



**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 49-2023 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 4<sup>th</sup> day of May, 2023.

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 49-2023**

The purpose of By-law 49-2023 is to change the zoning for the lands generally located on the west side of Townline Road North, north of Conlin Road East, municipally known as 1500 Conlin Road East from AG-A (Agricultural) to:

- (a) R1-E(26) "h-14" (Residential) in part;
- (b) R1-E(31) "h-14" (Residential) in part;
- (c) R3-A "h-14" (Residential) in part;
- (d) R4-A(12) "h-14""h-38" (Residential) in part;
- (e) R4-A(12).D35 "h-14""h-38" (Residential) in part;
- (f) R4-A(12).DBR 30-60 "h-14""h-30" (Residential) in part;
- (g) CIN/R1-E/R3-A/R4-A "h-14" (Community Institutional/Residential) in part;
- (h) CIN/R4-A "h-14""h-38" (Community Institutional/Residential) in part;
- (i) MU-B "h-14" (Mixed Use) in part;
- (j) OSP (Park Open Space) in part; and
- (k) OSH (Hazard Lands Open Space) in part;

in order to implement draft plan of subdivision S-O-2014-04 which contains:

- 29 blocks for up to 344 single detached dwellings;
- 13 blocks for 72 street townhouse dwellings;
- 1 low density residential block for up to 50 block townhouse dwellings;
- 2 medium density residential blocks for up to 178 block townhouse dwellings;
- a portion of a mixed use block;
- an elementary school block;
- a walkway block;
- 3 parkette blocks;
- 2 stormwater management pond blocks;
- 2 open space blocks;
- 7 landscape strip blocks;
- 2 road widening blocks;
- 4 reserve blocks; and,
- new arterial, collector and local roads.

Appropriate holding symbols are being applied to all residential components of the draft plan of subdivision to ensure that a subdivision agreement is executed which would include appropriate arrangements for the provision of adequate services and transportation facilities to serve the development. In addition, appropriate holding symbols are being applied to the low density and medium density residential development blocks to ensure site plan approval is obtained from the City, and to the development block abutting Conlin Road East to ensure that urban design guidelines are prepared.

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

The land to which the Zoning By-law Amendment applies is also subject to an application under the Planning Act for a Draft Plan of Subdivision under File S-O-2014-04.

The key map shows the location of the lands to which By-law 49-2023 applies.

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