



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

TAKE NOTICE that the Council of The Corporation of The City of Oshawa passed By-law Number 72-2021 on the 21st day of June, 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 15th day of July, 2021**, 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.

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.

Any written submissions made to Council and any oral submissions made at the public meeting were considered in making this decision.

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 25th day of June, 2021.

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

EXPLANATORY NOTE

EXPLANATION OF THE PURPOSE & EFFECT OF BY-LAW NUMBER 72-2021

The purpose of By-law 72-2021 is to change the zoning for the lands generally located at 2530 Thoroughbred Street as follows:

- From PCC-A(4) "h-55""h-56""h-57" to R3-A(18) "h-14" in part
- From PCC-A(4) "h-55""h-56""h-57" to R3-A(19) "h-14" in part
- From PCC-A(4) "h-55""h-56""h-57" to OSH in part

The effect of By-law 72-2021 is to implement a related draft plan of subdivision S-O-2021-01 featuring 10 blocks for up to 65 street townhouse dwellings, one servicing/open space block and a new local road.

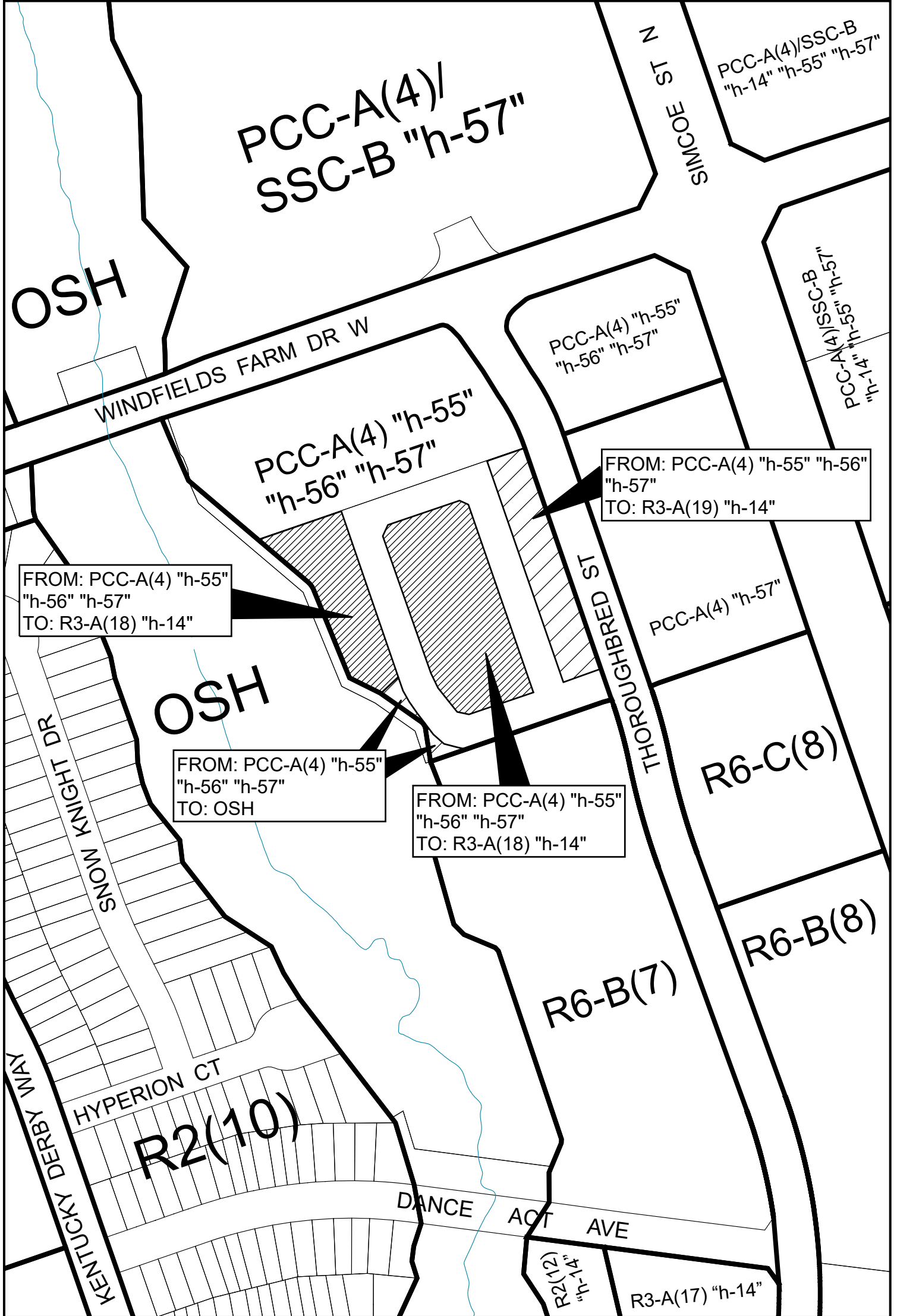
The effect of the “h-14” holding symbol is to ensure that appropriate arrangements are made for the provision of adequate services and facilities to serve the development and ensure a subdivision agreement is executed. While the holding symbol is in place only model homes, temporary sales offices and uses permitted in the UR (Urban Reserve) Zone are permitted.

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 Number 72-2021 applies.

The lands to which this Zoning By-law Amendment applies are also subject to an application for approval of a draft plan of subdivision (File S-O-2021-01).

THIS IS THE KEY MAP SHOWING THE LOCATION OF
THE LANDS TO WHICH BY-LAW 72-2021 APPLIES



Part Of Map A4 & North Half

