

Explanatory Note
Explanation of the Purpose and Effect of By-law 34-2026

The purpose of By-law 34-2026 (File: Z-2022-05) is to change the zoning for the lands generally located east of the future northerly extension of Wilson Road North and south of the future extension of Nancy Diamond Boulevard from AG-A (Agricultural) 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.

The effect of By-law 34-2026 is to facilitate the development of a draft plan of subdivision (File: S-O-2022-02) to permit three (3) medium density residential blocks for 511 units, a community use block, part of a community park block, two (2) open space blocks, part of a new east-west arterial road (future Nancy Diamond Boulevard) and a road widening for Wilson Road North, subject to special zoning regulations related to minimum and maximum density, additional permitted uses, increased lot coverage and height and reduced yard depths, parking, driveway length and landscaped open space.

The effect of the “h-14” holding symbol is to ensure that appropriate arrangements are made for the provision of adequate sanitary, water, storm, and transportation services to serve this development and included in a subdivision agreement which is executed.

The effect of the “h-30” holding symbol is to ensure that site plan approval is obtained from the City, and that urban design guidelines are prepared to the satisfaction of the City.

All written and oral submissions received by the City of Oshawa were considered in the making of this decision.

The key map shows the location of the lands to which By-law 34-2026 applies.