



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 76-2021 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 76-2021

The purpose of By-law 76-2021 is to change the zoning for a portion of the lands located at 925 Harmony Road North from OSU (Urban Open Space) and OSH (Hazard Lands Open Space) to R4-A(22) "h-83" (Residential) subject to a site specific condition.

The effect of By-law 76-2021 is to permit up to 24 block townhouse units at 925 Harmony Road North, south of the future Beatrice Street East connection, subject to special regulations related to such matters as minimum yard depths, minimum landscape open space, the distance to a street line for a parking area, the location of accessory buildings, the minimum setback for an accessory building and designating Harmony Road North as the front lot line.

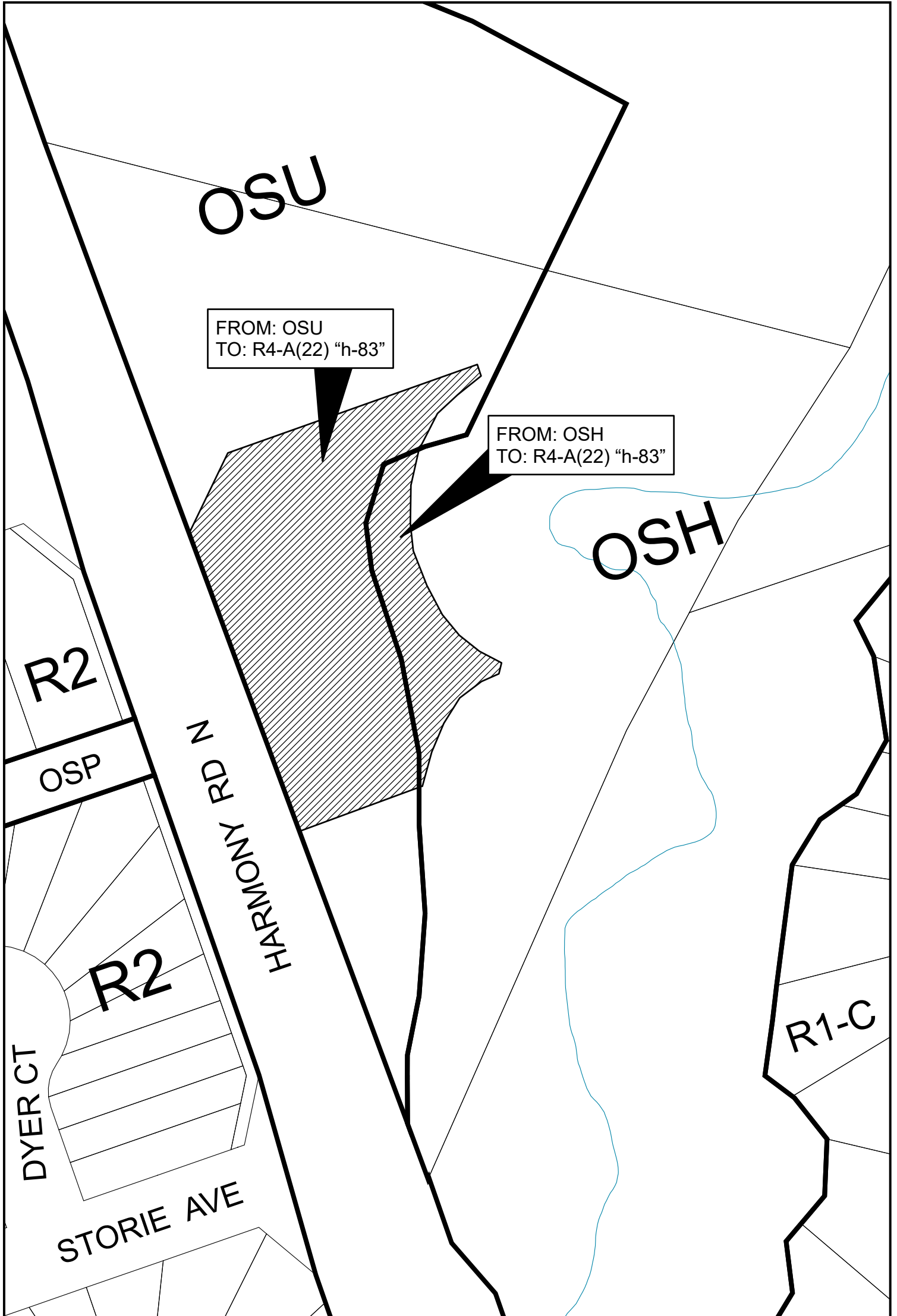
The effect of the “h-83” holding symbol is to ensure that site plan and subdivision agreements are executed with the City, appropriate arrangements are made for the provision of adequate sanitary, water, storm and transportation services and facilities to serve this development and included in a subdivision or site plan agreement which is executed and appropriate arrangements are made for the acquisition by the City of the land required for the construction of the future Beatrice Street East connection designated on a portion of the subject site. While the “h-83” holding symbol is in place only existing uses permitted as of the date of passing of By-law 76-2021, model homes and a temporary sales office 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 76-2021 applies.

The lands to which this Zoning By-law Amendment applies are also subject to Amendment 206 to the Oshawa Official Plan (File: OPA-2019-01) and an application for approval of a Draft Plan of Subdivision (File: S-O-2019-01).

THIS IS THE KEY MAP SHOWING THE LOCATION OF THE
LANDS TO WHICH BY-LAW 76-2021 APPLIES



Part Of Map C3

