

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 generally located east of the future extension of Wilson Road North and south of the future extension of Nancy Diamond Boulevard.

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 Maps B4, C4 and North Half attached hereto as Schedule “A” from AG-A to the following zones:

- (a) R4-A(30)/R6-B(17) “h-14”“h-30”, in part;
- (b) R4-A(30)/R6-B(18) “h-14”, in part;
- (c) R6-B(17) “h-14”“h-30”, in part;
- (d) OSH, in part;
- (e) OSP, in part; and,
- (f) CIN/R4-A(30)/R6-B(18) “h-14”, in part;

so that Maps B4, C4 and North Half shall be amended as shown on the enlarged portion of Part of Maps B4, C4 and North Half 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:

“9.3.31 R4-A(30) Zone (east of Wilson Road North, south of Nancy Diamond Boulevard)”

9.3.31(1) Notwithstanding the provisions of Subsection 9.2 of this By-law to the contrary, in any R4-A(30) Zone, as shown on Schedule “A” to this By-law, the following regulations shall apply:

- (a) A minimum density of 30 units per hectare shall be required.
- (b) A minimum front yard depth of 3.0m shall be provided.
- (c) A minimum interior side yard depth of 1.5m shall be provided.
- (d) A minimum rear yard depth of 3.0m shall be provided.
- (e) A minimum landscaped open space of twenty percent (20%) shall be provided.
- (f) A maximum lot coverage of fifty percent (50%) shall be permitted.
- (g) A maximum height of 13m shall be permitted.

9.3.31(2) Notwithstanding Table 39.3B, Residential Parking Requirements, of this By-law to the contrary, in any R4-A(30) Zone, as shown on Schedule “A” to this By-law, visitor parking shall be provided at a minimum rate of 0.25 spaces per unit.”

3. By-law 60-94, as amended, is further amended by adding to Subsection 11.3, Special Conditions, the following:

“11.3.44 R6-B(17) Zone (east of Wilson Road North, south of Nancy Diamond Boulevard)”

11.3.44(1) In addition to any R6-B Zone use, in any R6-B(17) Zone as shown on Schedule “A” to this by-law, block townhouses shall also be permitted.

11.3.44(2) Notwithstanding the provisions of Article 11.1.3 or Subsection 11.2 of this By-law to the contrary, in any R6-B(17) Zone, as shown on Schedule “A” to this By-law, a convenience store, day care centre and a flat are also permitted uses and shall be subject to the following regulations:

- (a) Convenience stores and day care centres shall only be located on a lot that contains a use set out in Article 11.1.3 or Sentence 11.3.44(1);

- (b) The combined gross floor area occupied by convenience stores and day care centres on a lot shall not exceed 500m².
- (c) The gross floor area occupied by any individual convenience store shall not exceed 200m².

11.3.44(3) Notwithstanding the provisions of Subsection 11.2 of this By-law to the contrary, in any R6-B(17) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A minimum density of 55 units per hectare shall be required.
- (b) A maximum density of 95 units per hectare shall be permitted.
- (c) The minimum front yard depth and exterior side yard depth shall be 1.5m for any building 4 storeys high or less.
- (d) The minimum front yard depth and exterior side yard depth shall be 3.0m for any building higher than 4 storeys.
- (e) A minimum interior side yard depth of 3.0m shall be provided.
- (f) The minimum rear yard depth for any building 4 storeys high or less shall be 3.0m where abutting an OS Zone, and 1.5m shall be provided in all other circumstances for such buildings. A minimum rear yard depth of 3.0m shall be provided for any building higher than 4 storeys.
- (g) A minimum landscaped open space of twenty percent (20%) shall be provided.
- (h) A maximum lot coverage of fifty percent (50%) shall be permitted.
- (i) A maximum height of 18m shall be permitted.
- (j) A minimum length of 2.0m shall be provided for an individual driveway leading from a private road or aisle to a private garage of a dwelling unit.

11.3.44(4) Notwithstanding Table 39.3B, Residential Parking Requirements, of this By-law to the contrary, in any R6-B(17) Zone, as shown on Schedule "A" to this By-law, parking shall be provided at a minimum rate of 1.0 parking space per unit plus 0.25 spaces per unit for visitors."

4. By-law 60-94, as amended, is further amended by adding to Subsection 11.3, Special Conditions, the following:

"11.3.45 R6-B(18) Zone (east of Wilson Road North, south of Nancy Diamond Boulevard)

11.3.45(1) Notwithstanding the provisions of Subsection 11.2 of this By-law to the contrary, in any R6-B(18) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A minimum density of 30 units per hectare shall be required.
- (b) A maximum density of 60 units per hectare shall be permitted.
- (c) A minimum front yard depth of 3.0m shall be provided.
- (d) A minimum interior side yard depth of 1.5m shall be provided.
- (e) A minimum rear yard depth of 1.5m shall be provided.
- (f) A minimum landscaped open space of twenty percent (20%) shall be provided.
- (g) A maximum lot coverage of fifty percent (50%) shall be permitted.
- (h) A maximum height of 13m shall be permitted.
- (i) A minimum length of 2.0m shall be provided for an individual driveway leading from a private road or aisle to a private garage of a dwelling unit.

11.3.45(2) Notwithstanding Table 39.3B, Residential Parking Requirements, of this By-law to the contrary, in any R6-B(18) Zone, as shown on Schedule "A" to this By-law, parking shall be provided at a minimum rate of 1.0 parking space per unit plus 0.25 spaces per unit for visitors."

By-law passed this Twenty-seventh day of April, 2026.

Dan Carter, Mayor

Mary Medeiros, City Clerk

