

**Secondary Plan  
for the  
Samac Community**

(Section 6.2 of the Official Plan of the former Planning Area of the City of Oshawa)

**Office Consolidation Copy  
of the  
Secondary Plan  
for the Samac Community**

This document presents a consolidation of the City of Oshawa Secondary Plan for the Samac Community and subsequent amendments, as approved and/or modified by the Regional Municipality of Durham and the Ontario Municipal Board. This edition is for purposes of convenience; for accurate reference, recourse should be made to the original approved documents. Copies of the Amendments can be obtained from the Development Services Department or City Clerk Services.

Last updated April 2023

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Schedule “A” Samac Land Use and Street Plan

Schedule “B” Samac Environmental Management Plan

# Amendment 31

## Secondary Plan for the Samac Community

### 1.0 General

- 1.1 The Secondary Plan for the Samac Community constitutes Section 6.2 of the Official Plan of the former Planning Area of the City of Oshawa. **(Samac 67)**
- 1.2 The area outlined on Schedule “A” Samac Land Use and Street Plan, attached hereto and forming part of this Secondary Plan, shall be subject to the policies of this Secondary Plan which forms part of, and refines and complements this Plan. **(Samac 67)**
- 1.3 The boundaries of the Samac Community are shown on Schedule “A” Samac Land Use and Street Plan. **(Samac 50)**
- 1.4 The Samac Community, as shown on Schedule “A” Samac Land Use and Street Plan, shall be developed in conjunction with adjacent residential and open space areas as a residential and mixed use community and shall include supporting facilities such as schools, places of worship, commercial areas, parks and open space relating to the requirements of the community. **(Samac 67)**
- 1.5 The Samac Community also includes Durham College and part of the University of Ontario Institute of Technology which are major institutional uses for the City and the Region. **(Samac 57, PL060815)**
- 1.6 It is intended that the Simcoe Street North corridor in the Samac Community north of the Oshawa Creek East Branch, be intensified with a mix of residential and commercial uses to create a pedestrian-oriented main street area with transit-supportive uses and a high quality of urban design. **(Samac 57, PL060815)**

### 2.0 Mixed Use

**(Samac 57, PL060815)**

#### 2.1 Mixed Use Residential

- 2.1.1 Areas designated as Mixed Use Residential on Schedule “A” Samac Land Use and Street Plan located on the east side of Simcoe Street North are designated as Residential in the Oshawa Official Plan and shall be used for Medium Density I Residential uses, and limited office and community uses in residential only or mixed use buildings. In addition, Medium Density II Residential uses shall be permitted in accordance with Table 2 of the Oshawa Official Plan. Notwithstanding the foregoing, community use and commercial only buildings may be permitted only in proximity to intersections with local streets in accordance with the Zoning By-law. Conversions of existing single-detached dwellings to office uses shall also be permitted.

Office uses shall not exceed a maximum of 1,000 square metres (10,674 sq. ft.) of gross floor area on an individual site.

2.1.2 Development in areas designated as Mixed Use Residential shall be subject to the following:

- (a) New buildings shall be oriented toward the street with parking areas located at the rear or side of buildings in order to provide a strong, consistent street edge;
- (b) Buffering of new development from abutting lands designated as Low Density Residential shall be required through such measures as setbacks, landscaping and fencing; and
- (c) Consolidation of lots shall be strongly encouraged in order to reduce the number of access points onto Simcoe Street North.

2.1.3 Notwithstanding Section 2.1.1, a financial institution is a permitted use on the property located at 1911 Simcoe Street North.

2.1.4 Notwithstanding Policies 2.1.1 and 2.1.2 to the contrary, the following policies shall apply to the lands located at the northeast corner of Simcoe Street North and Taylorwood Road and municipally known as 2 Taylorwood Road.

- (a) In addition to the uses identified in Policy 2.1.1, commercial and personal service uses shall be permitted subject to the following:
  - (i) Commercial and personal service uses, other than offices, are only permitted on the first storey of a mixed use building of at least three storeys;
  - (ii) The total maximum gross floor area for retail uses in the subject area shall be 1300 square metres; and
  - (iii) The maximum gross floor area of a restaurant shall be 280 square metres;
- (b) Notwithstanding Policies 2.1.1 and 2.1.4(a), townhouses are not permitted;
- (c) Limited parking shall be permitted between a building and Simcoe Street North, subject to site plan approval.

**(Samac 59, 67)**

## **2.2 Mixed Use Commercial/Residential**

2.2.1 Areas designated as Mixed Use Commercial/Residential on Schedule "A" Samac Land Use and Street Plan are located on the west side of Simcoe Street North and are designated as Planned Commercial Strip in the Oshawa Official Plan and shall be used for Medium-Density I Residential, office,

commercial, limited community uses and personal service uses adhering to a pedestrian oriented design.

In addition, Medium Density II Residential uses shall be permitted in accordance with Table 2 of the Oshawa Official Plan. Conversions of existing buildings to office or personal service uses are also permitted.

Generally, the gross retail and personal service use components of Mixed Use Commercial/Residential developments shall not exceed 1,400 square metres (15,070 sq. ft.) of floor space.

2.2.2 Development in areas designated as Mixed Use Commercial/Residential shall be subject to the following:

- (a) New buildings shall be oriented toward the street with parking areas located at the rear or side of buildings in order to provide a strong consistent street edge;
- (b) Buffering of new development from abutting lands designated as Low Density Residential shall be required through such measures as setbacks, landscaping and fencing; and
- (c) Consolidation of lots shall be strongly encouraged in order to reduce the number of access points onto Simcoe Street North.

2.2.3 Notwithstanding Policy 2.2.1 to the contrary, a maximum density of 108 units per hectare shall be permitted on the lands located at the northwest corner of Simcoe Street North and the south leg of Niagara Drive and municipally known as 1670, 1704, 1706 and 1710 Simcoe Street North. **(Samac 60, 67)**

2.2.4 Notwithstanding Policy 2.2.1 to the contrary, a maximum density of 150 units per hectare shall be permitted on lands generally located west of Simcoe Street North and south of the north leg of Niagara Drive and municipally known as 1720 to 1808 Simcoe Street North and 426 Niagara Drive. **(Samac 63, 67)**

2.2.5 Notwithstanding any other policy of this Plan to the contrary, a maximum net residential density of 629 units per hectare shall be permitted on lands generally located west of Simcoe Street North and north of the north leg of Niagara Drive and municipally known as 1900 Simcoe Street North subject to appropriate provisions being included in the zoning by-law including provisions that restrict the size and type of apartment units. **(Samac 67, 68)**

### 2.3 **Mixed Use Node**

2.3.1 The area designated as Mixed Use Node is located on the southeast corner of Simcoe Street North and Conlin Road East and is identified as a Local Central Area in the Oshawa Official Plan. The area designated as Mixed Use Node shall be developed with Medium Density I Residential, High

Density I Residential, office, commercial, limited community uses and personal service uses, adhering to a pedestrian-oriented design. In addition, Medium Density II Residential uses shall be permitted in accordance with Table 2 of the Oshawa Official Plan.

2.3.2 Development of the lands designated as Mixed Use Node shall be subject to the preparation of a comprehensive site plan which indicates the layout of buildings, parking, landscaped areas and access points. In particular, development on the lands designated as Mixed Use Node will be subject to the following:

- (a) New buildings shall be oriented toward the street, other than buildings on the interior or easterly edge of the site;
- (b) Internal circulation systems shall be integrated;
- (c) Access to Simcoe Street North and Conlin Road East shall be consolidated and located as far as possible from the intersection;
- (d) Parking and loading areas shall be integrated, where appropriate, at the rear or side of buildings;
- (e) Consistent and complementary landscaping shall be provided, including buffering of new development from abutting lands designated as Low Density Residential through such measures as setbacks, landscaped buffers and fencing;
- (f) Stormwater management shall be coordinated and integrated; and
- (g) No vehicular access shall be permitted to Walreg Drive.

### **3.0 Commercial**

#### **3.1 Planned Commercial Strip**

3.1.1 Areas designated as Planned Commercial Strip on Schedule "A" Samac Land Use and Street Plan generally recognize existing commercial strips. These existing commercial strips shall be encouraged to consolidate into nodes in accordance with good urban design principles and with common internal pedestrian and vehicular circulation, common ingress and egress for traffic, and access to arterial streets only by collector streets or existing local streets.

3.1.2 Planned Commercial Strips shall include commercial uses that, by nature of their function, require the direct access or exposure afforded by frontage on a highway or arterial street. In addition, limited office development and limited retail and personal service uses may be permitted in areas designated as Planned Commercial Strip provided that such uses are compatible with their

surroundings and do not detrimentally affect the development and function of Central Areas in accordance with the Oshawa Official Plan.

- 3.1.3 Every proposal for development within Planned Commercial Strips of a size exceeding 1400 square metres of gross retail and personal service floor space as defined in the Durham Regional Official Plan, shall be accompanied by a market study that determines the viability of the proposed retail office and personal service floor space. A market study may be required for those proposals for Planned Commercial Strip development that are of a lesser size.
- 3.1.4 Outdoor storage uses and display areas may, subject to the inclusion of appropriate provisions in the zoning by-law, be permitted within Planned Commercial Strips.
- 3.1.5 Mixed commercial-residential developments may be permitted within Planned Commercial Strips subject to the inclusion of appropriate provisions in the zoning by-laws and any other relevant provisions of this Plan.
- 3.1.6 Residential developments without a commercial component may be permitted within Planned Commercial Strips as an exception and shall be subject to the inclusion of appropriate provisions in the zoning by-laws and any other relevant policies of this Plan. In addition, such residential developments shall be designed to be compatible with adjacent residential uses. **(Samac 67)**

### **3.2 Convenience Commercial Centres**

- 3.2.1 Convenience Commercial Centres designated on Schedule “A” Samac Land Use and Street Plan are intended to provide local convenience shopping facilities to the residents of the surrounding neighbourhood and may include limited office and limited retail and personal service uses of a convenience nature.
- 3.2.2 Generally, Convenience Commercial Centres shall not exceed a total of 750 square metres nor be less than a total of 200 square metres of gross retail and personal service floor space as defined in the Durham Regional Official Plan and shall not exceed 0.4 hectare in site area.
- 3.2.3 Convenience Commercial Centres shall be subject to the relevant policies of this Plan with respect to Planned Commercial Centres. However, no market study shall be required for Convenience Commercial Centres due to the nature and small size of the commercial activity.

### **3.3 Planned Commercial Centre **(Samac 43)****

- 3.3.1 Areas designated as Planned Commercial Centre on Schedule “A” Samac Land Use and Street Plan are intended to be developed as shopping centres within Central Areas.



- 3.3.2 Permitted uses within areas designated Planned Commercial Centre shall be subject to the provisions of Policy 2.2.3.2 and Table 1 of the Oshawa Official Plan and shall be specified in the zoning by-law. **(Samac 67)**
- 3.3.3 An application to amend this Secondary Plan for a Planned Commercial Centre shall be subject to Policies 2.2.3.6 and 2.2.7.1 of the Oshawa Official Plan with respect to the submission of a transportation impact study and a retail impact study to accompany the application. **(Samac 67)**
- 3.3.4 Development of areas designated as Planned Commercial Centre shall be subject to Policies 2.2.8 and 2.2.9 of the Oshawa Official Plan relating to land use relationships and design criteria. **(Samac 67)**
- 4.0 Residential**
- 4.1 Areas designated as Low Density Residential, Medium Density I Residential, Medium Density II Residential and High Density I Residential on Schedule "A" Samac Land Use and Street Plan shall be predominantly used for residential dwellings. Neighbourhood parks and open space linkages as well as certain home occupation uses and convenience stores may be permitted within areas designated as Low Density Residential, Medium Density I Residential, Medium Density II Residential and High Density I Residential subject to the relevant provisions of this Secondary Plan. **(Samac 47, 65)**
- 4.2 Day care centres may be permitted in areas designated as Medium Density II and High Density I Residential in accordance with the policies of the relevant land use designation, provided that such uses are compatible with surrounding residential uses, and subject to the inclusion of the appropriate provisions in the zoning by-law. **(Samac 56, 67)**
- 4.3 Residential development within the Samac Community shall be subject to the general residential policies as specified in Policy 4.1 of this Plan. **(Samac 67)**
- 4.4 The overall maximum residential density in the Samac Community shall not exceed 86.5 persons per hectare of Gross Residential Area.
- 4.5 Gross residential density shall be calculated on the basis of gross residential area which shall include lots on which residential development is permitted by this Secondary Plan, and abutting local and collector roads, parks and schools but shall exclude creek valleys, and areas with steep slopes, Hydro One Networks Inc./Ontario Power Generation Incorporated rights-of-way and arterial roads. Net residential density shall be calculated on the basis of net residential area which shall include all of the developable portion of any individual site or lot on which residential development is permitted, after the conveyance of any required road widening. **(Samac 47, 67)**
- 4.6 For the purposes of this Secondary Plan, notwithstanding Policy 4.5 to the contrary, the calculation of net residential density may be averaged across

net residential areas designated as Low Density Residential within the same plan of subdivision provided that any multiple attached housing sites within areas designated as Low Density Residential in the plan of subdivision conform with the net residential density specified for areas designated as Low Density Residential on an individual site or lot basis. When utilizing the density averaging method for calculating residential densities, regard shall be had that residential units are generally located in such a manner that the scale, form and impacts of this type of housing are generally compatible with adjacent land uses. **(Samac 47, 67)**

4.7 The distribution of residential densities shall generally conform to the location of the Low Density Residential, Medium Density I Residential, Medium Density II Residential and High Density I Residential designations shown on Schedule “A” Samac Land Use and Street Plan. For the purposes of this Secondary Plan, the residential densities within the respective Residential land use designations shall be as follows:

- |     |                               |                                                                                         |
|-----|-------------------------------|-----------------------------------------------------------------------------------------|
| (a) | Low Density Residential       | Up to and including 30 units per hectare of Net Residential Area                        |
| (b) | Medium Density I Residential  | Greater than 30 units up to and including 60 units per hectare of Net Residential Area  |
| (c) | Medium Density II Residential | Greater than 60 units up to and including 85 units per hectare of Net Residential Area  |
| (d) | High Density I Residential    | Greater than 85 units up to and including 150 units per hectare of Net Residential Area |

**(Samac 47, 65)**

4.8 The City shall encourage the provision of a full range of residential housing types, tenure, sizing and price ranges for households of differing socio-economic characteristics within each density range.

4.9 The City will encourage housing proposals to follow the current design guidelines of the City of Oshawa.

4.10 The City will encourage subdivision and housing design to be responsive to new technologies in residential construction and energy conservation.

4.11 The City may encourage the preservation or conservation of buildings identified as being of historical or architectural significance.

4.12 Residential development shall have regard to the effect on the natural environment. Effective measures shall be taken to retain and enhance natural features having ecological, recreational or aesthetic value. Typically,

such features shall include significant woodlots, specimen trees, scenic vistas and natural watercourses.

To achieve this goal, the City may require:

- (a) Submission of an assessment of environmental conditions for a proposed development site or for a wider area as deemed necessary by the City in consultation with the Central Lake Ontario Conservation Authority;
- (b) Fencing and/or other means of protection placed at the “drip line” of the trees identified as worthy of preservation during periods of construction;
- (c) Submission of engineering plans with respect to erosion control;
- (d) Submission of engineering plans with respect to storm drainage; and
- (e) Other measures deemed appropriate.

4.13 In areas designated as Low Density Residential, the City will encourage new residential development abutting older existing residential development to be designed to promote compatibility between new and existing development.  
**(Samac 50)**

4.14 Where proposed residential development will abut arterial streets, measures such as hard and soft landscaping and urban design that is transit-supportive and pedestrian-friendly shall be implemented to emphasize the importance of the public realm and public/private transitional space between the travelled portion of road rights-of-way and adjacent development. In this regard, reverse lot frontages shall not be permitted except where when other design approaches are not considered by the City to be technically or functionally feasible and in such instances, shall be minimized to the greatest extent possible to promote a highly visible, connected, safe and attractive public realm along, and in priority order, arterial, collector and local roads.  
**(Samac 67)**

In addition, consideration shall be given to the adverse impact of noise in the design of residential developments adjacent to arterial streets according to federal and provincial guidelines.

4.15 Where proposed residential areas are to be developed adjacent to proposed institutional or commercial uses, adequate setbacks and appropriate screening by wall, fence, plantings or other suitable materials shall be provided to the satisfaction of the City.  
**(Samac 67)**

4.16 Certain home occupation uses and convenience stores which are compatible with their surroundings may be permitted in residential areas or integrated

into residential developments subject to the inclusion of appropriate provisions in the zoning by-law and the following:

- (a) Home occupation uses shall be secondary to the use of a dwelling unit for residential purposes and shall not involve any changes to the external character of the dwelling unit;
- (b) Generally, convenience stores shall not exceed 200 square metres of gross retail and personal service floor space as defined in the Durham Regional Official Plan; and
- (c) Convenience stores are intended to primarily serve the immediate surrounding residential area and may include such uses as small retail stores and personal service shops, but shall exclude banks, restaurants and other similar uses.

4.17 When convenience stores are proposed to be developed in residential areas, consideration shall be given but not limited to the following:

- (a) That the total proposed floor area of the convenience store is required to service the surrounding residents;
- (b) That the proposed uses will be easily accessible to and compatible with the surrounding residential areas; and
- (c) That adequate, off-street parking and loading spaces are provided on the site.

4.18 Notwithstanding any other policies of this Secondary Plan to the contrary, the calculation of net residential density may be averaged for the lands designated as Medium Density I Residential bounded by Wilson Road North on the east, Coldstream Drive on the south, Ormond Drive on the west and Greenhill Avenue on the north. **(Samac 54, 67)**

4.19 Notwithstanding any other policy of this Plan to the contrary, a day care centre is an additional permitted use on the lands at the southeast corner of Ritson Road North and Woodmount Drive, described as Part 1, 40R-20596. **(Samac 55, 67)**

4.20 Notwithstanding any other policy of this Secondary Plan to the contrary, Medium Density I Residential uses and Medium Density II Residential uses in accordance with Table 2 of the Oshawa Official Plan, recreation uses and a restaurant shall be additional permitted uses on the lands designated as High Density I Residential on the east side of Simcoe Street North, north of the Oshawa Creek East Branch. **(Samac 57 – PL060815, 67)**

4.21 Notwithstanding any other policy of this Secondary Plan to the contrary, an automobile sales and service establishment for used vehicles may be

permitted at 1399 Simcoe Street North as a temporary use under the provisions of the Planning Act. **(Samac 58, 67)**

4.22 Notwithstanding any other policy of this Secondary Plan to the contrary, for lands on the south side of Conlin Road East municipally known as 671 to 723 Conlin Road East, both inclusive, Medium Density I Residential uses, in accordance with the relevant policies of this plan, shall be additional permitted uses within the area designated as Medium Density II Residential, and Low Density Residential uses, in accordance with the relevant policies of this Plan, shall be additional permitted uses within the area designated as Medium Density I Residential. **(Samac 65, 67)**

4.23 Notwithstanding any other policies of this Secondary Plan to the contrary, the following lands designated as Medium Density II Residential may be developed in accordance with the relevant policies of this Plan for Medium Density I Residential uses:

- Lands along the east side of Simcoe Street North, between the east branch of the Oshawa Creek and Taunton Road East; and
- Lands along the west side of Simcoe Street North, between the east branch of the Oshawa Creek and Taunton Road West.

**(Samac 67)**

4.24 Notwithstanding any other policies of this Secondary Plan to the contrary, the lands municipally known as 1413, 1417, 1419 and 1429 Simcoe Street North designated as High Density I Residential may be developed in accordance with the relevant policies of this Plan for Medium Density I Residential and Medium Density II Residential uses. **(Samac 72)**

## **5.0 Institutional**

5.1 The area designated as Institutional on Schedule “A” Samac Land Use and Street Plan shall be used predominantly for public and private institutional establishments of a city-wide or regional significance such as colleges, universities, hospitals, large religious institutions, and other uses which are ancillary to these institutional uses. **(Samac 57 – PL060815)**

5.2 The development of the University of Ontario Institute of Technology as a national and international centre of excellence in education is supported by the City. The City shall encourage Durham College to continue to serve a regional community college level educational function. **(Samac 57 – PL060815)**

5.3 Community uses, such as schools, places of worship, day care centres, libraries and other minor institutional uses, shall also be permitted in the area designated as Institutional. **(Samac 67)**

- 5.4 Emergency service uses related to the protection and safety of the municipality, such as police and fire stations, shall be permitted in any land use designation on Schedule “A” Samac Land Use and Street Plan as may be required, subject to the relevant provisions of Section 10.0 of this Secondary Plan, where applicable.
- 5.5 Institutional uses shall be located in such a manner as to minimize adverse audio, visual or other impacts on adjacent land uses.
- 5.6 The location and layout of institutional uses and related parking and loading areas shall be such that the potential vehicular traffic generated by such uses is discouraged from penetrating residential neighbourhoods.
- 5.7 Institutional uses shall be adequately landscaped according to plans prepared by a qualified landscape architect.

## **6.0 Community Uses**

- 6.1 Community Uses designated on Schedule “A” Samac Land Use and Street Plan shall include social, educational and religious land uses that, by nature of their activity, scale and design, are compatible with adjacent land uses.
- 6.2 Where proposed Community Uses are to be developed adjacent to existing or proposed residential or commercial uses, adequate setbacks and appropriate screening by wall, fence, plantings or other suitable materials shall be provided to the satisfaction of the municipality in order to minimize potential adverse effects.
- 6.3 The City shall, through the subdivision process, set aside adequate lands to meet the elementary school requirements in the area. To this end, three public elementary school sites and two separate elementary school sites shall be provided as designated on Schedule “A” Samac Land Use and Street Plan.
- 6.4 Schools shall be located adjacent to public parks to enable the joint use and development of space and facilities subject to appropriate agreements between local school boards and the City.
- 6.5 General vehicular access to schools shall be provided either from local or collector streets. Pedestrian access to school sites shall generally be provided via City sidewalks but may be provided via walkways subject to acceptance by the appropriate educational authority. The separation of pedestrian and vehicular movements in school areas shall be promoted in subdivision designs.
- 6.6 For the purposes of this Secondary Plan, the separate and public school Community Use designation may include uses such as day care centres and related recreational uses.

- 6.7 Places of worship shall generally be provided on the basis of one per 10,000 persons. One new and two existing place of worship sites are designated on Schedule “A” Samac Land Use and Street Plan. The new church site shall be approximately 0.8 hectare in area and shall be provided with suitable access from the abutting collector street. **(Samac 67)**
- 6.8 Nursery schools and other community oriented uses shall be permitted as ancillary uses of a religious use, and shall be designed and developed in accordance with the religious use.
- 6.9 Community Uses shall be required to provide on-site parking and servicing facilities in accordance with appropriate City regulations.
- 6.10 In the event that a site designated for Community Uses is not required or is no longer needed for Community Use activities, the site may be used for Low Density Residential development, or redevelopment, without requiring an amendment to this Secondary Plan.
- 6.11 Notwithstanding any other provisions of this Secondary Plan to the contrary, Medium Density I Residential uses and Medium Density II Residential uses in accordance with Table 2 of the Oshawa Official Plan are also permitted uses on the lands designated as Community Uses, municipally known as 1626 Simcoe Street North. **(Samac 57 – PL060815)**
- 6.12 Notwithstanding any policy of the Official Plan of the former Oshawa Planning Area – Secondary Plan for the Samac Community to the contrary, the only permitted use for certain lands designated as Community Use – Place of Worship Site located north of the Oshawa Creek valley/floodplain, west of Wilson Road North is a place of worship. **(Samac 61, 67)**
- 6.13 Notwithstanding any other policies of this Secondary Plan to the contrary, an office is also a permitted use on the lands designated as Community Use, municipally known as 1521 Simcoe Street North. **(Samac 69)**

## **7.0 Open Space and Recreation**

- 7.1 The areas designated as Open Space and Recreation on Schedule “A” Samac Land Use and Street Plan shall be used for active and passive outdoor and indoor recreation as well as for the preservation and conservation of environmental features. In addition, the permitted uses on areas designated as Open Space and Recreation shall also be subject to the relevant provisions of Section 10.0 of this Secondary Plan, where applicable.
- 7.2 The City shall endeavour to create an integrated parkland and open space system within the Samac Community through the provision of appropriate linkages between open space areas. The exact location of these linkages shall be determined through the development approval process.

- 7.3 Consideration shall be given to the development of pedestrian walkways, bicycle paths and other convenient linkages between neighbourhood parks, residential areas, schools and other types of open space. The detailed locations of these linkages and consideration for any associated small parking areas for the users of these facilities shall be determined in the processing of development proposals.
- 7.4 The use of the two former landfill sites owned by the Region of Durham and the City of Oshawa is subject to the provisions of the Environmental Protection Act and other pertinent legislation. Only passive uses on a grass cover shall be permitted and construction of permanent buildings or structures with impermeable surfaces such as parking lots, tennis courts and other similar uses shall not be permitted unless approved by the Ministry of the Environment and Climate Change. However, in the future, the former landfill sites may be developed for open space and recreational uses subject to the approval of the Ministry of the Environment and Climate Change. Development plans for such open space and recreational uses on the former landfill sites shall be prepared by the City of Oshawa in consultation with the Ministry of the Environment and Climate Change and the Region of Durham.  
**(Samac 67)**
- 7.5 The City shall encourage the continued operation of Camp Samac in its present use.
- 7.6 The City shall encourage the development of the Cedar Valley Conservation Area by the Central Lake Ontario Conservation Authority in accordance with the Master Plan for this Conservation Area. In this regard, the City shall co-operate with the Conservation Authority in the formulation of the Master Plan for the Cedar Valley Conservation Area. The Cedar Valley Conservation Area shall be developed, or jointly developed, between the City and the Central Lake Ontario Conservation Authority, or other organizations, as may become available.
- 7.7 The general locations of neighbourhood parks are shown on Schedule "A" Samac Land Use and Street Plan and such parks shall be planned and developed to serve surrounding residential neighbourhoods. Additional neighbourhood parks and other parks may be provided within areas designated as Low Density, Medium Density I and High Density I Residential through the development approval process without amendment to this Secondary Plan.  
**(Samac 47)**
- 7.8 Neighbourhood parks shall generally be provided on the basis of 0.8 hectares per 1,000 population and shall be located and designed so as to maximize access to all users. The exact location and size of neighbourhood parks shall be determined through the processing of development proposals.
- 7.9 Generally, neighbourhood parks shall consist of the following types:



- (a) Individual playlots designed primarily for the use of pre-schooled and junior school children;
- (b) Playgrounds and playfields designed for general public use including children and adults; and
- (c) Passive recreation areas, such as woodlots, that cater to more passive activities such as leisure walking or visual enjoyment of outdoor areas within a short distance of the residential areas.

- 7.10 The Kedron Neighbourhood Park is shown on Schedule “A” north of Manor Drive and south of Britannia Avenue East arterial road. The Kedron Neighbourhood Park shall be approximately 3.2 hectares in size and shall have frontage on Britannia Avenue East arterial road. **(Samac 50, 67)**
- 7.11 Where neighbourhood parks are to be developed adjacent to existing and proposed residential areas, appropriate measures shall be taken to minimize the adverse audio and visual effects associated with recreation activity areas and associated parking areas.
- 7.12 Lot lines abutting neighbourhood parks shall be clearly defined by planting of trees, fencing or the provision of other suitable markings. The City shall not normally be responsible for any costs incurred relating to the provision of such plantings, fencing or markings.
- 7.13 Where areas designated as Open Space and Recreation are privately owned, such areas shall not necessarily be free and open to the public nor shall they necessarily be acquired by the City.
- 7.14 For park or other public recreational purposes, the City, as a condition of development or redevelopment, shall require a suitable dedication of land or cash-in-lieu of land as is provided in the Planning Act. The City may waive the land conveyance requirement and may require the payment of money in lieu of such conveyance to the value of the land otherwise required to be conveyed. The amount of any such payment shall be established in accordance with the Planning Act.
- 7.15 All land conveyed to the City for park purposes shall be conveyed in a physical condition that is satisfactory to the City and the City may require appropriate grading and seeding prior to its conveyance. Acceptability of any conveyance of land shall be dependent upon the subject land's intended function, size, location and physical features.
- 7.16 Where development or redevelopment is proposed on a site, part of which consists of Hazard Lands or Natural Heritage System, then such areas shall not necessarily be acceptable as conveyance for park purposes. **(Samac 67)**

- 7.17 Land conveyed for park purposes involving an open watercourse shall provide adequate space for the maintenance and operation of the watercourse and erosion control treatment, if required.
- 7.18 Notwithstanding any other policies of this Secondary Plan to the contrary, the existing automobile repair garage, and an accessory office, and two apartment units are permitted uses in the existing building or in a similar replacement building on the existing lot located at 1600 Simcoe Street North. Limited automobile sales is also permitted as an accessory use to the automobile repair garage on this site. **(Samac 57 – PL060815, 67)**

## **8.0 Transportation and Utilities**

### **8.1 Transportation**

- 8.1.1 The Samac Community shall be serviced by a transportation system comprised of arterial streets to accommodate the requirements for through traffic movements, and collector and local streets to facilitate the movement of people and goods to and from residential neighbourhoods. Arterial and collector streets are designated on Schedule “A” Samac Land Use and Street Plan. Local streets shall be determined through the development approval process and are not designated on Schedule “A” Samac Land Use and Street Plan.
- 8.1.2 Type “A”, Type “B” and Type “C” arterial streets are designated as Type “A”, Type “B” and Type “C” arterial roads respectively in the Durham Regional Official Plan and are subject to the relevant provisions of that Plan. City collector and local streets shall be subject to Section 3.0 of the Oshawa Official Plan. **(Samac 50)**
- 8.1.3 Local and collector streets shall be designed to discourage through traffic movements from penetrating residential areas. Collector street patterns shall be designed to promote efficient traffic circulation at reduced speeds, and to encourage the use of arterial streets by high volume, through traffic.
- 8.1.4 Direct access from residential uses to City arterial streets shall be restricted and provided via collector and local streets, where possible. The intersection of local streets with City arterial streets shall be discouraged.
- 8.1.5 Parking areas shall be required on the site of each commercial, residential, institutional and community use development. Such parking areas shall be well designed and properly related to buildings and landscaped areas and in accordance with City regulations.
- 8.1.6 Simcoe Street North is identified as a Transit Spine and Regional Corridor in the Durham Regional Official Plan. It is intended that Simcoe Street North and adjacent lands be developed in accordance with Policy 2.1.5.3 of the Oshawa Official Plan and in a manner that is supportive of transit use and gives consideration to pedestrians and cyclists. Development adjacent to

Simcoe Street North shall incorporate a high quality of urban design in accordance with Policy 2.1.6.2 of the Oshawa Official Plan.

**(Samac 57 – PL060815, 67)**

- 8.1.7 The design and construction of public transportation services shall have regard to the effect on the natural environment.
- 8.1.8 The location of public transit routes and the spacing of stops shall have regard to accessibility from residential areas and convenience to pedestrians.
- 8.1.9 In the processing of subdivision plans, consideration shall be given to the provision of pedestrian walkways and bicycle paths to facilitate access to schools, public facilities, commercial areas and public transit stops.
- 8.1.10 The City shall encourage the intersection of new collector streets with arterial streets to align with existing intersections wherever possible and may acquire lands to achieve this end.
- 8.1.11 Conlin Road is a Local Corridor important east/west transportation and activity corridor and shall be developed in accordance with Policy 2.1.5.4 of the Oshawa Official Plan. It is intended that Conlin Road and adjacent lands be developed in a manner sensitive to pedestrians and cyclists and allow for ease of pedestrian crossing between the south and north campuses of Durham College/University of Ontario Institute of Technology. Development adjacent to Conlin Road shall incorporate a high quality of urban design.

**(Samac 55, 67)**

## **8.2 Utilities**

- 8.2.1 All development shall be subject to the provision of full municipal utilities including sanitary sewer, water and storm drainage facilities. The phasing and timing of such utilities for subdivisions shall be at the discretion of the authority having jurisdiction and the approval of this Secondary Plan shall not obligate any authority to install such utilities.
- 8.2.2 Notwithstanding Policy 8.2.1 of this Secondary Plan, limited development may be permitted without the provision of full municipal services in accordance with the relevant provisions of the Durham Regional Official Plan. **(Samac 67)**
- 8.2.3 Notwithstanding any other policy in this Secondary Plan to the contrary, utilities, transformer stations and telephone exchanges serving their immediate surroundings, fire halls, police stations, water wells, water storage facilities, water supply and sanitary sewage pumping stations operated by public agencies, pipeline rights-of-way, transmission lines and rights-of-way shall be allowed in any land use designation. **(Samac 67)**
- 8.2.4 Open space and recreation uses as well as uses ancillary to abutting land uses may be permitted on Hydro One Networks Inc./Ontario Power

Generation Incorporated lands where deemed compatible with adjacent land uses and by agreement with Hydro One Networks Inc./Ontario Power Generation Incorporated. **(Samac 67)**

- 8.2.5 Stormwater management facilities may be constructed in any land use designation shown on Schedule “A” Samac Land Use and Street Plan. The design and location of these facilities will be determined through detailed stormwater management engineering studies undertaken in conjunction with the development approvals process. **(Samac 50)**

## **9.0 Airport**

- 9.1 Development within the Samac Community shall be subject to the noise policies contained in Oshawa Official Plan and the building or structure height provisions of the federal Aeronautics Act, including any registered zoning imposed under that Act.

## **10.0 Environmental Management**

### **10.1 General**

- 10.1.1 \*Policies for Environmental Management within this Secondary Plan include selected approved policies from the Durham Regional Official Plan. These are noted with an asterisk (\*). Reference should be made to that document as it applies to the Samac Community. Any changes to these policies may necessitate an amendment to the Durham Regional Official Plan. For the purposes of this Secondary Plan:

- (a) Environment refers to any combination of natural and man-made features including air, soil, water, plant and animal life, social and cultural conditions, buildings and structures.
- (b) Natural Heritage System refers to a connected system of environmental components consisting of key natural heritage features, key hydrologic features, riparian corridors and areas identified for natural cover regeneration/restoration that will improve connectivity and habitat, and is shown on Schedule “B”, Samac Environmental Management Plan. High Volume Recharge Areas are also an important component of the Natural Heritage System, but for policy implementation, these have been mapped separately from the other components of the Natural Heritage System and are identified on Schedule “D-2” of the Oshawa Official Plan. **(Samac 67)**
- (c) Hazard Lands refer to lands having physical characteristics such as poor drainage, swamps, organic soils, flood and erosion susceptibility, steep slopes, instability or any other physical conditions which could cause property damage, loss of life or damage to the environment if developed upon.

- (d) Watercourses shall mean natural or manmade channels which accommodate runoff at any time of the year, and which are located within Hazard Lands and/or the Natural Heritage System. **(Samac 67)**
- (e) Waste Disposal Assessment Areas refer to former waste disposal areas and possible influence areas.

**10.2 Natural Heritage System (Samac 67)**

10.2.1 \*The Natural Heritage System is generally shown on Schedule “B” Samac Environmental Management Plan, attached hereto and forming part of this Secondary Plan. Additional natural heritage and hydrologic features located outside of the Natural Heritage System shown on Schedule “B” Samac Environmental Management Plan may be identified during the review of development applications without amendment to this Secondary Plan. The extent and exact location of all natural heritage and/or hydrologic features within and outside of the Natural Heritage System, in accordance with Section 5.5 of the Oshawa Official Plan shall be determined at the time of development application(s). **(Samac 67)**

10.2.2 \*The City shall endeavour to retain the Natural Heritage System in a natural state wherever possible. Development within the Natural Heritage System is prohibited except as permitted in accordance with Policy 5.4.4 of the Oshawa Official Plan. **(Samac 67)**

**10.3 Hazard Lands**

10.3.1 \*Hazard Lands are generally shown on Schedule “B” Samac Environmental Management Plan. Additional Hazard Lands beyond those shown on Schedule “B” Samac Environmental Management Plan may be identified during the review of development applications without amendment to this Secondary Plan. The extent and exact location of Hazard Lands shall be determined in the respective zoning by-laws in accordance with detailed floodline, soils and contour mapping in consultation with the Central Lake Ontario Conservation Authority.

10.3.2 \*Hazard Lands shall be used primarily for the preservation and conservation of the natural land or the environment, and shall be managed in such a fashion as to complement adjacent land uses and protect such uses from any physical hazards or their effects. In this regard, only buildings and structures necessary for flood or erosion control and public works such as water pollution control plants, water supply plants, pumping stations, sewers, watermains, roads, bridges, pipelines, electrical transmission lines and ancillary parking lots will be permitted within those areas subject to flooding under regional storm conditions as defined by the engineered lines established by the Central Lake Ontario Conservation Authority.

10.3.3 \*The erection of buildings or structures in accordance with Policy 10.3.2 of this Secondary Plan, or the placement or removal of fill of any kind, whether

originating on the site or elsewhere, in Hazard Lands, or alterations to a watercourse, shall be subject to the regulations of the Central Lake Ontario Conservation Authority and the approval of the Ministry of Natural Resources and Forestry with respect to matters within its jurisdiction and to Policy 10.3.8 of this Secondary Plan. **(Samac 67)**

10.3.4 An application for the removal of the development constraints affecting lands shown as Hazard Lands may be given due consideration in accordance with the criteria outlined in (a) to (d) in Policy 10.3.8 of this Secondary Plan. **(Samac 67)**

10.3.5 \*The respective zoning by-laws shall impose building and lot setbacks from Hazard Lands related to the extent and severity of the existing and potential hazard. Such setbacks shall be determined by the City in consultation with the Central Lake Ontario Conservation Authority and shall be related to floodlines, fill and construction lines, the severity of any potentially hazardous or sensitive conditions, and the top of bank.

10.3.6 \*Where Hazard Lands are under private ownership, it shall not be construed that these lands shall be free and open to the general public or that they shall necessarily be acquired by the City or any other public agency.

10.3.7 In considering a plan of subdivision, part of which consists of Hazard Lands, such Hazard Lands at the discretion of the City may not form part of the dedication for park purposes. Where Hazard Lands are acceptable to the City as part of the dedication for park purposes, such lands shall be conveyed to the City in a physical condition satisfactory to the City. Where such a dedication involves an open watercourse, adequate space, shall be provided for maintenance and operation of the watercourse.

10.3.8 \*In considering an application for the erection of buildings or structures, or the placing or removal of fill of any kind on Hazard Lands, an application for the removal of the development constraints affecting lands shown as Hazard Lands on Schedule "B" Samac Environmental Management Plan, or an application for the alteration of a watercourse, consideration shall be given to the following:

- (a) The existing environmental or physical hazards;
- (b) The potential impacts of these hazards;
- (c) The potential impact of any proposed development on the Hazard Lands; and
- (d) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.

#### **10.4 Waste Disposal Assessment Areas**

10.4.1 The Waste Disposal Assessment Areas shown on Schedule “B” Samac Environmental Management Plan have been identified in consultation with the Ministry of the Environment and Climate Change as posing or having the potential to pose an environmental health hazard. The extent and exact location of the Waste Disposal Assessment Areas have been determined in relation to the severity of the existing or potential hazard. **(Samac 67)**

The boundaries of the Waste Disposal Assessment Areas shown on Schedule “B” Samac Environmental Management Plan generally extend approximately 45 metres (150 ft.) beyond the actual former waste disposal area except where a positive methane gas control system exists, in which case the boundary is defined by the location of the methane gas control system, including any necessary maintenance areas or easements. In the event that a new methane gas control system is installed or an existing control system is extended, the boundary of the Waste Disposal Assessment Area shall be defined by the location of such methane gas control system, including any necessary maintenance areas or easements, without requiring an amendment to this Secondary Plan.

10.4.2 The City shall amend its zoning by-laws to rezone the Waste Disposal Assessment Areas shown on Schedule “B” Samac Environmental Management Plan to an appropriate zoning category.

10.4.3 Prior to rezoning to amend the zoning provisions imposed in accordance with Policy 10.4.2 of this Secondary Plan and to permit uses in accordance with the provisions of this Secondary Plan, the proponents shall submit to City and to the Ministry of the Environment and Climate Change for their approval such engineering reports as may be required in respect of such matters as: potential gas migration, leachates, hydrogeology, structural stability and the safety and integrity of proposed structures. Upon receiving the written approval of the Ministry of the Environment that the lands within the subject zone are not affected by gases, leachates or toxic wastes from the former waste disposal area and that the lands within the subject zone are environmentally safe, the City shall consider rezoning the lands to an appropriate zoning category. **(Samac 67)**

10.4.4 Notwithstanding Policy 10.4.2 of this Secondary Plan, the City may zone to recognize existing uses or structures within the Waste Disposal Assessment Areas shown on Schedule “B” Samac Environmental Management Plan. Former waste disposal areas may be developed for passive or active parks subject to the approval of the Minister of the Environment and Climate Change. **(Samac 67)**

10.4.5 The development of lands and construction of roads and services adjacent to former waste disposal areas located within the Waste Disposal Assessment Areas shown on Schedule “B” Samac Environmental Management Plan shall require Ministry of the Environment and Climate Change and City approval. The proponents shall submit to the Ministry of the Environment and Climate

Change and the City for their approval such engineering reports as may be required with respect to controlling any potential methane gas migration or leachate migration from the former waste disposal areas, and the construction of structures, buildings, roads or services on such lands shall comply with such reports as endorsed by the Ministry of the Environment and Climate Change and the City. **(Samac 67)**

10.4.6 The City may require appropriate buffering be provided as a condition of development on lands adjacent to former waste disposal areas in order to minimize any negative environmental effects emanating from the former waste disposal areas. In addition, the phasing of development on lands adjacent to former waste disposal areas shall be subject to the approval of the City and the Ministry of the Environment and Climate Change. The zoning by-law may specify any necessary controls prescribed by any studies as may be required in accordance with Policies 10.4.3 and 10.4.5 of this Secondary Plan. **(Samac 67)**

## **11.0 Implementation**

### **11.1 General**

11.1.1 The goals, objectives and policies set forth in this Secondary Plan shall be implemented by both public and private initiatives in conformity with this Secondary Plan.

11.1.2 The policies set forth in this Plan regarding the implementation of the Plan, shall apply in regard to this Secondary Plan. **(Samac 67)**

11.1.3 The City may acquire land to implement any feature of this Secondary Plan in accordance with the provisions of the Municipal Act, Planning Act, Region of Durham Act or any other Act.

11.1.4 The City may pass by-laws for prescribing property standards, demolition control and sign control in accordance with the provisions of the Municipal Act, Planning Act, Region of Durham Act or any other Act.

### **11.2 Zoning By-laws**

11.2.1 This Secondary Plan shall be implemented through the enactment of zoning by-laws in conformity with the policies of this Secondary Plan. **(Samac 67)**

### **11.3 Subdivision Control**

11.3.1 The City shall recommend to the Region the approval of only those plans of subdivision which comply with the policies of this Secondary Plan. **(Samac 67)**



11.3.2 The City may, under conditions of approval for plans of subdivision pursuant to the Planning Act, require that the applicant(s) enter into one or more agreements which may be registered against the title of the subject lands.

#### **11.4 Site Plan Control**

11.4.1 The Samac Community as outlined on Schedule “A” Samac Land Use and Street Plan is hereby declared to be a proposed site plan control area.

11.4.2 The City may pass by-laws to designate the whole or any part of the Samac Community as a site plan control area or to designate a site plan control area by reference to one or more land use designations.

11.4.3 Where a site plan control area has been designated in accordance with Section 11.4.2 of this Secondary Plan, the City may pass by-laws to define any class or classes of development that may be undertaken without the approval of plans and drawings that would otherwise be required in a site plan control area.

11.4.4 The City may require an applicant for development or redevelopment within a site plan control area to enter into one or more agreements pursuant to the Planning Act.

#### **12.0 Interpretation**

12.1 It is intended that deviations from the policies of this Secondary Plan or the intent thereof will require an amendment to this Secondary Plan.

Notwithstanding the foregoing, in order, to provide for flexibility in the interpretation of this Secondary Plan:

**(Samac 67)**

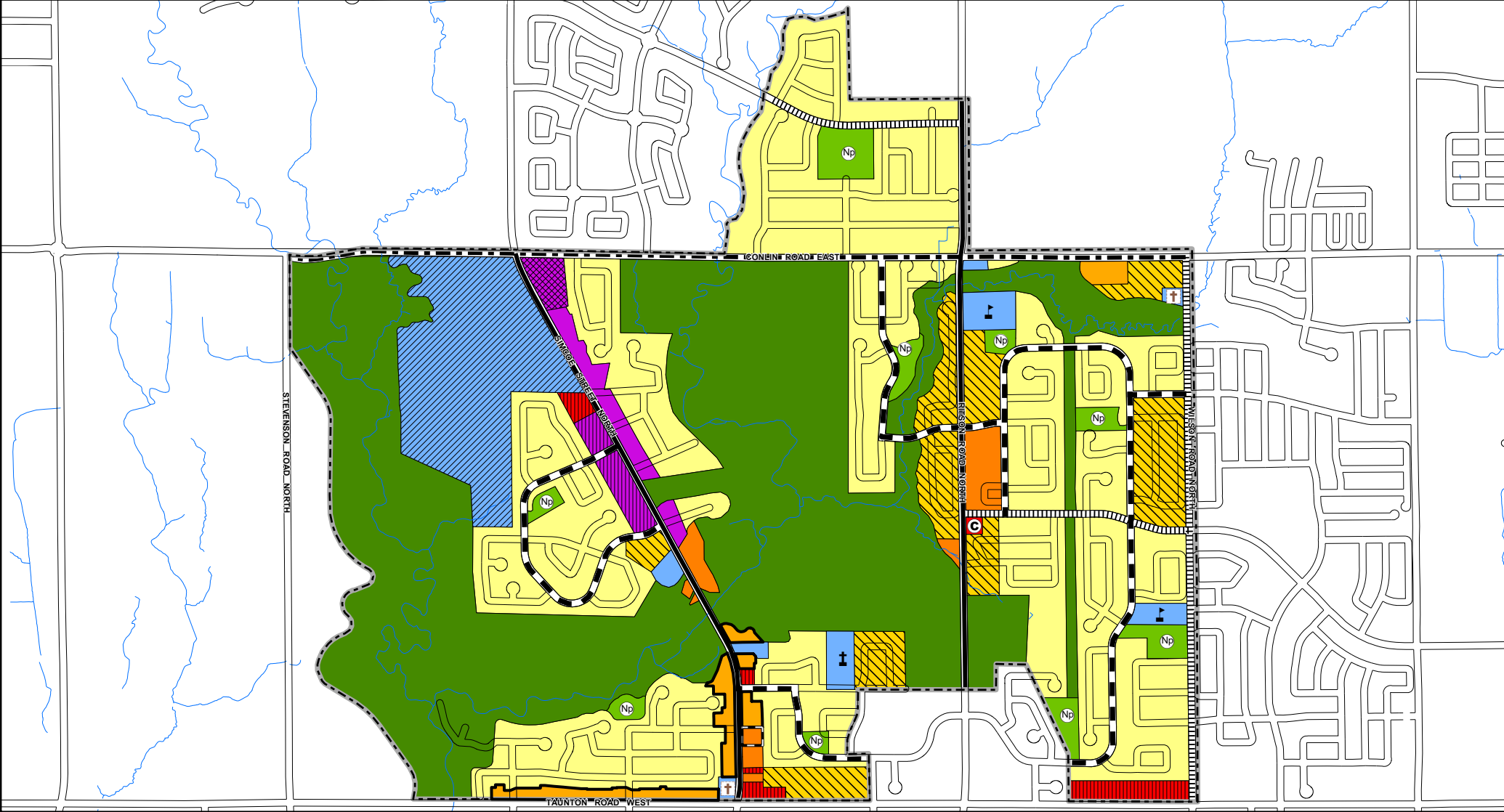
(a) All figures, numbers and quantities shown in this Secondary Plan shall be considered to be approximate. Minor changes to such figures, numbers and quantities will be permitted without amendment to this Secondary Plan, provided that such changes do not affect the intent of this Secondary Plan.

(b) Boundaries of land use designations shown on Schedule “A” Samac Land Use and Street Plan shall be considered as approximate. Minor adjustments to these land use boundaries will be permitted without amendment to this Secondary Plan except where such boundaries coincide with streets, railways, creeks, Hydro One Networks Inc./Ontario Power Generation Incorporated rights-of-way or other similar identifiable physical features.

**(Samac 67)**

(c) The location of proposed streets shown on Schedule “A” Samac Land Use and Street Plan shall be considered as approximate. Minor adjustments to the location of these streets or land use boundaries defined by streets will be permitted without amendment to this Secondary Plan.

12.2 Changes to policy numbering and cross-referencing of policy sections, minor editorial and map changes may be permitted without an amendment to this Plan, provided the intent of the Plan is maintained. **(Samac 62)**



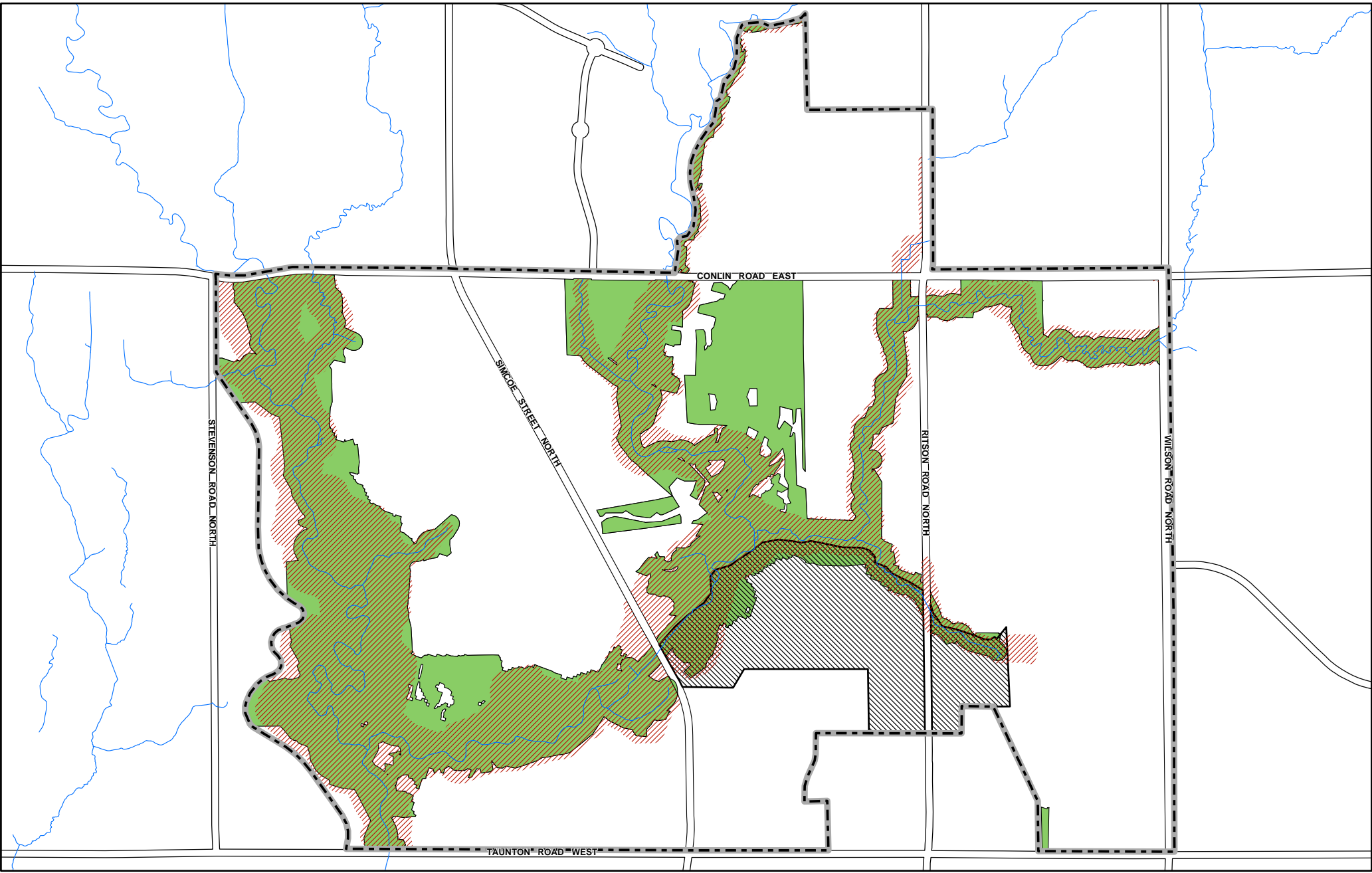
**Schedule 'A'**  
**Samac Land Use and Street Plan**  
 Secondary Plan for the Samac Community Official Plan of the former Oshawa Planning Area

0 100 200 400 600 Meters

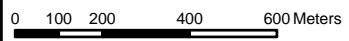
March 2023

Development Services Department

<b>Legend</b>	<b>Residential</b>	<b>Commercial</b>	<b>Mixed Use</b>
	Low Density	Planned Commercial Strip	Mixed Use Commercial/Residential
	Medium Density I	Convenience Commercial Centre	Mixed Use Residential
	Medium Density II	<b>Community Use</b>	Mixed Use Node
	High Density I	Place of Worship	<b>Transportation</b>
	Subject to Policy 4.23 in the Samac Secondary Plan	Other	Type 'A' Arterial Street
	Subject to Policy 4.24 in the Samac Secondary Plan	Public Elementary School	Type 'B' Arterial Street
	<b>Open Space and Recreation</b>	Separate Elementary School	Type 'C' Arterial Street
	Neighbourhood Park	<b>Institutional</b>	Collector Street
	Open Space and Recreation	Institutional	Samac Community Boundary







**Schedule 'B'**  
**Samac Environmental Management Plan**  
 Secondary Plan for the Samac Community Official  
 Plan of the former Oshawa Planning Area



Development Services Department

January 2017

**Legend**

-  Planning Area Boundary
-  Hazard Lands
-  Natural Heritage System
-  Waste Disposal Assessment Area