



**FORM 1 – NOTICE OF PASSING FOR AMENDMENTS TO ZONING BY-LAW 60-94**

**TAKE NOTICE** that the Council of The Corporation of The City of Oshawa passed By-law Number 146-2021 on the 13th day of December, 2021 under Section 34 of the *Planning Act*, R.S.O. 1990.

**AND TAKE NOTICE** that any person may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the by-law **by filing with the Clerk** of The Corporation of the City of Oshawa, **not later than the 4th day of January, 2022**, a notice of appeal which must set out the objection to the by-law and the reasons in support of the objection. Forms and other information respecting appeals to the Local Planning Appeal Tribunal are available on the Local Planning Appeal Tribunal's website at <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>. The appeal must be accompanied by the Local Planning Appeal Tribunal fee in the amount of \$1,100.00 payable to the "Minister of Finance".

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Due to COVID-19 protocols an appeal package may be filed with the City Clerk as follows:

- (a) by mail or by courier to: City Clerk Services, Oshawa City Hall, 50 Centre Street South, Oshawa, ON L1H 3Z7; or
- (b) by contacting Planning Services and pre-arranging a time to drop off the appeal package at the main doors (south entrance) to City Hall. Planning Services can be contacted by telephone at 905-436-3853 or by email at [planning@oshawa.ca](mailto:planning@oshawa.ca).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An Explanation of the purpose and effect of the by-law is set out below.

***FURTHER INFORMATION REGARDING THIS MATTER MAY BE OBTAINED BY CONTACTING THE CITY'S DEVELOPMENT SERVICES DEPARTMENT AT (905) 436-3853.***

Dated at the City of Oshawa this 15th day of December, 2021.

Mary Medeiros, City Clerk  
The Corporation of the City of Oshawa  
50 Centre Street South  
Oshawa, ON L1H 3Z7

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**EXPLANATORY NOTE**

**EXPLANATION OF THE PURPOSE & EFFECT OF BY-LAW NUMBER 146-2021**

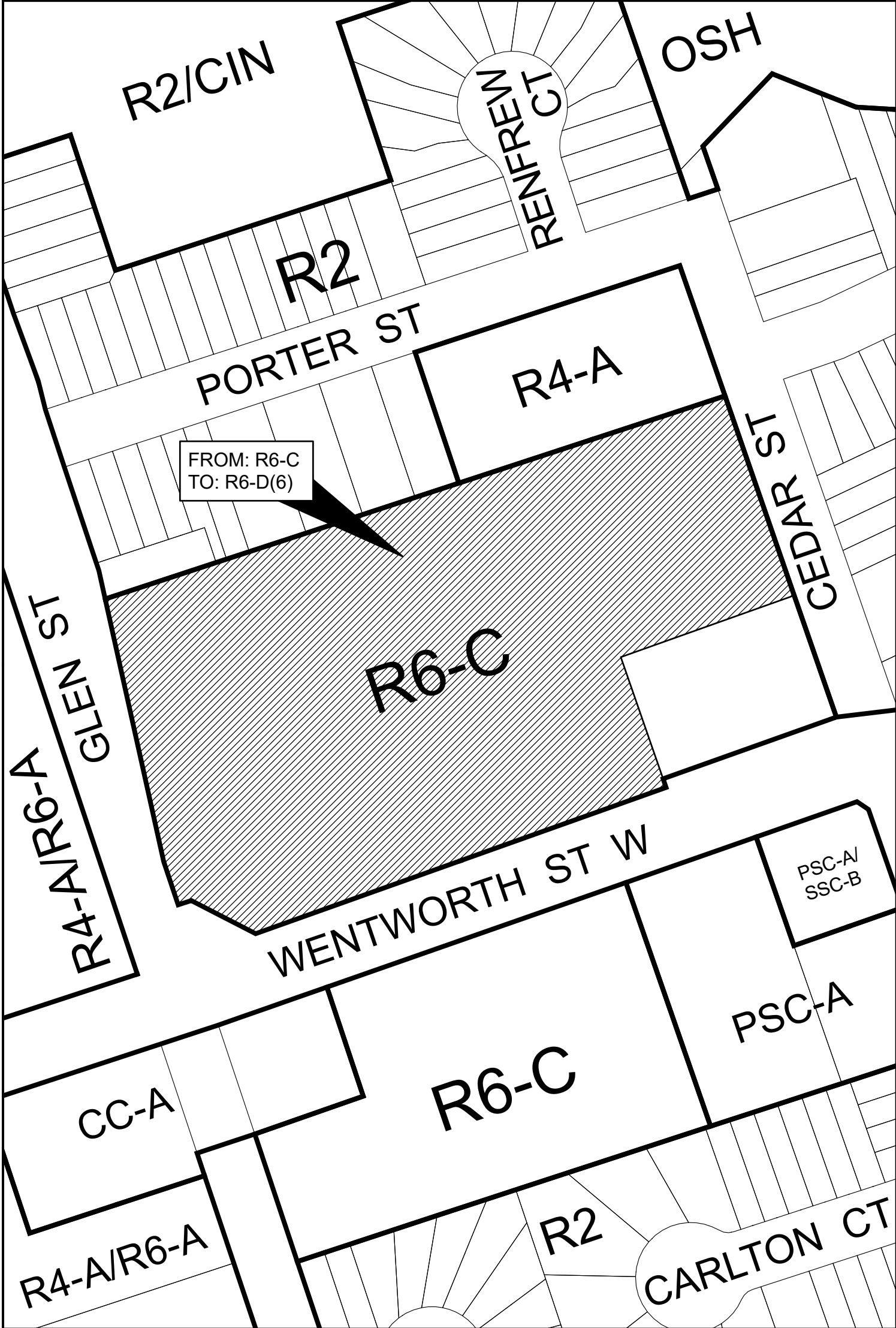
The purpose of By-law 146-2021 is to change the zoning for the lands located at 1040 Cedar Street and 280 Wentworth Street West from R6-C (Residential) to R6-D(6) (Residential) subject to a site specific condition.

The effect of By-law 146-2021 is to permit a new 306 unit apartment building and a three storey above grade parking structure in addition to the two existing apartment buildings on the site, subject to special regulations such as a maximum number of apartment units, minimum yard depths on the north and west sides, maximum building heights, minimum number of parking spaces and to permit parking in the front yard.

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 146-2021 applies.

THIS IS THE KEY MAP SHOWING THE  
LOCATION OF THE LANDS TO WHICH BY-LAW  
146-2021 APPLIES



Part Of Map B1

