under Purpose;
- b. Deleting the following text in item (j) under Purpose: "Also street townhouses will not be permitted with direct frontage on Conlin Road East; and,"; and,
- c. Deleting item (k) under Purpose.

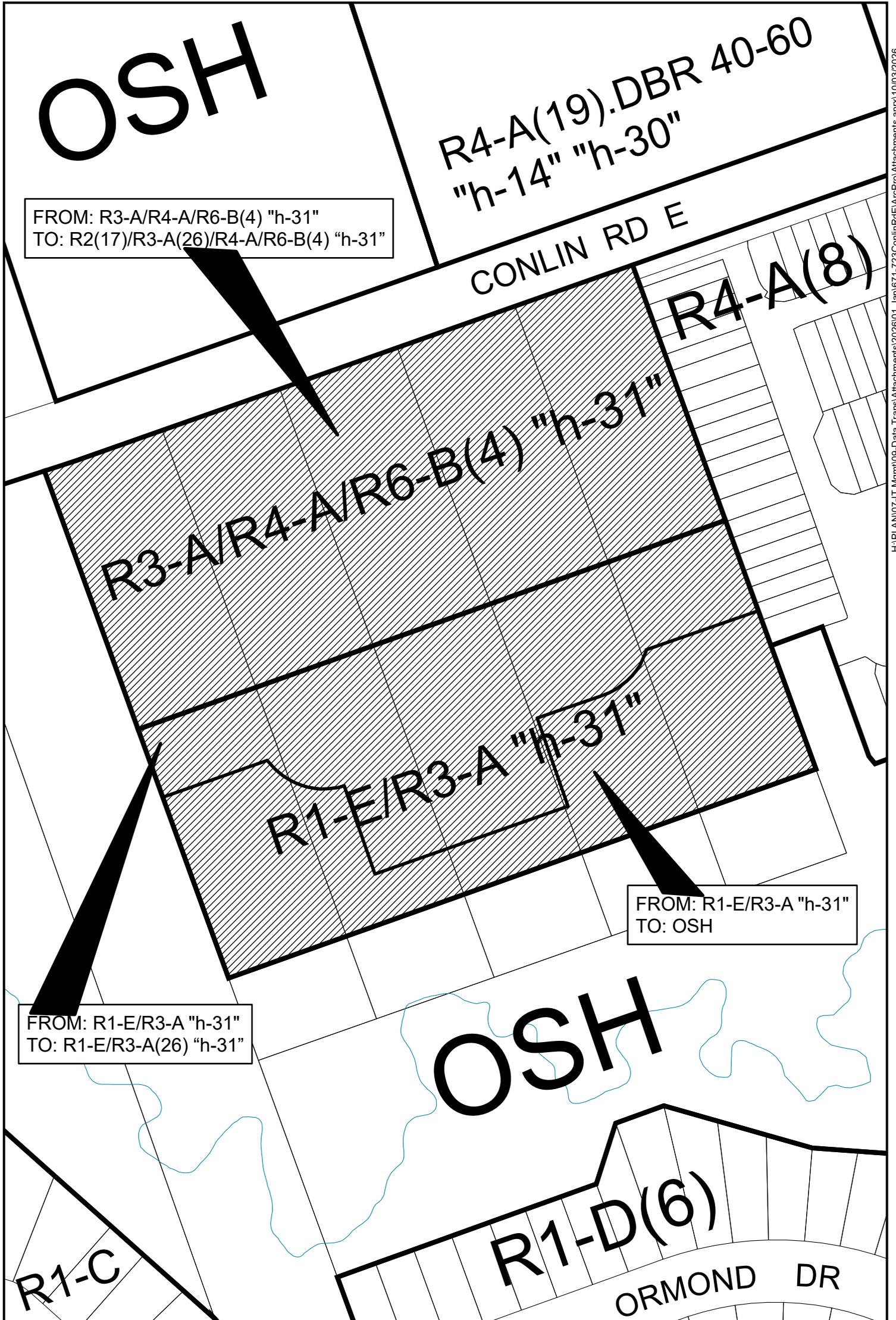
5. Schedule "A" attached hereto forms part of this by-law.

6. This by-law shall come into force in accordance with the provisions of the Planning Act.

By-law passed this twenty- third day of , 2026.

Mayor

City Clerk



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