



**Notice of Adoption of Amendment 215
to the City of Oshawa Official Plan and
Amendment 73 to the Official Plan for the Former
Oshawa Planning Area – Secondary Plan for the Samac Community**

In accordance with Section 17(23) of the Planning Act, R.S.O. 1990, c.P.13, as amended, please be advise that By-law 44-2023 adopting Amendment 215 to the City of Oshawa Official Plan Official Plan and By-law 45-2023 adopting Amendment 73 to the Official Plan for the Former Oshawa Planning Area – Secondary Plan for Samac Community were passed by the Council of the City of Oshawa on the 1st day of May, 2023.

The purpose and effect of Amendment 215 to the Oshawa Official Plan is to add a site specific policy to permit a maximum residential density of 592 units per hectare on the subject lands located at the southwest corner of Simcoe Street North and the south leg of Niagara Drive, municipally known as 1664 Simcoe Street North and 17 and 25 Niagara Drive.

The purpose and effect of Amendment 73 to the Secondary Plan for the Samac Community is to redesignate the subject lands from Medium Density I Residential to High Density II Residential to permit a 7 storey apartment building with 142 units and to apply a site specific policy to continue to permit Medium Density I Residential, Medium Density II Residential and High Density I Residential uses and densities.

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

A copy of the amendment to the Oshawa Official Plan and the amendment to the Secondary Plan for the Samac Community and any background material is available to the public for inspection in the Economic and 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.

The land to which the amendments to the Oshawa Official Plan and Secondary Plan for the Samac Community apply is also the subject of a related application under the Planning Act for an amendment to the City's Zoning By-law 60-94 under File Z-2019-12.

The proposed amendments to the Oshawa Official Plan and the Secondary Plan for the Samac Community are 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 May 24, 2023. 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.

Any person or public body who has made a written request to the City of Oshawa to be notified of the proposed decision will be entitled to receive notice of the decision of the City of Oshawa.

Dated at the City of Oshawa this 4th day of May, 2023.

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 46-2023 on the 1st day of May, 2023 under Section 34 of the *Planning Act*, R.S.O. 1990.

AND TAKE NOTICE that any person may appeal to the Ontario Land Tribunal in respect of the by-law **by filing with the Clerk** of The Corporation of the City of Oshawa, **not later than the 24th day of May, 2023**, 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 Ontario Land Tribunal are available on the Ontario Land Tribunal's website at <https://olt.gov.on.ca/>. The appeal must be accompanied by the Ontario Land Tribunal fee payable to the "Minister of Finance".

Only individuals, corporations and public bodies may appeal a zoning by-law 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 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 Ontario Land 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 4th day of May, 2023.

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 46-2023

The purpose of By-law 46-2023 is to change the zoning for the lands generally located at the southwest corner of Simcoe Street North and the south leg of Niagara Drive, municipally known as 1664 Simcoe Street North and 17 and 25 Niagara Drive, from R3-A/R4-A/R6-A "h-48" to R3-A/R4-A/R6-D(8) "h-48".

The effect of By-law 46-2023 is to permit a 7 storey apartment building containing 142 units with site specific regulations related to such matters as increased maximum permitted residential density and building height, reduced minimum front yard, exterior side yard and interior side yard depths, reduced minimum required parking and reduced setback of a parking area to a street line.

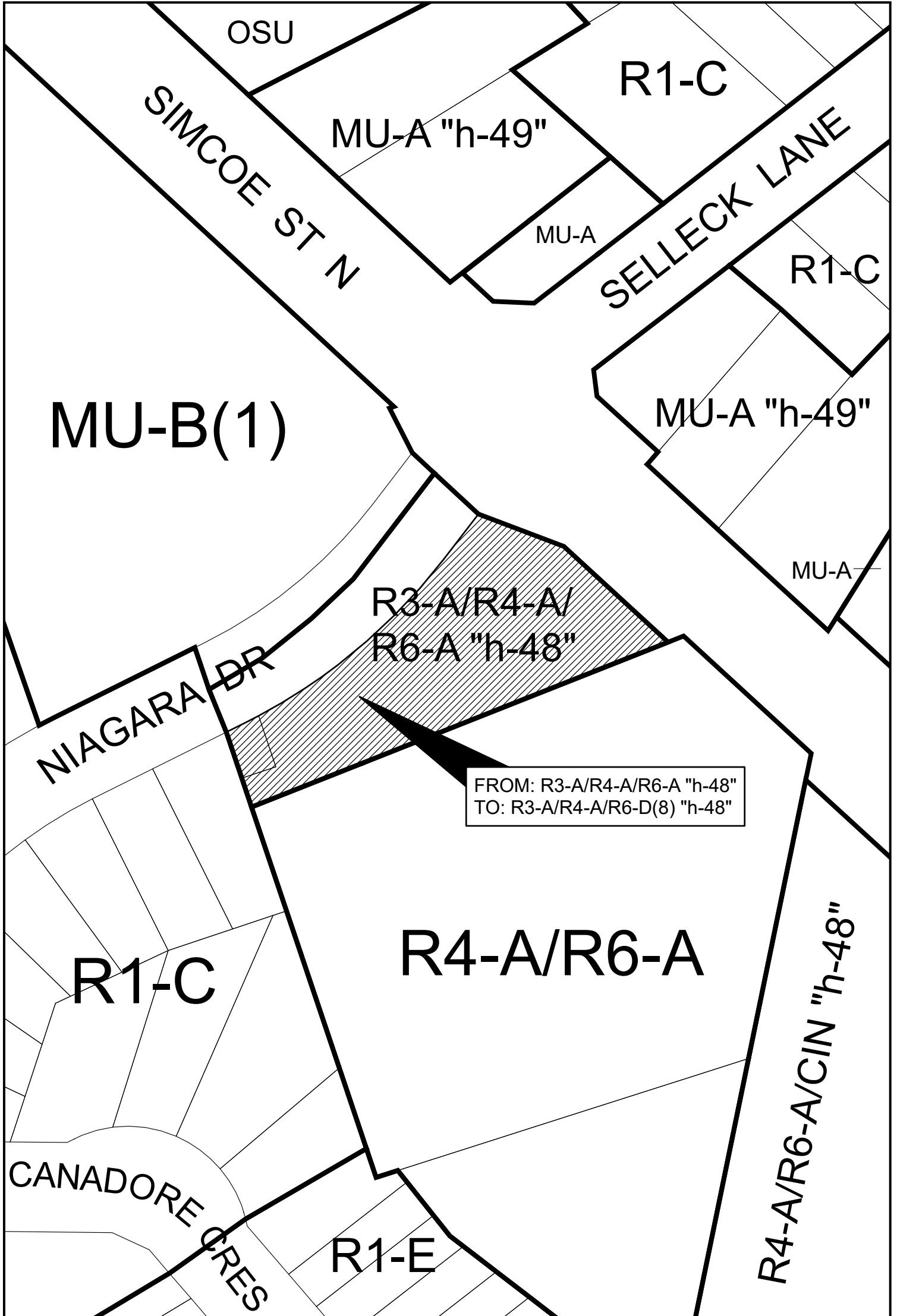
The effect of the “h-48” holding symbol is to ensure that site plan approval is obtained from the City to address a variety of matters such as servicing, access, noise, environmental and cross access. While the “h-48” holding symbol is in place only existing uses and a leasing/sales office are permitted.

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 46-2023 applies.

The lands to which this Zoning By-law Amendment applies are also subject to Amendment Number 215 to the Oshawa Official Plan and Amendment Number 73 to the Official Plan of the Former Oshawa Planning Area - Secondary Plan for the Samac Community (File: OPA-2019-03).

THIS IS THE KEY MAP SHOWING THE LOCATION OF THE LANDS TO WHICH
BY-LAW 46-2023 APPLIES



Part Of Maps B3 and B4

