

being an interim control by-law for certain lands in the City of Oshawa.

WHEREAS Section 38 of the *Planning Act*, R.S.O., 1990, as amended, authorizes the council of a municipality to pass an interim control by-law where the council has directed that a review or study be undertaken in respect of land use planning policies in the municipality, or any defined area(s) thereof;

AND WHEREAS the Council of the Corporation of the City of Oshawa has passed a resolution directing the preparation of a Residential Land Use Study for Part of North Oshawa;

AND WHEREAS the Council of the Corporation of the City of Oshawa has deemed it necessary and expedient to pass an interim control by-law with respect to a part of North Oshawa;

NOW, THEREFORE, BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of the Corporation of the City of Oshawa by the Council thereof as follows:

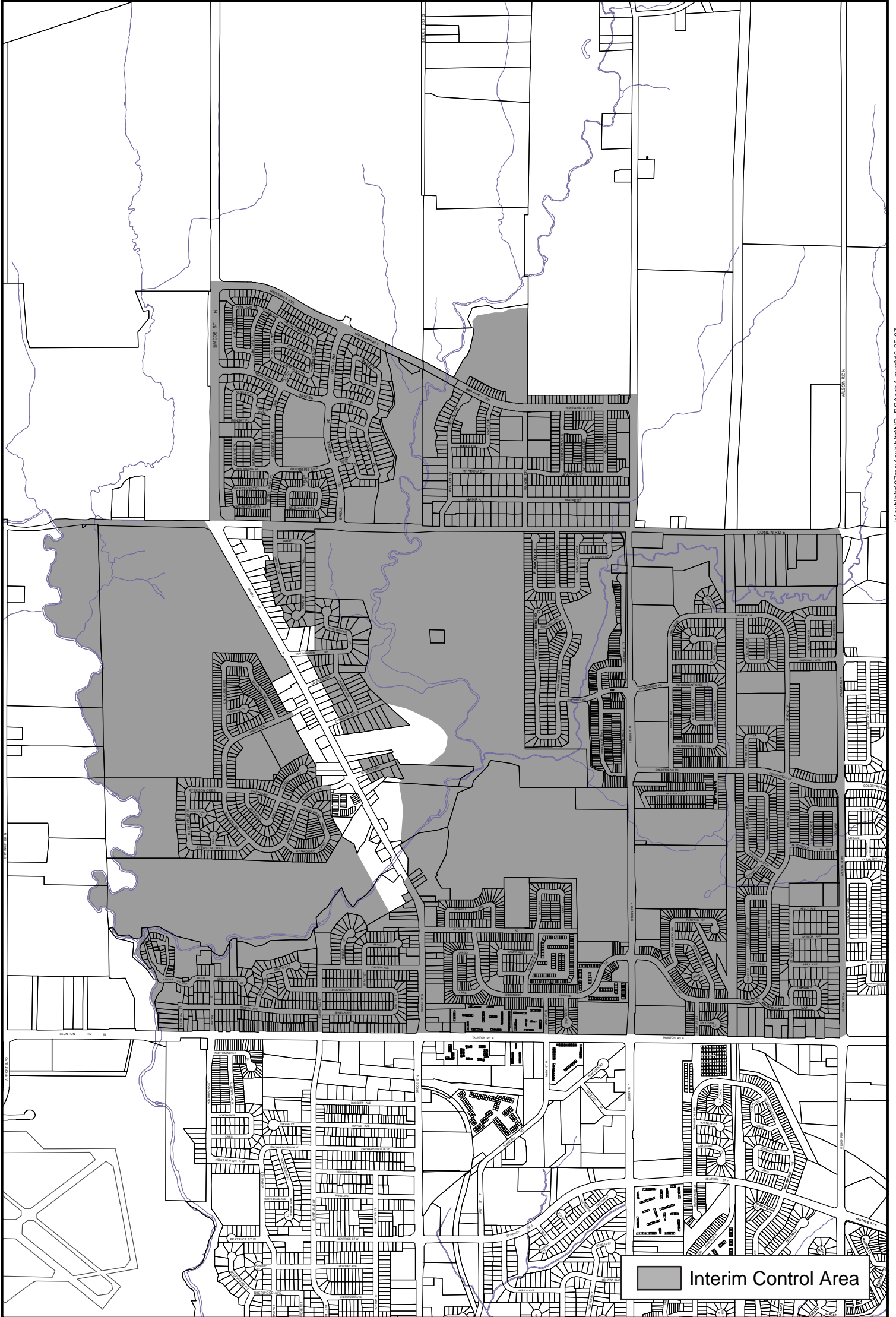
1. The lands shown shaded on Schedule "A" to this by-law are the lands affected by this by-law and are established as and declared to be an interim control area.
2. The provisions of this by-law shall apply to the interim control area as established and declared by this by-law.
3. Notwithstanding any other by-law to the contrary, no person shall, within the interim control area established and declared by this by-law, use any land, building or structure for the following uses:
 - (a) The development of any new single detached dwelling with more than 4 bedrooms. Once the dwelling unit is constructed then no renovations, additions, alterations or changes may take place to create more bedrooms in the dwelling unit;
 - (b) The development of any new dwelling unit in a townhouse, semi-detached building and duplex with more than 3 bedrooms. Once the dwelling unit is constructed then no renovations, additions, alterations or changes may take place to create more bedrooms in the dwelling unit;

- (c) Renovations, additions, alterations or changes to any existing dwelling unit that create more bedrooms in the dwelling unit;
 - (d) Renovations or alterations to any dwelling unit that create any finished living space in a basement or cellar; and
 - (e) Renovations, additions or alterations to any existing building that create more dwelling units.
4. For the purposes of this by-law, “existing” means existing on the date of this by-law. It also means those dwelling units and buildings which have received a building permit and are not completed for occupancy prior to the passing of this by-law provided the number of bedrooms or dwelling units are constructed in accordance with the approved permit and plans.
 5. For the purposes of this by-law, “bedroom” means a room or area used or intended primarily for sleeping.
 6. For clarity, any other use permitted by the zoning by-law will continue to be permitted while the interim control by-law is in place.
 7. Schedule “A” attached hereto forms part of this by-law.
 8. This By-law shall come into force and take effect immediately upon the final passing thereof and shall be in effect for one year from the date of passing of this by-law, unless otherwise extended in accordance with the provisions of the *Planning Act*, R.S.O. 1990.

By-law approved this twenty-second day of May, 2007.

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THIS IS SCHEDULE "A" TO BY-LAW NUMBER 58-2007
PASSED THIS 22nd DAY OF MAY, 2007



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