



**Notice of Adoption of
Official Plan Amendment 205
to the City of Oshawa Official Plan**

In accordance with Section 17(23) of the Planning Act, R.S.O. 1990, c. P.13, as amended, please be advised that By-law 73-2021 adopting Official Plan Amendment 205 to the City of Oshawa Official Plan was passed by the Council of the City of Oshawa on the 21st day of June, 2021.

The purpose and effect Amendment 205 to the Oshawa Official Plan is to delete policy 8.4.11.4 of the Pinecrest Part II Plan as the Murton Street road allowance has been declared surplus to municipal requirements and has been closed by by-law.

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

While a copy of the Official Plan Amendment and any background material is normally available to the public for inspection in the Development Services Department (8th Floor, Rundle Tower) at City Hall, 50 Centre Street South between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, access to City Hall is subject to COVID-19 protocols. Accordingly, please call or email Morgan Jones, Senior Planner, at 905-436-3311, extension 2536 or at mrjones@oshawa.ca, as our business operations are subject to change as the Province of Ontario re-opens.

The proposed official plan amendment is exempt from approval by the Region of Durham. The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

The last day for filing a notice of appeal is July 21, 2021. A notice of appeal must be filed with the City Clerk of the City of Oshawa at City Hall, 50 Centre Street South. A notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Land 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.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the City of Oshawa this 1st day of July, 2021.

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



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 74-2021 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 21st 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 1st day of July 2021.

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

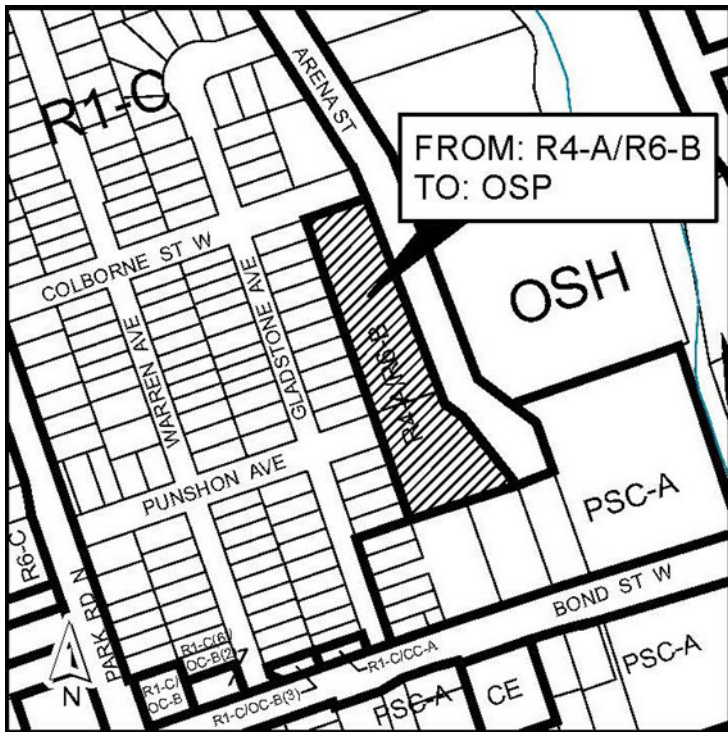
EXPLANATORY NOTE

EXPLANATION OF THE PURPOSE & EFFECT OF BY-LAW NUMBER 74-2021

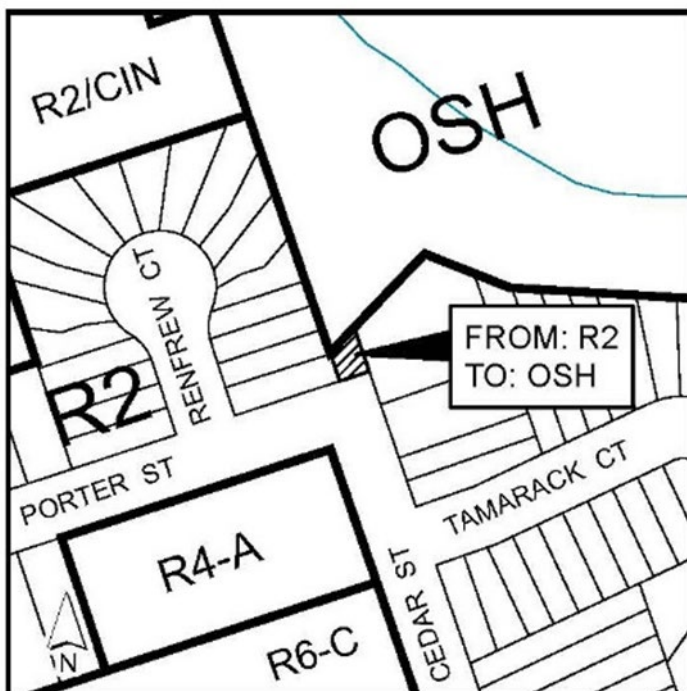
The purpose of By-law 74-2021 is to make a number of City-initiated amendments to Zoning By-law 60-94 which consist of the following:

- (a) Amending Section 2 of the Zoning By-law by amending the definition of Convenience Store to clarify that the serving and/or consumption of alcohol on-site is not permitted;
- (b) Amending Section 3 of the Zoning By-law by amending Article 3.5.2, Sentences 3.5.2(71), 3.5.2(72) and 3.5.2(73) to permit Contracting Yard and Recreational Vehicle Storage as additional permitted interim uses in the Northwood Business Park, subject to certain restrictions including the size and number of buildings;

- (c) Amending Section 3 of the Zoning By-law by amending Subsection 3.12, Sentences 3.12.2(1) and 3.12.2(2) to extend the temporary use of an automobile sales and service establishment at 1399 Simcoe Street North and an administrative office for the Lakeridge Health Foundation at 382 Simcoe Street North to 2024;
- (d) Amending Section 4 of the Zoning By-law by amending Subsection 4.4, Article 4.4.2 to clarify that only existing uses are deemed to remain in compliance after a lot reduction has occurred through an expropriation action;
- (e) Amending Section 5 of the Zoning By-law by amending Subsection 5.12, Sentences 5.12.6(3) and 5.12.7(2) to extend the date to legalize accessory apartments that existed prior to June 23, 2014 to 2023;
- (f) Amending Section 17 of the Zoning By-law by amending Subsection 17.3, Sentence 17.3.3(1) to delete the permission for a school operated by or on behalf of or for the benefit of the Durham Board of Education in an existing building at 421 Pine Avenue, as the school previously located on the site has been demolished;
- (g) Rezone City-owned lands municipally known as 81 Gladstone Avenue, also known as Valleyview Park, from R4-A/R6-B (Residential) to OSP (Park Open Space); and,



- (h) Rezone City owned lands municipally known as 0 Porter Street from R2 (Residential) to OSH (Hazard Lands Open Space).



All written and oral submissions received by the City of Oshawa were considered in the making of this decision.