



**By-law 75-2025**  
**of The Corporation of the City of Oshawa**

Being a by-law to amend Zoning By-law 60-94, as amended, of The Corporation of the City of Oshawa.

It is hereby enacted as a by-law of The Corporation of the City of Oshawa as follows:

1. By-law 60-94, as amended, is further amended by adding a new Section 38(C) that reads as follows:

**“Section 38(C): CO – Central Oshawa**

**38(C).1 Permitted Uses**

38(C).1.1 No person shall within any CO Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

38(C).1.2 The following uses are permitted in any CO-A Zone:

- (a) Apartment building
- (b) Back-to-back street townhouse building
- (c) Back-to-back street townhouse dwelling
- (d) Block townhouse
- (e) Duplex
- (f) Fiveplex
- (g) Fourplex
- (h) Semi-detached building
- (i) Semi-detached dwelling
- (j) Single detached dwelling
- (k) Sixplex
- (l) Street townhouse building
- (m) Street townhouse dwelling
- (n) Triplex

38(C).1.3 The following uses are permitted in any CO-B or CO-C Zone:

- (a) Apartment building
- (b) Day care centre
- (c) Existing Residential uses not otherwise identified among the full list of permitted uses, located in existing buildings or structures, provided such uses were lawfully existing as of June 23, 2025 and continue in the same manner and for the same purposes for which they were used on that date
- (d) Flat
- (e) Personal service establishment
- (f) Place of worship
- (g) Professional office, other than a Clinic
- (h) Restaurant
- (i) Retail store
- (j) School

38(C).1.4 The following uses are permitted in any CO-D or CO-E Zone:

- (a) Animal hospital
- (b) Apartment building
- (c) Apartment hotel
- (d) Art gallery
- (e) Auction Establishment
- (f) Brew your own operation
- (g) Bus depot
- (h) Cinema
- (i) Club
- (j) Commercial recreation establishment
- (k) Convention centre

- (l) Craft Brewery
- (m) Crisis care residence
- (n) Cultural centre
- (o) Day care centre
- (p) Existing Residential uses not otherwise identified among the full list of permitted uses, located in existing buildings or structures, provided such uses were lawfully existing as of [June 23, 2025] and continue in the same manner and for the same purposes for which they were used on that date
- (q) Financial institution
- (r) Flat
- (s) Funeral home
- (t) Hospital
- (u) Hotel
- (v) Lodging house
- (w) Long Term Care Facility
- (x) Merchandise service shop
- (y) Museum
- (z) Nursing home
- (aa) Office
- (bb) Park
- (cc) Personal service establishment
- (dd) Place of amusement
- (ee) Place of worship
- (ff) Printing establishment
- (gg) Restaurant
- (hh) Retail store
- (ii) Retirement home
- (jj) School
- (kk) Studio
- (ll) Tavern
- (mm) Television or radio broadcasting station or studio
- (nn) Theatre
- (oo) Trade centre

**38(C).2 Regulations**

- 38(C).2.1 For any townhouse building permitted in any CO-A Zone, excluding block townhouses, the regulations in Table 8.2 and the relevant general provisions applicable to the R3-A and R3-B Zone, as applicable, shall apply to such use.
- 38(C).2.2 For any block townhouse permitted in any CO-A Zone, the regulations in Table 9.2 and the relevant general provisions applicable to the R4-A Zone shall apply to such use.
- 38(C).2.3 For any residential building permitted in any CO-A Zone, including stacked townhouses but excluding townhouses, the R5-B regulations in Table 10.2A and Table 10.2B and the relevant general provisions applicable to the R5-B Zone shall apply to such residential building.
- 38(C).2.4 The following regulations as set out in Table 38(C).1 shall apply to any building permitted in any CO-B or CO-C Zone.

**Table 38(C).1 – Regulations for CO-B and CO-C Zones**

Zones	CO-B	CO-C
Minimum Height (m)	9 <sup>1</sup>	12 <sup>1</sup>
Maximum Height (m) (Subject to any Oshawa Airport Zoning Regulations)	40 <sup>1</sup>	60 <sup>1</sup>
Maximum Density (Dwelling Units Per Hectare)	300 <sup>2</sup>	500 <sup>2</sup>
Minimum Lot Frontage (m)	18	
Minimum Front Yard Depth (m)	6	

Zones	CO-B	CO-C
Minimum Interior Side Yard Depth (m)	3	
Minimum Exterior Side Yard Depth (m)	3	
Minimum Rear Yard Depth (m)	7.5 for the first four storeys, 10.5m for all storeys higher than the fourth storey	
Maximum Non-residential Gross Floor Area (m <sup>2</sup> )	1,200	2,000
Maximum Restaurant Gross Floor Area (m <sup>2</sup> )	125	

<sup>1</sup> Requires Official Plan Amendment 233 to come into effect prior to these height minimum and maximums coming into full force and effect. Until Official Plan Amendment 233 comes into effect, the maximum and/or minimum height, as may be applicable, shall be regulated by the zoning in place for areas zoned CO-B or CO-C as of June 22, 2025.

<sup>2</sup> Requires Official Plan Amendment 233 to come into effect prior to these density maximums coming into full force and effect. Until Official Plan Amendment 233 comes into effect, the maximum density shall be regulated by the zoning in place for areas zoned CO-B or CO-C as of June 22, 2025 or, where there is no such zoning regulation related to maximum density, pursuant to Table 2 in the Oshawa Official Plan.

38(C).2.5 The following regulations as set out in Table 38(C).2 shall apply to any Building permitted in any CO-D or CO-E Zone.

**Table 38(C).2 – Regulations for CO-D and CO-E Zones**

Zones		CO-D	CO-E
Minimum Height (m)		15 <sup>1</sup>	36 <sup>1</sup>
Maximum Height (m) (Subject to any Oshawa Airport Zoning Regulations)		90 <sup>1</sup>	N/A <sup>1</sup>
Maximum Density (Dwelling Units Per Hectare)		700 <sup>2</sup>	1,000 <sup>2</sup>
Minimum Gross Floor Area of Non-residential Uses for Buildings with Lot Frontage on First Avenue or Simcoe Street South (%)		20% of the Gross Floor Area of the Ground Floor	25% of the Gross Floor Area of the Ground Floor
Minimum Front Yard and Exterior Side Yard Depth (m)	For first 15.5m or part thereof in height	0	
	For any portion of building greater than 15.5m in height	1.5	
Maximum Front Yard and Exterior Side Yard Depth (m)	For first 15.5m or part thereof in height	3	
	For any portion of building greater than 15.5m in height	6	
Minimum Interior Side Yard and Rear Yard Depth (m)	For first 15.5m or part thereof in height	0	
	For any portion of building between 15.5m and 25m in height	3	
	For any portion of building greater than 25m in height	10	

<sup>1</sup> Requires Official Plan Amendment 233 to come into effect prior to these height minimum and maximums coming into full force and effect. Until Official Plan Amendment 233 comes into effect, the maximum and/or minimum height, as may be applicable, shall be regulated by the zoning in place for areas zoned CO-D or CO-E as of [June 22, 2025].

<sup>2</sup> Requires Official Plan Amendment 233 to come into effect prior to these density maximums coming into full force and effect. Until Official Plan Amendment 233 comes into effect, the maximum density shall be regulated by the zoning in place for areas zoned CO-D or CO-E as of [June 22, 2025], or, where there is no such zoning regulation related to maximum density, pursuant to Table 2 in the Oshawa Official Plan.

- 38(C).2.6 Notwithstanding Table 38(C).2, where a lot in a CO-D or CO-E Zone abuts First Avenue and/or Simcoe Street South, dwelling units shall only be permitted in the basement or on the second storey or higher. Notwithstanding the foregoing, dwelling units may be permitted on the first storey provided they are separated from the Simcoe Street South and First Avenue street lines by non-residential uses.
- 38(C).2.7 Notwithstanding the provisions of Subsection 38(C).2 of this By-law to the contrary, no person shall within any CO-B, CO-C, CO-D or CO-E Zone use any land or erect or use any building or structure permitted pursuant to Paragraph (c) of Article 38(C).1.3 or Paragraph (p) of Article 38(C).1.4, except in compliance with the regulations as set out in this Article.
- 38(C).2.7(1) Pursuant to Article 38(C).2.7, minor enlargements of existing buildings or structures are permitted provided:
- (a) Such enlargements are not greater than ten percent (10%) of the existing gross floor area of the building or structure being enlarged; and
  - (b) Not more than one enlargement is made to the existing building or structure as of June 22, 2025 .
- 38(C).2.7(2) Pursuant to Article 38(C).2.7, any enlargement shall be erected in compliance with the following regulations, as applicable:
- (a) For single detached dwellings, the regulations as set out in Table 10.2A of this By-law.
  - (b) For duplexes, semi-detached buildings or semi-detached dwellings, the regulations as set out in Table 10.2A of this By-law.
  - (c) For street townhouse buildings or street townhouse dwellings, the R3-A Zone regulations as set out in Table 8.2 of this By-law.
  - (d) For back-to-back street townhouse buildings or back-to-back street townhouse dwellings, the R3-B Zone regulations as set out in Table 8.2 of this By-law.
  - (e) For block townhouses, the regulations as set out in Table 9.2 of this By-law.
  - (f) For lodging houses, the regulations as set out in Table 12.2 of this By-law.
  - (g) For correctional group homes, the regulations as set out in Article 13.2.1 of this By-law.
  - (h) For group homes, the regulations as set out in Subsection 5.2 of this By-law.
- 38(C).2.7(3) Notwithstanding any provision of this By-law to the contrary, any general provisions affecting Residential Zones in Section 4 shall apply to existing residential uses subject to Article 38(C).2.7.



- 38(C).2.7(4) The maximum floor area for buildings accessory to existing residential uses subject to Article 38(C).2.7 shall be eight percent (8%) of the lot area or 60m<sup>2</sup>, whichever is more restrictive, and the maximum height for accessory buildings shall be 5.0m measured between the grade and the highest point of the building, or the actual height of the main building on the lot, whichever is lesser.

**38(C).3 Special Conditions**

- 38(C).3.1 The provisions of this Subsection apply to unique or existing situations and the zones are not the standard CO Zones. Where there is any conflict between the provisions of this Subsection and any other provisions of this By-law, the provisions of this Subsection shall apply, but in the event that this Subsection is silent on any matter, then all other relevant provisions of this By-law shall apply.

**38(C).3.2 CO-A(1) Zone (219 Olive Avenue)**

- 38(C).3.2(1) In addition to any CO-A use, in the CO-A(1) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub
- (d) Daycare centre
- (e) Place of worship
- (f) School

**38(C).3.3 CO-A(2) Zone (300 Centre Street South)**

- 38(C).3.3(1) In addition to any CO-A use, in the CO-A(2) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Clinic
- (d) Club, excluding a nightclub
- (e) Crisis care residence

**38(C).3.4 CO-B(1) Zone (Lands generally located west of Ritson Road South between Jackson Avenue and McNaughton Avenue, and lands generally located east of Ritson Road South, between Jackson Avenue and the Canadian Pacific Kansas City mainline rail corridor)**

- 38(C).3.4(1) In addition to any CO-B use, in the CO-B(1) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Animal hospital
- (b) Art gallery
- (c) Auction establishment
- (d) Brew your own operation
- (e) Cinema
- (f) Clothing warehouse
- (g) Club
- (h) Commercial recreation establishment
- (i) Craft brewery
- (j) Funeral home
- (k) Hotel
- (l) Light machinery or equipment rental
- (m) Merchandise service shop
- (n) Peddle
- (o) Printing establishment
- (p) Retail warehouse
- (q) Service of marine products
- (r) Studio
- (s) Tavern

**38(C).3.5 CO-B(2) Zone (75 John Street West and 130 Centre Street South)**

38(C).3.5(1) Notwithstanding Table 38(C).1 of this By-law to the contrary, in any CO-B(2) Zone, as shown on Schedule "A" to this By-law, the maximum permitted density is 534 units per hectare.

**38(C).3.6 CO-B(3) Zone (0 McKim Street, 0 James Street, McKim Street/Eulalie Avenue Unopened Right of Way, Part of 135 Bruce Street)**

38(C).3.6(1) In addition to any CO-B use, in the CO-B(3) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Back-to-back street townhouse building
- (b) Back-to-back street townhouse dwelling
- (c) Block townhouse
- (d) Street townhouse building
- (e) Street townhouse dwelling

38(C).3.6(2) Notwithstanding any provisions of this By-law to the contrary, in any CO-B(3) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) The minimum front yard depth shall be 4.5m; and
- (b) The minimum lot area shall be 240 m<sup>2</sup>.

**38(C).3.7 CO-B(4) Zone (157 Centre Street South, 43 John Street West)**

38(C).3.7(1) In addition to any CO-B use, in the CO-B(4) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Business office
- (c) Children's shelter
- (d) Club, excluding a nightclub
- (e) Studio

**38(C).3.8 CO-B(5) Zone (300, 320, 326, 334 Ritson Road South, 228, 232, 236, 238, 242, 250 and 252 Olive Avenue)**

38(C).3.8(1) In addition to any CO-B use, in the CO-B(5) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub

38(C).3.8(2) In addition to any CO-B use, in the CO-B(5) Zone, as shown on Schedule "A" to this By-law, block townhouse and back-to-back street townhouse are permitted uses within the area of the CO-B(5) Zone north of Banting Avenue and west of Clarke Street.

38(C).3.8(3) Notwithstanding Table 38(C).1 of this By-law to the contrary, in any CO-B(5) Zone, as shown on Schedule "A" to this By-law, there is no restriction on the amount of non-residential gross floor area.

**38(C).3.9 CO-B(6) Zone (464, 470, 0 Ritson Road South)**

38(C).3.9(1) In addition to any CO-B use, in the CO-B(6) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub

**38(C).3.10 CO-B(7) Zone (55 McGrigor Street)**

38(C).3.10(1) In addition to any CO-B use, in the CO-B(7) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Long Term Care Facility
- (b) Nursing home
- (c) Retirement home

**38(C).3.11 CO-B(8) Zone (480, 484, 490, 506 Ritson Road South)**

38(C).3.11(1) Notwithstanding the definition of Front Lot Line in Section 2 of this By-law to the contrary, in any CO-(8) Zone, as shown on Schedule "A" to this By-law, the lot line abutting Ritson Road south shall be considered the Front Lot Line.

38(C).3.11(2) Notwithstanding any provisions of this By-law to the contrary, in any CO-B(8) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) The minimum front yard depth shall be 3.0m (not including the yard depth abutting any street line formed by the daylighting triangles at the corners of Ritson Road South and Beatty Avenue or McNaughton Avenue);
- (b) The minimum northerly exterior side yard depth shall be 4.3m and the minimum southerly exterior side yard depth shall be 1.7m (not including the yard depth abutting any street line formed by the daylighting triangles at the corners of Ritson Road South and Beatty Avenue or McNaughton Avenue);
- (c) The minimum yard depth abutting any street line formed by the daylighting triangles at the corners of Ritson Road South and Beatty Avenue or McNaughton Avenue shall be 1.6m;
- (d) The minimum rear yard depth shall be 11.9m;
- (e) The minimum width of a parking space flanking a solid wall shall be 2.8m; and,
- (f) A minimum 2.6m wide landscaped open space strip shall be provided abutting the rear lot line.

**38(C).3.12 CO-C(1) Zone (64 Albany Street and 426 Front Street)**

38(C).3.12(1) Notwithstanding the provisions of Subsection 38(C).2 of this By-law to the contrary, in any CO-C(1) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply to any standalone apartment building:

- (a) A minimum front yard depth of 1.5m shall be provided.
- (b) All lands in the CO-C(1) Zone shall be consolidated into a single lot.

38(C).3.12(2) Notwithstanding Article 4.6.1, Table 4.6 Item (a) of this By-law to the contrary, in any CO-C(1) Zone, as shown on Schedule "A" to this By-law, an entrance canopy may encroach into the required minimum exterior side yard a maximum of 2.5m and a pilaster may encroach into the required minimum front and exterior side yard a maximum of 1.0m.

38(C).3.12(3) Notwithstanding Article 4.10.1, Table 4.10 Item (d) of this By-law to the contrary, in any CO-C(1) Zone, as shown on Schedule "A" to this By-law, one (1) parking space is permitted to be located no closer than 1.0m from the Front Street streetline and the same parking space is permitted to be located partially in the front yard.

**38(C).3.13 CO-C(2) Zone (152 Albert Street)**

38(C).3.13(1) In addition to any CO-C use, in the CO-C(2) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub

**38(C).3.14 CO-C(3) Zone (597 Albert Street)**

38(C).3.14(1) In addition to any CO-C use, in the CO-C(3) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub

**38(C).3.15 CO-C(4) Zone (168 Banting Street)**

38(C).3.15(1) In addition to any CO-C use, in the CO-C(4) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub

**38(C).3.16 CO-C(5) Zone (300 Court Street)**

38(C).3.16(1) In addition to any CO-C use, in the CO-C(5) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter
- (c) Club, excluding a nightclub

**38(C).3.17 CO-C(6) Zone (63 Albany Street)**

38(C).3.17(1) Notwithstanding the provisions of Subsection 38(C).2 of this By-law to the contrary, in any CO-C(6) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply:

- (a) A maximum residential density of 527 units per hectare shall be permitted.
- (b) The maximum building height shall be 70m.
- (c) The minimum building height shall be 9m.
- (d) A minimum front yard depth of 3m shall be provided.
- (e) A minimum rear yard depth of 3m shall be provided.

38(C).3.17(2) In addition to any CO-C use, in the CO-C(6) Zone, as shown on Schedule "A" to this By-law, block townhouse is a permitted use.

**38(C).3.18 CO-D(1) Zone (357 Simcoe Street South)**

38(C).3.18(1) Notwithstanding any provision of this By-law to the contrary, in any CO-D(1) Zone, as shown on Schedule "A" to this By-law, a youth outreach centre with associated apartment units is an additional permitted use.

38(C).3.18(2) In any CO-D(1) Zone, as shown on Schedule "A" to this By-law, the following definition shall apply:

**"YOUTH OUTREACH CENTRE"** means a building or part of a building used by a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended, or by a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40 for

the purpose of serving youth, ages 12 to 26, through the provision of the following services:

- (a) Serving within the building food including uses commonly known as soup kitchens;
- (b) Dispensing from or receiving at the building food including uses commonly known as food banks;
- (c) Providing public use personal hygiene facilities such as washroom facilities and clothes cleaning equipment;
- (d) Dispensing from or receiving at the building clothing and household articles;
- (e) Providing drop-in services;
- (f) Providing counseling services; or
- (g) Providing indoor recreational activities.

38(C).3.18(3) Notwithstanding any provision of this By-law to the contrary, in any CO-D(1) Zone, as shown on Schedule "A" to this By-law, the following regulations shall apply to any Youth Outreach Centre with associated apartment units:

- (a) A minimum interior side yard depth of 3.6m shall be provided on the south side and a minimum interior side yard depth of 5.8m shall be provided on the north side.
- (b) A minimum aisle width of 6.0m shall be provided for parking spaces perpendicular to the street line in the front yard.
- (c) The maximum number of apartment units shall be 27, all of which shall be bachelor apartment units save and except that there may be a maximum of one (1) one bedroom unit.
- (d) The maximum gross floor area for the youth outreach centre shall be 960m<sup>2</sup>.

**38(C).3.19 CO-D(2) Zone (505 Simcoe Street South)**

38(C).3.19(1) Notwithstanding any other provision of this By-law to the contrary, in any CO-D(2) Zone, as shown on Schedule "A" to this By-law, the street line abutting First Avenue shall be defined to be the front lot line, and parking may be located in the front and exterior side yard.

38(C).3.19(2) Notwithstanding Subsection 4.10 and Sentence 38(C).3.19(1) to the contrary, in any CO-D(2) Zone, as shown on Schedule "A" to this By-law, no part of any parking area shall be located closer than 1.0m to the Simcoe Street South and First Avenue streetlines.

38(C).3.19(3) Notwithstanding Sentence 5.1.4(7) to the contrary, in any CO-D(2) Zone, as shown on Schedule "A" to this By-law, a building or structure accessory to a senior citizens apartment building shall be permitted in the front yard provided any accessory building or structure is not located within the required minimum front yard, except any accessory building or structure existing as of May 27, 2024.

**38(C).3.20 CO-D(3) Zone (373 Simcoe Street South, 348 Albert Street, 33 Olive Avenue)**

38(C).3.20(1) In addition to any CO-D use, in the CO-D(3) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter



**38(C).3.21 CO-D(4) Zone (33 McGrigor Street and 240 Simcoe Street South)**

38(C).3.21(1) In addition to any CO-D use, in the CO-D(4) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter

**38(C).3.22 CO-E(1) Zone (14, 18, 30, 34, 38, 42 Lviv Boulevard)**

38(C).3.22(1) In addition to any CO-E use, in the CO-E(1) Zone, as shown on Schedule "A" to this By-law, the following uses are permitted:

- (a) Assembly hall
- (b) Children's shelter

**38(C).3.23 CO-E(2) Zone (144 First Avenue)**

38(C).3.23(1) Notwithstanding any other provision of this By-law to the contrary, in any CO-E(2) Zone, as shown on Schedule "A" to this By-law, the minimum ground floor height shall be 4.5m.

38(C).3.23(2) Notwithstanding any other provision of this By-law to the contrary, in any CO-E(2) Zone, as shown on Schedule "A" to this By-law, the minimum separation distance between buildings for the portion of buildings above 11 storeys in height shall be 25m.

38(C).3.23(3) Notwithstanding any other provision of this By-law to the contrary, in any CO-E(2) Zone, as shown on Schedule "A" to this By-law, no driveway access may be permitted onto First Avenue.

38(C).3.23(4) Notwithstanding Article 4.5.2 of this By-law to the contrary, in any CO-E(2) Zone, as shown on Schedule "A" to this By-law, a building is permitted to project into a corner sight triangle provided the projection is a minimum 4m above the ground level.

38(C).3.23(5) Notwithstanding any other provision of this By-law to the contrary, a balcony shall not project greater than 1.75m from an exterior building wall into any yard.

**38(C).3.24 CO-E(3) Zone (155 First Avenue)**

38(C).3.24(1) Notwithstanding any other provision of this By-law to the contrary, in any CO-E(3) Zone, as shown on Schedule "A" to this By-law, the minimum ground floor height shall be 4.5 m.

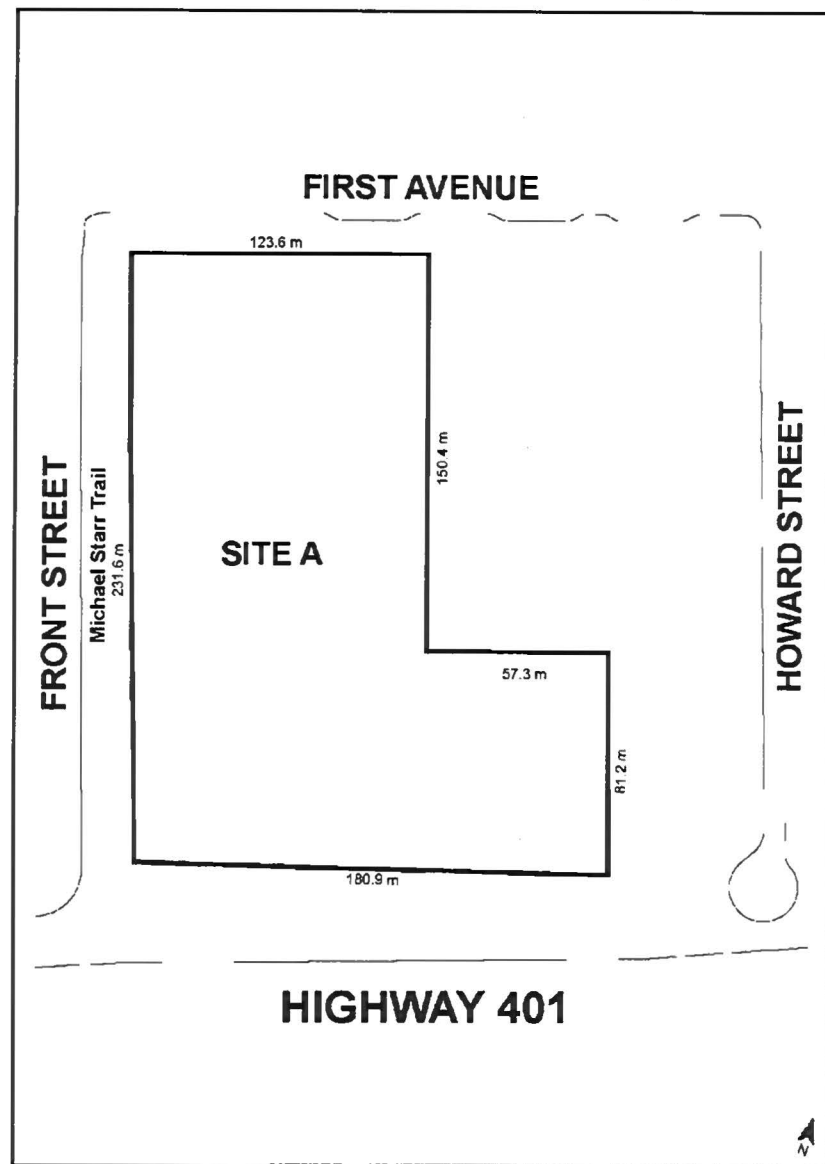
38(C).3.24(2) Notwithstanding any other provision of this By-law to the contrary, in any CO-E(3) Zone, as shown on Schedule "A" to this By-law, no driveway access may be permitted onto First Avenue.

38(C).3.24(3) Notwithstanding Article 4.5.2 of this By-law to the contrary, in any CO-E(3) Zone, as shown on Schedule "A" to this By-law, a building is permitted to project into a corner sight triangle provided the projection is a minimum 4m above the ground level.

38(C).3.24(4) Notwithstanding any other provision of this By-law to the contrary, a balcony shall not project greater than 1.75m from an exterior building wall into any yard.

38(C).3.24(5) Notwithstanding any other provision of this By-law to the contrary, within the lands shown as Site "A" on Appendix "A" to the CO-E(3) Zone, a building is permitted to have a minimum interior side yard and rear yard depth of 3m for any portion of the building between 15.5m and 35m in height, and a minimum interior side yard and rear yard depth of 10m for any portion of the building over 35m in height.

**Appendix "A" to Special Condition 38(C).3.24**



2. The regulations pertaining to the permitted uses applicable to the CO Zones in Articles 38(C).1.2, 38(C).1.3 and 38(C).1.4 of this By-law, and applicable to the site specific Special Conditions for CO Zones under Subsection 38(C).3 of this By-law, shall not come into force in accordance with the provisions of the Planning Act until Amendment 233 to the Oshawa Official Plan is finally approved.
3. The regulations pertaining to the maximum density applicable to the CO Zones in Tables 38(C).1 and 38(C).2 of Articles 38(C).2.4 and 38(C).2.5 of this By-law, respectively, and applicable to the site specific Special Conditions for CO Zones under Subsection 38(C).3 of this By-law, shall not come into force in accordance with the provisions of the Planning Act until Amendment 233 to the Oshawa Official Plan is finally approved.
4. The regulations pertaining to minimum height and maximum height applicable to the CO Zones in Tables 38(C).1 and 38(C).2 of Articles 38(C).2.4 and 38(C).2.5 of this By-law, and applicable to the site specific Special Conditions for CO Zones under Subsection 38(C).3 of this By-law, shall not come into force in accordance with the provisions of the Planning Act until Amendment 233 to the Oshawa Official Plan is finally approved.
5. By-law 60-94, as amended, is further amended by adding the words "CO Central Oshawa Zone" under Article 3.1.1 (g) Class: Other.
6. By-law 60-94, as amended, is further amended on a block-by-block basis in accordance with the Block Index Map attached hereto as Schedule "A" by changing the zoning for the lands shown within the colourized categories on the enlarged portion of Part of Maps B1 and B2 attached hereto as Schedule "B", and for the lands shown

as various new site specific zones with Special Conditions on Schedules "C1", "C2", "C3", "C4" and "C5" attached hereto, as follows:

**Block 1**

- (1) From R6-D.D534 to CO-B(2) "h-97" "h-103";
- (2) From R2/R6-B/OC-B to CO-B "h-97" "h-103", in part;
- (3) From R2/R3-A/R6-B/R7-A, in part to CO-B "h-97" "h-103", in part;
- (4) From R2/R3-A/R6-B/R7-A, in part to CO-A "h-97" "h-103";
- (5) From R2/R3-A/R6-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";

**Block 2**

- (6) From R2/R3-A/R6-B/R7-A to CO-A "h-97" "h-103" "h-105";

**Block 3**

- (7) From R2/R3-A/R6-B/R7-A, in part to CO-A "h-97" "h-103";
- (8) From R2/R3-A/R6-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";
- (9) From R2/R3-A/R6-B/R7-A, in part to CO-B "h-97" "h-103", in part;
- (10) From R2/R6-B/OC-B to CO-B "h-97" "h-103", in part;

**Block 4**

- (11) From R2/R3-A/R6-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";
- (12) From R2/R3-A/R6-B/R7-A, in part to CO-B "h-97" "h-103";

**Block 5**

- (13) From R5-A/R7-A, in part to CO-A "h-97" "h-103";
- (14) From R5-A/R7-A, in part to CO-A "h-97" "h-103" "h-105";
- (15) From R5-A/R7-A, in part to CO-B "h-97" "h-103";

**Block 6**

- (16) From R5-A/R7-A, in part to CO-A "h-97" "h-103";
- (17) From R5-A/R7-A, in part to CO-A "h-97" "h-103" "h-105";
- (18) From R5-A/R7-A, in part to CO-B "h-97" "h-103";

**Block 7**

- (19) From R6-B to CO-A "h-97" "h-103" "h-105";
- (20) From R6-B/CIN(1) to CO-A(2) "h-97" "h-103" "h-105";

**Block 8**

- (21) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103";
- (22) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";

**Block 9**

- (23) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103";
- (24) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";

**Block 10**

- (25) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103";
- (26) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";

**Block 11**

- (27) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103";
- (28) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";
- (29) From R3-A/R5-B/R7-A, in part to CO-B "h-97" "h-103";
- (30) From R3-A/R5-B/R7-A, in part to CO-B "h-97" "h-103" "h-105";

**Block 12**

- (31) From CIN to CO-B(4) "h-97" "h-103", in part;
- (32) From SO-B/CIN to CO-B(4) "h-97" "h-103", in part;
- (33) From R6-D to CO-B "h-97" "h-103";
- (34) From R6-B/SO-B to CO-D "h-97" "h-103", in part;
- (35) From R6-B/OC-B to CO-D "h-97" "h-103", in part;
- (36) From PSC-A to CO-D "h-97" "h-103", in part;

**Block 13**

- (37) From R2/R3-A/R6-B/R7-A, in part to CO-B "h-97" "h-103", in part;
- (38) From R2/R3-A/R6-B/R7-A, in part to CO-D "h-97" "h-103", in part;
- (39) From R2/R3-A/R6-B/R7-A/CIN(6), in part to CO-B "h-97" "h-103", in part;

- (40) From R2/R3-A/R6-B/R7-A/CIN(6), in part to CO-D "h-97" "h-103", in part;
- (41) From PSC-A to CO-D "h-97" "h-103", in part;

**Block 14**

- (42) From R6-C to CO-B(7) "h-97" "h-103";
- (43) From R6-C/CIN to CO-D(4) "h-97" "h-103", in part;
- (44) From R1-C/CIN to CO-D(4) "h-97" "h-103", in part;

**Block 15**

- (45) From R5-B/R7-A, in part to CO-B "h-97" "h-103";
- (46) From R5-B/R7-A, in part to CO-C "h-97" "h-103";
- (47) From PSC-A to CO-D "h-97" "h-103";

**Block 16**

- (48) From R3-A/R5-B/R7-A, in part to CO-B "h-97" "h-103";
- (49) From R3-A/R5-B/R7-A, in part to CO-C "h-97" "h-103";
- (50) From R3-A/R5-B/R7-A, in part to CO-D "h-97" "h-103", in part;
- (51) From SO-B to CO-D "h-97" "h-103", in part;

**Block 17**

- (52) From R3-A/R5-B/R7-A, in part to CO-B "h-97" "h-103";
- (53) From R3-A/R5-B/R7-A, in part to CO-D "h-97" "h-103";

**Block 18**

- (54) From R3-A/R5-B/R7-A, in part to CO-B "h-97" "h-103";
- (55) From R3-A/R5-B/R7-A, in part to CO-D "h-97" "h-103", in part;
- (56) From PSC-A to CO-D "h-97" "h-103", in part;

**Block 19**

- (57) From R3-A/R5-B/R7-A to CO-B "h-97" "h-103";
- (58) From PSC-A to CO-D "h-97" "h-103";

**Block 20**

- (59) From R3-A/R5-B/R7-A, in part to CO-A "h-97" "h-103" "h-105";
- (60) From R3-A/R5-B/R7-A, in part to CO-C "h-97" "h-103";
- (61) From R3-A/R5-B/R7-A, in part to CO-D "h-97" "h-103", in part;
- (62) From PSC-A to CO-D "h-97" "h-103", in part;

**Block 21**

- (63) From R3-A/R5-B/R7-A, in part to CO-C "h-97" "h-103";
- (64) From R3-A/R5-B/R7-A, in part to CO-D "h-97" "h-103", in part;
- (65) From R3-A/R5-B/R7-A, in part to CO-D "h-96" "h-97" "h-103", in part;
- (66) From PSC-A, in part to CO-D "h-97" "h-103", in part;
- (67) From PSC-A, in part to CO-D "h-96" "h-97" "h-103", in part;

**Block 22**

- (68) From OSH(3) to OSH "h-96";

**Block 23**

- (69) From PSC-A, in part to CO-B "h-97" "h-103" "h-105";
- (70) From PSC-A, in part to CO-B "h-97" "h-103";

**Block 24**

- (71) From R2/R3-A/R5-C/R6-B/R7-A to CO-D "h-97" "h-103", in part;
- (72) From PSC-A to CO-D "h-97" "h-103", in part;

**Block 25**

- (73) From PSC-A to CO-D "h-97" "h-103", in part;
- (74) From PSC-A/R8 to CO-D "h-97" "h-103", in part;
- (75) From R2/R3-A/R5-C/R6-B/R7-A to CO-D "h-97" "h-103", in part;

**Block 26**

- (76) From PSC-A to CO-D "h-97" "h-103", in part;
- (77) From R2/R3-A/R5-C/R6-B/R7-A to CO-D "h-97" "h-103", in part;

**Block 27**

- (78) From PSC-A to CO-D "h-97" "h-103", in part;
- (79) From R2/R3-A/R5-C/R6-B/R7-A to CO-D "h-97" "h-103", in part;

**Block 28**

- (80) From PSC-A to CO-D "h-97" "h-103", in part;
- (81) From R2/R3-A/R5-C/R6-B/R7-A to CO-D "h-97" "h-103", in part;

**Block 29**

- (82) From PSC-A to CO-D "h-97" "h-103", in part;
- (83) From R5-B/R7-A to CO-D "h-97" "h-103", in part;
- (84) From R2/CIN/R6-B(12) to CO-D(1) "h-97" "h-103";
- (85) From R2/CIN to CO-D(3) "h-97" "h-103";
- (86) From R2/R3-A/R6-B/R7-A, in part to CO-D "h-97" "h-103", in part;
- (87) From R2/R3-A/R6-B/R7-A, in part to CO-C "h-97" "h-103";

**Block 30**

- (88) From PSC-A to CO-D "h-97" "h-103", in part;
- (89) From PSC-A/SSC-B to CO-D "h-97" "h-103", in part;
- (90) From R2/R3-A/R6-B/R7-A to CO-C "h-97" "h-105";

**Block 31**

- (91) From PSC-A to CO-D "h-97" "h-103", in part;
- (92) From R2/R3-A/R6-B/R7-A, in part to CO-C "h-97" "h-103", in part;
- (93) From R6-C to CO-C "h-97" "h-103", in part;
- (94) From R2/R3-A/R6-B/R7-A, in part to CO-D "h-97" "h-103", in part;

**Block 32**

- (95) From PSC-A to CO-D "h-96" "h-97" "h-103";
- (96) From R2/R3-A/R6-B/R7-A to CO-D "h-96" "h-97" "h-103";
- (97) From OSP to OSP "h-96";
- (98) From R6-B(1) to CO-D(2) "h-96" "h-97" "h-103";

**Block 33**

- (99) From PCC-C to CO-E "h-96" "h-97" "h-103";
- (100) From R2/CIN to CO-E(1) "h-97" "h-103";
- (101) From PSC-A to OSP;

**Block 34**

- (102) From R2/R3-A/R5-C/R6-B/R7-A to CO-C "h-97" "h-103";
- (103) From R6-B/CIN to CO-C(2) "h-97" "h-103";

**Block 35**

- (104) From R2/R3-A/R5-C/R6-B/R7-A to CO-C "h-97" "h-103";

**Block 36**

- (105) From R2/R3-A/R5-C/R6-B/R7-A to CO-C "h-97" "h-103", in part;
- (106) From R2/R3-A/R6-B/CC-A to CO-C "h-97" "h-103", in part;

**Block 37**

- (107) From R2/R3-A/R5-C/R6-B/R7-A to CO-B "h-97" "h-103", in part;
- (108) From FD, in part to CO-B "h-97" "h-103", in part;
- (109) From FD, in part to CO-B(3) "h-97" "h-103";
- (110) From FD, in part to CO-C "h-97" "h-103";
- (111) From FD, in part to OSP;
- (112) From R2, in part to CO-B "h-97" "h-103", in part;
- (113) From R1-E Y4.5 L260 "h-5" to CO-B(3) "h-5" "h-97" "h-103";
- (114) From R1-E Y4.5 L240 "h-9" to CO-B(3) "h-9" "h-97" "h-103";
- (115) From R2, in part to CO-A "h-97" "h-103";

**Block 38**

- (116) From R2/R3-A/R5-C/R6-B/R7-A, in part to CO-B "h-97" "h-103", in part;
- (117) From R2/R3-A/R5-C/R6-B/R7-A, in part to OSP, in part;
- (118) From R6-C, in part to CO-B "h-97" "h-103", in part;
- (119) From R6-C, in part to OSP, in part;
- (120) From R3-A/R5-B, in part to CO-B "h-97" "h-103", in part;
- (121) From R3-A/R5-B, in part to OSP, in part;
- (122) From R2, in part to OSP, in part;
- (123) From R2, in part to CO-B "h-97" "h-103", in part;



**Block 39**

- (124) From R3-A/R5-B/R7-A, in part to CO-C “h-97” “h-103”;
- (125) From R3-A/R5-B/R7-A, in part to OSP, in part;
- (126) From R3-A/R5-B, in part to OSP, in part;
- (127) From R3-A/R5-B, in part to CO-B “h-97” “h-103”;

**Block 40**

- (128) From R3-A/R5-B/R7-A, in part to CO-C “h-97” “h-103”;
- (129) From R3-A/R5-B/R7-A, in part to OSP, in part;
- (130) From R5-B/CIN, in part to CO-C(5) “h-97” “h-103”;
- (131) From R5-B/CIN, in part to OSP, in part;

**Block 41**

- (132) From R3-A/R5-B/R7-A, in part to CO-C “h-97” “h-103”;
- (133) From R3-A/R5-B/R7-A, in part to OSP;

**Block 42**

- (134) From R2/R3-A/R6-B/R7-A, in part to CO-C “h-97” “h-103”, in part;
- (135) From R2/R3-A/R6-B/R7-A, in part to OSP, in part;
- (136) From R2/R3-A to CO-C “h-97” “h-103”, in part;
- (137) From R1-D, in part to CO-C “h-97” “h-103”, in part;
- (138) From R1-D/CC-B to CO-C “h-97” “h-103”, in part;
- (139) From R1-D, in part to OSP;

**Block 43**

- (140) From R2 to CO-C “h-97” “h-103”;
- (141) From R6-D(5) “h-82” to CO-C(1) “h-82” “h-97” “h-103”;

**Block 44**

- (142) From R6-D(4) “h-7” to CO-C(6).F5.5 “h-7” “h-97” “h-103”;
- (143) From R2, in part to CO-C “h-97” “h-103”;
- (144) From R2, in part to CO-C “h-96” “h-97” “h-103”, in part;

**Block 45**

- (145) From R2 to CO-C “h-96” “h-97” “h-103”;

**Block 46**

- (146) From R2 to CO-C “h-97” “h-103”;

**Block 47**

- (147) From R2 to CO-C “h-97” “h-103”;
- (148) From R2/CIN to CO-C(3) “h-97” “h-103”;

**Block 48**

- (149) From R2, in part to CO-B “h-97” “h-103”;
- (150) From R2, in part to CO-A “h-97” “h-103”;
- (151) From R2, in part to CO-C “h-97” “h-103”;
- (152) From R2/CIN to CO-C(4) “h-97” “h-103”;

**Block 49**

- (153) From R2 to CO-C “h-97” “h-103”;

**Block 50**

- (154) From R2 to CO-C “h-97” “h-103”, in part;
- (155) From R2/R3-A to CO-C “h-97” “h-103”, in part;

**Block 51**

- (156) From PCC-B(2), in part to CO-E “h-96” “h-97” “h-103”, in part;
- (157) From PCC-B(2), in part to OSP “h-96”, in part;
- (158) From GI, in part to CO-E(2) “h-96” “h-97” “h-103”, in part;
- (159) From GI, in part to OSP “h-96”, in part;

**Block 52**

- (160) From GI(1) “h-51” to CO-E(3) “h-51” “h-96” “h-97” “h-103”;
- (161) From GI, in part to OSP “h-96”;
- (162) From GI, in part to CO-E “h-97” “h-103”;

**Block 53**

- (163) From R2, in part to CO-B "h-97" "h-103";
- (164) From R2, in part to CO-A "h-97" "h-103";

**Block 54**

- (165) From R2 to CO-A "h-97" "h-103";

**Block 55**

- (166) From R5-A to CO-B "h-97" "h-103";

**Block 56**

- (167) From R5-A, in part to CO-B "h-97" "h-103";
- (168) From R5-A, in part to CO-B "h-96" "h-97" "h-103";

**Block 57**

- (169) From R5-A to CO-B "h-96" "h-97" "h-103";

**Block 58**

- (170) From R5-A, in part to CO-B "h-97" "h-103";
- (171) From R5-A, in part to OSP;

**Block 59**

- (172) From R2 to CO-A "h-97" "h-103", in part;
- (173) From R2/R3-A to CO-A "h-97" "h-103", in part;

**Block 60**

- (174) From R2 to CO-A "h-97" "h-103", in part;
- (175) From R5-B to CO-A "h-97" "h-103", in part;

**Block 61**

- (176) From R2, in part to CO-A "h-97" "h-103";
- (177) From R2/CIN to CO-B(5) "h-97" "h-103", in part;
- (178) From R2, in part to CO-B(5) "h-97" "h-103", in part;

**Block 62**

- (179) From R1-D to CO-A "h-97" "h-103", in part;
- (180) From R1-D/CIN to CO-A(1) "h-97" "h-103";
- (181) From R5-B to CO-A "h-97" "h-103", in part;

**Block 63**

- (182) From R1-D to CO-A "h-97" "h-103";

**Block 64**

- (183) From R2/R3-A to CO-B "h-97" "h-103", in part;
- (184) From R5-A to CO-B "h-97" "h-103", in part;

**Block 65**

- (185) From R5-A to CO-B "h-97" "h-103";
- (186) From R5-A/CIN to CO-B(6) "h-97" "h-103";

**Block 66**

- (187) From R5-A, in part to CO-B "h-97" "h-103";
- (188) From PSC-A(20) "h-88", in part to CO-B(8) "h-88" "h-97" "h-103";
- (189) From R5-A, in part to CO-B "h-96" "h-97" "h-103";
- (190) From PSC-A(20) "h-88", in part to CO-B(8) "h-88" "h-96" "h-97" "h-103";

**Block 67**

- (191) From R5-A to CO-B "h-96" "h-97" "h-103";
- (192) From PSC-A to CO-B(1) "h-96" "h-97" "h-103";

**Block 68**

- (193) From R5-A to CO-B "h-97" "h-103", in part;
- (194) From PSC-A to CO-B(1) "h-97" "h-103";
- (195) From R5-B to CO-B "h-97" "h-103", in part;

**Block 69**

- (196) From PSC-A to CO-B(1) "h-97" "h-103";

**Block 70**

(197) From R2 to CO-A "h-97" "h-103";

**Block 71**

(198) From R2 to CO-A "h-97" "h-103";

**Block 72**

(199) From SPC-A to CO-B(1) "h-97" "h-103";

**Block 73**

- (200) From SPC-A, in part to CO-B(1) "h-97" "h-103", in part;
- (201) From SPC-A, in part to CO-B(1) "h-96" "h-97" "h-103";
- (202) From R2(6) to CO-B(1) "h-97" "h-103", in part;
- (203) From R2(9) to CO-B(1) "h-97" "h-103", in part;
- (204) From R4-A/R6-B to CO-A "h-97" "h-103", in part;
- (205) From R2 to CO-A "h-97" "h-103", in part;

**Block 74**

(206) From PSC-A to CO-B(1) "h-96" "h-97" "h-103";

**Block 75**

- (207) From PSC-A/SSC-A to CO-B(1) "h-96" "h-97" "h-103", in part;
- (208) From PSC-A, in part to CO-B(1) "h-96" "h-97" "h-103", in part;
- (209) From PSC-A, in part to CO-B(1) "h-97" "h-103", in part;
- (210) From PSC-A/SSC-C to CO-B(1) "h-97" "h-103", in part;
- (211) From R2 to CO-A "h-97" "h-103";
- (212) From R3-A/R4-A/R6-B to CO-C "h-97" "h-103";

**Block 76**

(213) From PSC-A to CO-B(1) "h-97" "h-103"; and,

**Block 77**

(214) From PSC-A to CO-B(1) "h-97" "h-103";

so that Maps B1 and B2 shall be amended as shown within the areas outlined in red on the enlarged portion of Part of Maps B1 and B2 attached to this By-law as Schedule "E1".

7. By-law 60-94, as amended, is further amended by deleting Paragraph (c) under the "Purpose" component of Sentence 3.5.2(5) in its entirety.
8. By-law 60-94, as amended, is further amended by deleting Paragraph (d) under the "Permitted Interim Uses" component of Sentence 3.5.2(7) in its entirety.
9. By-law 60-94, as amended, is further amended by deleting Paragraph (c) under the "Purpose" component of Sentence 3.5.2(9) in its entirety.
10. By-law 60-94, as amended, is further amended by deleting the text in Paragraph (a) under the "Purpose" component of Sentence 3.5.2(51) in its entirety and replacing it with the text "(a) Site plan approval is obtained from the City for 155 First Avenue."
11. By-law 60-94, as amended, is further amended by deleting Paragraphs (c) and (d) under the "Purpose" component of Sentence 3.5.2(51) in their entirety, and by deleting the text in Paragraph (a) under the "Permitted Interim Uses" component of Sentence 3.5.2(51) and replacing it with the text "All uses permitted in the FD Zone".
12. By-law 60-94, as amended, is further amended by adding a new Holding Symbol "h-96" that reads as follows:

**"3.5.2(96) h-96 Zone (properties along First Avenue and McNaughton Avenue)**

Purpose: To ensure that:

- (a) The Municipal Class Environmental Assessment for First Avenue/McNaughton Avenue has been completed, and the final road alignment has been determined to the satisfaction of the Commissioner, Economic and Development Services Department.

- (b) Appropriate arrangements shall be made to the satisfaction of the Commissioner, Economic and Development Services Department, for the conveyance to the City of Oshawa of any lands required for the future road widening recommended through the Environmental Assessment process undertaken pursuant to Paragraph (a) above.

Permitted Interim Uses:

- (a) All existing uses”

- 13. By-law 60-94, as amended, is further amended by adding a new Holding Symbol “h-105” that reads as follows:

**“3.5.2(105) h-105 Zone (Certain lands generally located west of Centre Street South, south of John Street West, north of Mill Street, and east of the Oshawa Creek watercourse)**

Purpose: To ensure that:

- (a) Appropriate studies, such as engineering and environmental impact studies that demonstrate feasible mitigation practices, as identified by the City in consultation with the Central Lake Ontario Conservation Authority, have been undertaken to the satisfaction of both entities. The studies will be required to address any potential environmental impacts on the flood damage center of the Oshawa Creek/Goodman Creek watershed. The final development limits will require the studies to conclusively delineate the hazard, and demonstrate no new hazards are created, or existing hazards are impacted. Any mitigation practices will be required to be undertaken concurrently with or prior to the issuance of applicable permits.

Permitted Interim Uses:

- (a) All existing uses lawfully permitted as of **June 23, 2025**

- 14. By-law 60-94, as amended, is further amended by deleting the text associated with Article 7.3.7 and replacing it with the text “R2(6) Zone [not in use]”, and by deleting Sentences 7.3.7(1) and 7.3.7(2) in their entirety.
- 15. By-law 60-94, as amended, is further amended by deleting the text associated with Article 7.3.10 and replacing it with the text “R2(9) Zone [not in use]”, and by deleting Sentences 7.3.10(1) and 7.3.10(2) in their entirety.
- 16. By-law 60-94, as amended, is further amended by deleting the text associated with Article 11.3.3 and replacing it with the text “R6-B(1) Zone [not in use]”, and by deleting Sentences 11.3.3(1) through 11.3.3(7) in their entirety.
- 17. By-law 60-94, as amended, is further amended by deleting the text associated with Article 11.3.27 and replacing it with the text “R6-B(12) Zone [not in use]”, and by deleting Sentences 11.3.27(1) through 11.3.27(3) in their entirety.
- 18. By-law 60-94, as amended, is further amended by deleting the text associated with Article 11.3.24 and replacing it with the text “R6-D(4) Zone [not in use]”, and by deleting Sentences 11.3.24(1) through 11.3.24(3) in their entirety.
- 19. By-law 60-94, as amended, is further amended by deleting the text associated with Article 11.3.31 and replacing it with the text “R6-D(5) Zone [not in use]”, and by deleting Sentences 11.3.33(1) through 11.3.33(4) in their entirety.
- 20. By-law 60-94, as amended, is further amended by deleting the text associated with Article 17.3.5 and replacing it with the text “PCC-B(2) Zone [not in use]”, and by deleting Sentences 17.3.5(1) through 17.3.5(13), as well as Appendix “A” to Special Condition PCC-B(2), in their entirety.



21. By-law 60-94, as amended, is further amended by deleting the text associated with Article 18.3.6 and replacing it with the text "PSC-A(4) Zone [not in use]", and by deleting Sentences 18.3.6(1) through 18.3.6(4) in their entirety.
22. By-law 60-94, as amended, is further amended by deleting the text associated with Article 18.3.22 and replacing it with the text "PSC-A(20) Zone [not in use]", and by deleting Sentences 18.3.22(1) through 18.3.22(3) in their entirety.
23. By-law 60-94, as amended, is further amended by deleting the text associated with Article 24.3.2 and replacing it with the text "CIN(1) Zone [not in use]", and by deleting Sentence 24.3.2(1) in its entirety.
24. By-law 60-94, as amended, is further amended by deleting the text associated with Article 24.3.7 and replacing it with the text "CIN(6) Zone [not in use]", and by deleting Sentence 24.3.7(1) in its entirety.
25. By-law 60-94, as amended, is further amended by deleting the text associated with Article 26.3.16 and replacing it with the text "OSH(3) Zone [not in use]", and by deleting Sentence 26.3.16(1) in its entirety.
26. By-law 60-94, as amended, is further amended by deleting the text associated with Article 29.3.2 and replacing it with the text "GI(1) Zone [not in use]", and by deleting Sentences 29.3.2(1) through 29.3.2(8) in their entirety.
27. By-law 60-94, as amended, is further amended by amending Article 17.1.1 to replace the text "below;" with the text "in this Subsection."
28. By-law 60-94, as amended, is further amended by deleting the entirety of the text listed as (a) through (ii) under Article 17.1.1.
29. By-law 60-94, as amended, is further amended by adding a new Article 17.1.2 that reads as follows:

"17.1.2       The following uses are permitted in any PCC-A, PCC-B, PCC-C, or PCC-D Zone:

- (a)   Adult secondary school
- (b)   Animal hospital
- (c)   Apartment building
- (d)   Art gallery
- (e)   Automobile rental establishment
- (f)   Automobile repair garage
- (g)   Block townhouse
- (h)   Brew your own operation
- (f)   Cinema
- (g)   Club
- (h)   Commercial recreation establishment
- (i)   Commercial school
- (j)   Craft Brewery
- (k)   Day care centre
- (l)   Financial institution
- (m)   Flat
- (n)   Funeral home
- (o)   Hotel
- (p)   Long Term Care Facility
- (q)   Merchandise service shop
- (r)   Museum
- (s)   Nursing home
- (t)   Office
- (u)   Peddle
- (v)   Personal service establishment
- (w)   Place of amusement
- (x)   Place of worship
- (y)   Printing establishment
- (z)   Private school
- (aa)  Restaurant
- (bb)  Retail store



- (cc) Retirement home
- (dd) Studio
- (ee) Tavern
- (ff) Theatre”

30. By-law 60-94, as amended, is further amended by adding a new Article 17.1.3 that reads as follows:

“17.1.3 The following uses are permitted in any PCC-E Zone:

- (a) Adult secondary school
- (b) Animal hospital
- (c) Apartment building
- (d) Art gallery
- (e) Brew your own operation
- (f) Cinema
- (g) Club
- (h) Commercial recreation establishment
- (i) Commercial school
- (j) Craft Brewery
- (k) Day care centre
- (l) Financial institution
- (m) Flat
- (n) Funeral home
- (o) Hotel
- (p) Long Term Care Facility
- (q) Merchandise service shop
- (r) Museum
- (s) Nursing home
- (t) Office
- (u) Personal service establishment
- (v) Place of amusement
- (w) Place of worship
- (x) Printing establishment
- (y) Private school
- (z) Restaurant
- (aa) Retail store, other than a department store or supermarket
- (bb) Retail warehouse
- (cc) Retirement home
- (dd) Studio
- (ee) Tavern
- (ff) Theatre”

31. By-law 60-94, as amended, is further amended by amending Table 17.2 - Regulations for PCC Zones to add a sixth column containing regulations for lands zoned PCC-E (Planned Commercial Centre) [in red font] as follows:

Zones		PCC-A	PCC-B	PCC-C	PCC-D	PCC-E
Minimum Lot Area (ha)		12.0	6.0	2.5	0.4	N/A
Minimum Front Yard and Exterior Side Yard Depth (m)		6.0				
Minimum Interior Side Yard and Rear Yard Depth (m)	Abutting a Residential Zone	10.0		4.5		
	Abutting a Non-Residential Zone	0.0 abutting any commercial zone and 3.0 from any other abutting zone				
Maximum Height (m)		N/A			13.0	N/A
Maximum Density – Dwelling Units Per Hectare		N/A		150		500 <sup>1</sup>

<sup>1</sup> Requires Official Plan Amendment 233 to come into effect prior to this density maximum coming into full force and effect.

32. By-law 60-94, as amended, is further amended by adding a new Article 17.2.3 that reads as follows:

“17.2.3 Notwithstanding the definitions in Section 2 of this By-law to the contrary, in any PCC-E Zone, as shown on Schedule “A” to this By-law, the following definitions shall apply:

“**DEPARTMENT STORE**” means a large retail store classified as a “department store” or “discount department store” by Statistics Canada, which offers a wide selection of merchandise in departments, such as apparel, housewares, domestic goods, drugs, hardware, automotive supplies, sporting goods, toys, furniture and appliances, and may include an associated automobile repair garage or the storage, display and sale of lawn and garden supplies, food store space, personal service establishments, financial institutions and restaurants.

“**FOOD STORE SPACE**” means floor space contained within a retail store, department store or retail warehouse devoted to the sale and storage of food.”

33. By-law 60-94, as amended, is further amended by adding a new Article 17.2.4 that reads as follows:

“17.2.4 No main building within any PCC-E Zone shall be less than 3 storeys in height.”

34. By-law 60-94, as amended, is further amended by adding new Articles 17.3.16 through 17.3.18 that read as follows:

“17.3.16 **PCC-E(1) Zone (600 Stevenson Road South)**

17.3.16(1) Notwithstanding Article 17.1.3 to the contrary, in any PCC-E(1) Zone, as shown on Schedule “A” to this By-law, the following are the only permitted uses:

- (a) Apartment Building
- (b) Cinema
- (c) Club
- (d) Commercial recreation establishment
- (e) Hardware store
- (f) Home appliance store
- (g) Home and auto supply store
- (h) Home decorating store
- (i) Home furnishing store
- (j) Home improvement store
- (k) Hotel
- (l) Liquor, beer or wine store
- (m) Restaurant
- (n) Retail warehouse

17.3.16(2) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(1) Zone, as shown on Schedule “A” to this By-law, no use other than landscaped open space or a driveway that traverses the landscaped open space shall be permitted within 6.0m of a street line.

17.3.17 **PCC-E(2) Zone (555-685 Laval Drive, 540-680 Laval Drive, 600 Fox Street, 656 Champlain Avenue, 450 Stevenson Road South, a portion of 576 Fox Street)**

17.3.17(1) Notwithstanding Article 17.1.3 to the contrary, in any PCC-E(2) Zone, as shown on Schedule “A” to this By-law, one department store is also a permitted use.

17.3.17(2) The non-residential gross floor area permitted in the area zoned PCC-E(2) shall not exceed 48,355 m<sup>2</sup>.

17.3.17(3) The total gross floor area of any individual Retail Warehouse shall not exceed 12,260 m<sup>2</sup>.

- 17.3.17(4) The total gross floor area devoted to food store space in any PCC-E(2) Zone shall not exceed 6,040 m<sup>2</sup>.
- 17.3.17(5) Notwithstanding Article 17.2.4 to the contrary, in any PCC-E(2) Zone, as shown on Schedule "A" to this By-law, standalone financial institutions are permitted to be a minimum of two (2) storeys in height, with a maximum gross floor area of 1,550m<sup>2</sup>.
- 17.3.17(6) The total gross floor area devoted to the department store in any PCC-E(2) Zone shall not exceed 20,393 m<sup>2</sup>, subject also to the following:
- (a) The gross floor area of all personal service establishments, financial institutions and restaurants within the department store shall not exceed 1,000m<sup>2</sup>;
  - (b) The gross floor area of all food store space within the department store shall not exceed 6,040m<sup>2</sup>; and
  - (c) The gross floor area of the department store exclusive of all personal service establishments, financial institutions, restaurants and food store space within the department store shall not exceed 14,865m<sup>2</sup>.
- 17.3.17(7) Subject to Sentence 17.3.17(6), the gross floor area of any individual retail store other than a convenience store, permitted in any PCC-E(2) Zone shall not be less than 300m<sup>2</sup> and shall not exceed 1,550m<sup>2</sup>, whereas the gross floor area of a convenience store in any PCC-E(2) Zone shall not exceed 240m<sup>2</sup>.
- 17.3.17(8) Subject to Sentence 17.3.17(7), the total gross floor area devoted to retail stores in any PCC-E(2) Zone shall not exceed 4,835m<sup>2</sup> of which no more than 2,400m<sup>2</sup> of gross floor area may be used for retail stores each having a gross floor area not exceeding 465 m<sup>2</sup>.
- 17.3.17(9) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(2) Zone, as shown on Schedule "A" to this By-law, no other use other than landscaped open space shall be permitted within 6.0m of Champlain Avenue.
- 17.3.17(10) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(2) zone, as shown on Schedule "A" to this By-law, the front lot line shall be considered to be the lot line adjacent to Stevenson Road South.
- 17.3.17(11) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(2) Zone, as shown on Schedule "A" to this By-law no part of any parking area shall be permitted within 6.0m of the front lot line.
- 17.3.17(12) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(2) Zone, as shown on Schedule "A" to this By-law, no use other than landscaped open space or a driveway shall be permitted within 3.0m of the rear or side lot line.
- 17.3.17(13) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(2) Zone, as shown on Schedule "A" of this By-law, no building or structure shall be located within 6.0m of the southern limit of the OPUC access road described as Part 7, Plan 40R-22844.
- 17.3.17(14) Notwithstanding the definition of "lot" in Section 2 and the provisions of Subsection 3.7 to the contrary, all lands zoned PCC-E(2) shall be considered to be one lot for the purposes of applying regulations relating to lot area, lot frontage, yard depths, gross floor area, parking, loading and general provisions. Provided that this article shall not be applied to permit two or more portions of lands zoned PCC-E(2) that are severed by an existing or planned municipal road allowance to be considered as one lot, in which case each severed portion may be considered as one lot and the lot line for each portion shall be the boundary of the existing



or planned municipal road allowance immediately adjacent to that portion.

**17.3.18 PCC-E(3) Zone (0 and 520-522 Fox Street, a portion of 450, 480, 534 Fox Street)**

17.3.18(1) Notwithstanding Article 17.1.3 to the contrary, in any PCC-E(3) Zone, as shown on Schedule "A" to this By-law, any use permitted in the PCC-E Zone is permitted, excluding the following retail stores:

- (a) Home improvement store
- (b) Specialty food store

17.3.18(2) Notwithstanding Article 17.1.2 to the contrary, in any PCC-E(3) Zone, as shown on Schedule "A" to this By-law, a supermarket is a permitted use.

17.3.18(3) The total gross commercial floor area permitted in the area zoned PCC-E(3) shall not exceed 27,900m<sup>2</sup>.

17.3.18(4) The total gross floor area of retail stores permitted under Sentence 17.3.18(1) in any PCC-E(3) Zone shall not exceed 5,685m<sup>2</sup>.

17.3.18(5) The gross floor area of any individual retail store, other than a convenience store, permitted under Sentence 17.3.18(1) in any PCC-E(3) Zone shall not be less than 300m<sup>2</sup> and shall not exceed 3,255m<sup>2</sup>, whereas the gross floor area of a convenience store in any PCC-E(3) Zone shall not exceed 240m<sup>2</sup>.

17.3.18(6) The total gross floor area devoted to a supermarket in any PCC-E(3) Zone permitted under Article 17.3.18(2) shall not exceed 3,716m<sup>2</sup>.

17.3.18(7) The total gross floor area devoted to professional office floor space in any PCC-E(3) Zone shall not exceed 1,115m<sup>2</sup>. Notwithstanding the foregoing in this Sentence, an additional gross floor area of 8,185m<sup>2</sup> of professional office floor space is permitted provided this additional floor space used devoted only to medical office or clinic uses.

17.3.18(8) Notwithstanding any other provisions of this By-law to the contrary, in any PCC-E(3) Zone, as shown on Schedule "A" to this By-law, the front lot line shall be considered to be the lot line adjacent to Fox Street."

35. By-law 60-94, as amended, is further amended by changing the zoning for the lands shown outlined in red on the enlarged portion of Part of Maps A1 and A2 attached hereto as Schedule "D" as follows:

- (a) From FD, in part to PCC-E(3) "h-97" "h-103";
- (b) From FD, in part to PCC-E(2) "h-97" "h-103", in part;
- (c) From SPC-B(2) "h-17" to PCC-E(3) "h-17" "h-97" "h-103";
- (d) From SPC-A(9) to PCC-E(2) "h-97" "h-103", in part;
- (e) From SPC-A(9) "h-44" to PCC-E(2) "h-44" "h-97" "h-103"; and,
- (f) From SPC-A(4) "h-1" to PCC-E(1) "h-1" "h-97" "h-103";

so that Maps A1 and A2 shall be amended as shown within the area outlined in red on the enlarged portion of Part of Maps A1 and A2 attached to this By-law as Schedule "E2".

36. By-law 60-94, as amended, is further amended by deleting the text associated with Article 19.3.6 and replacing it with the text "SPC-A(4) Zone [not in use]", and by deleting Sentences 19.3.6(1) and 19.3.6(2) in their entirety.

37. By-law 60-94, as amended, is further amended by deleting the text associated with Article 19.3.11 and replacing it with the text "SPC-A(9) Zone [not in use]", and by deleting Sentences 19.3.11(1) through 19.3.11(16) in their entirety.

38. By-law 60-94, as amended, is further amended by deleting the text associated with Article 19.3.12 and replacing it with the text "SPC-B(2) Zone [not in use]", and by deleting Sentences 19.3.12(1) through 19.3.12(12) in their entirety.

- 39. By-law 60-94, as amended, is further amended by amending Article 3.8.12 to replace the text “SPC-A(9)” with the text “PCC-E(2)”.
- 40. The regulations pertaining to the maximum density applicable to the PCC-E Zone in Table 17.2 – Regulations for PCC Zones shall not come into force in accordance with the provisions of the Planning Act until Amendment 233 to the Oshawa Official Plan is finally approved.
- 41. The regulations pertaining to the permitted uses applicable to the PCC-E Zone in Article 17.1.3 of Zoning By-law 60-94 shall not come into force in accordance with the provisions of the Planning Act until Amendment 233 to the Oshawa Official Plan is finally approved.
- 42. The regulations pertaining to the minimum number of storeys applicable to Article 17.2.4 of Zoning By-law 60-94, or applicable to the site specific Special Conditions for PCC-E Zones under Subsection 17.3 of Zoning By-law 60-94, shall not come into force in accordance with the provisions of the Planning Act until Amendment 233 to the Oshawa Official Plan is finally approved.
- 43. By-law 60-94, as amended, is further amended by adding a new Holding Symbol “h-97” that reads as follows:

“3.5.2(97)     **h-97 Zone (Protected Major Transit Station Areas)**

Purpose:        To ensure that:

- (a)     In the event that the subject lands are located within the Central Oshawa Protected Major Transit Station Area and the delivery of the Central Oshawa GO Train Station is advanced by the Region of Durham under the GO Transit Station Funding Act, 2023 (the “GO Station Funding Act”), funding has been secured from the developer in accordance with the appropriate Region of Durham by-law as required under the GO Station Funding Act to the satisfaction of the Commissioner, Economic and Development Services Department, in collaboration with the Region of Durham.
- (b)     In the event that the subject lands are located within the Thornton’s Corners Protected Major Transit Station Area and the delivery of the Thornton’s Corners GO Train Station is advanced by the Region of Durham under the GO Transit Station Funding Act, 2023 (the “GO Station Funding Act”), funding has been secured from the developer in accordance with the appropriate Region of Durham by-law as required under the GO Station Funding Act to the satisfaction of the Commissioner, Economic and Development Services Department, in collaboration with the Region of Durham.
- (c)     Notwithstanding (a) or (b) above, whichever is applicable, funding will only be collected by the City of Oshawa once the Region of Durham has passed the appropriate by-law required under the GO Transit Station Funding Act, 2023.
- (d)     For clarity, in the event that the Central Oshawa GO Train Station and/or the Thornton’s Corners GO Train Station is delivered by means other than the Region of Durham through the GO Station Funding Act, the provisions of the Holding Zone shall not apply to those lands located within the associated Protected Major Transit Station Area.

Permitted Interim Uses:

- (a)     All existing uses lawfully permitted as of **June 23, 2025**



44. By-law 60-94, as amended, is further amended by adding a new Holding Symbol “h-103” that reads as follows:

**“3.5.2(103) h-103 Zone (Protected Major Transit Station Areas)**

Purpose: To ensure that:

- (a) A comprehensive Stormwater Management Study, including a Downstream Impact Analysis, for the Central Oshawa and Thornton’s Corners Protected Major Transit Station Areas is completed to provide a mitigation strategy that demonstrates no downstream impacts to the receiving system, including flood vulnerable areas, to the satisfaction of the Central Lake Ontario Conservation Authority and the Commissioner, Economic and Development Services Department, given that substantial portions of said Protected Major Transit Station Areas are located within or in proximity of existing flood vulnerable areas/flood damage centers of the Oshawa Creek/Goodman Creek and Montgomery Creek watersheds.

Permitted Interim Uses:

- (a) All existing uses lawfully permitted as of **June 23, 2025**
- (b) All permitted uses in the applicable underlying zone within buildings and structures existing as of June 23, 2025

45. By-law 60-94, as amended, is further amended by adding two new articles as follows under Subsection 39.10, “Exemption”, that read as follows:

“39.10.2 The requirements of Subsection 39.3 shall not apply to any building or structure located within the area shown on Schedule “N” to this By-law. Schedule “N” forms part of this By-law.

39.10.3 The requirements of Subsection 39.3 shall not apply to any building or structure located within the area shown on Schedule “O” to this By-law. Schedule “O” forms part of this By-law.”

46. By-law 60-94, as amended, is further amended by incorporating Schedules “N” and “O” as part of By-law 60-94, attached to this By-law as Schedules “F” and “G”, respectively.

47. By-law 60-94, as amended, is further amended by adding reference to Schedules “N” and “O” to Article 5.15.11 such that it reads as follows:

“5.15.11 A vehicle drive-through facility is not permitted within the hatched area shown on Schedules “I”, “J”, “K”, “L”, “M”, “N” and “O” to this By-law.”

48. By-law 60-94, as amended, is further amended by adding to Article 5.4.1 the text “, Central Oshawa (CO) Zone, or Planned Commercial Centre (PCC-E) Zone” after the words “located in a Residential Zone” so that it reads as follows:

“5.4.1 Subject to Article 5.4.3 and to Article 5.4.5, none of the provisions of this By-law shall apply to prevent the use of any land or the erection or use of any building or structure, or part thereof, by a public authority, nor the use of land or the use or erection of any structure in any zone for the purpose of essential services or utilities or work by any telephone, telecommunications, cable television or natural gas company or any railway or pipeline company, provided that where such land, building or structure is located in a Residential Zone, Central Oshawa (CO) Zone, or Planned Commercial Centre (PCC-E) Zone:

- (a) No goods, materials or equipment shall be stored in the open;
- (b) The provisions prescribed for the use permitted in the zone which is most nearly similar to the use permitted by reason of this Subsection shall be complied with; and

- (c) Any building or structure erected under the authority of this Subsection shall be designed and maintained whenever possible in general harmony with the buildings or structures of the type permitted in the zone in which it is located."

49. Schedules "A", "B", "C1", "C2", "C3", "C4", "C5", "D", "E1", "E2", "F" and "G" attached hereto form part of this By-law.

By-law passed this Twenty-third day of June, 2025

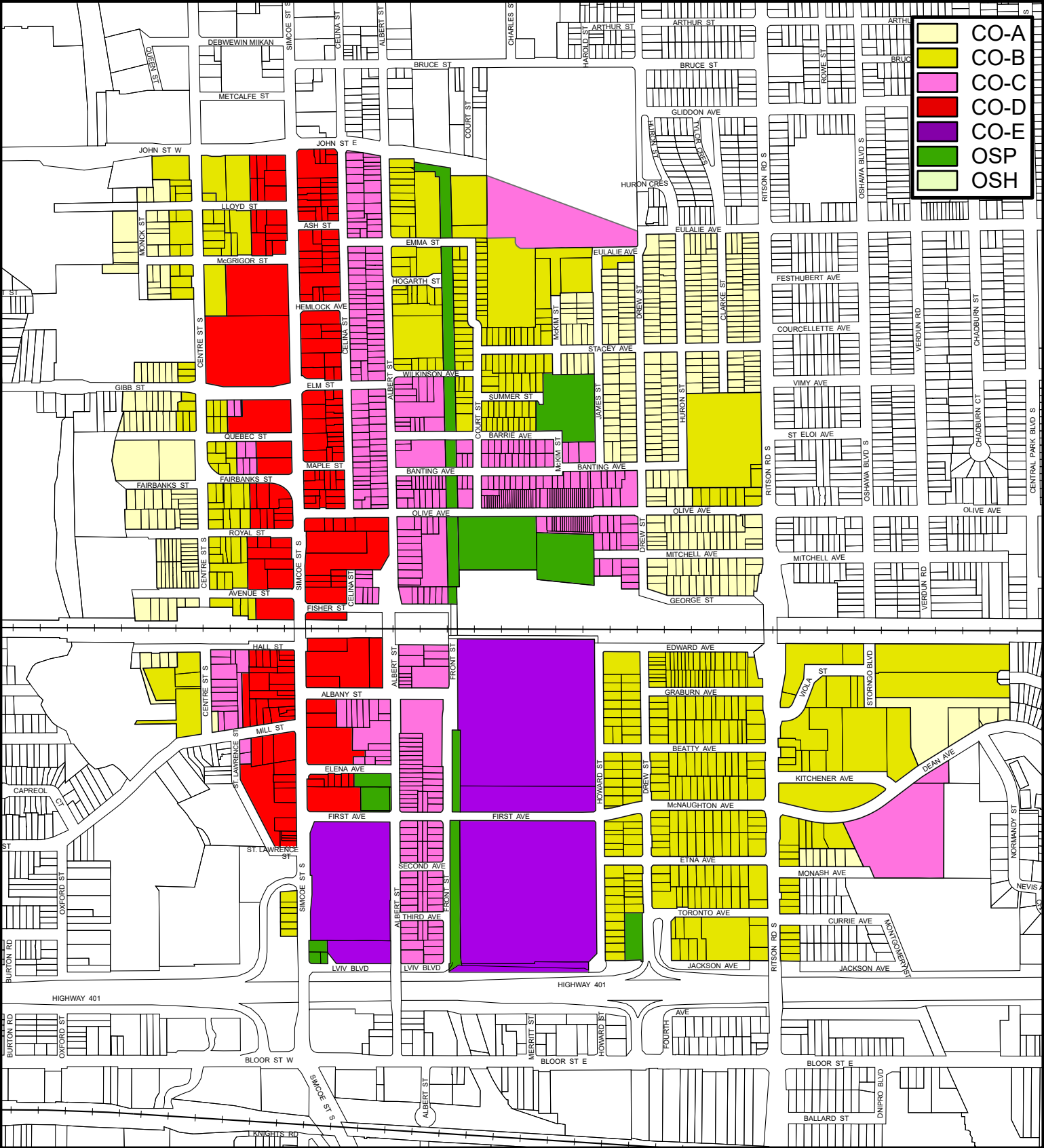
  
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Mayor

  
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City Clerk

Title: Schedule "A"  
Subject: Block Index Map



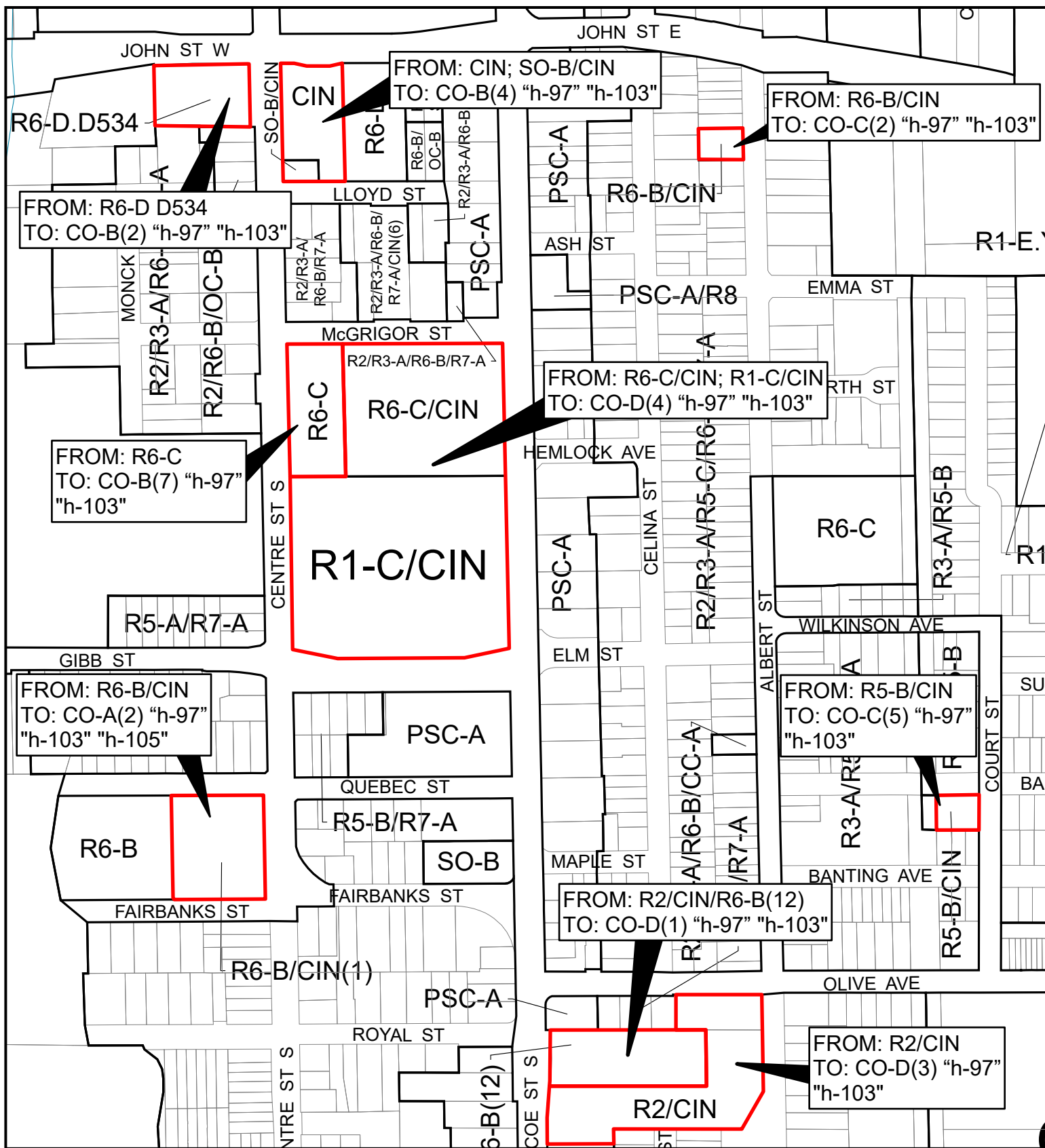
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Subject: Proposed CO (Central Oshawa) Zone Variations



Subject: Proposed Site-specific Zone Variations for Central Oshawa



City of Oshawa  
Economic and Development Services



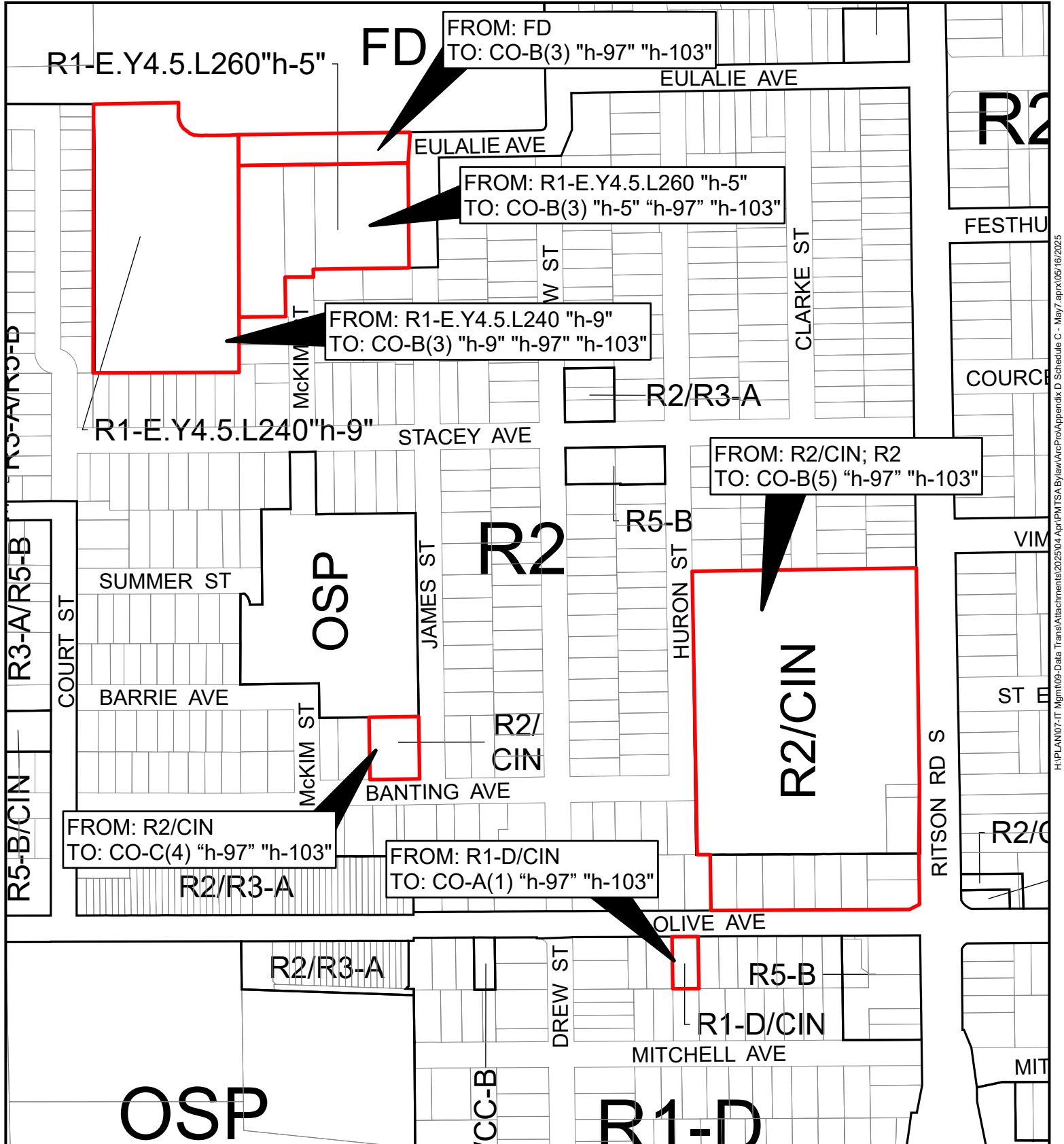


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Subject: Proposed Site-specific Zone Variations for Central Oshawa



 Proposed Site-specific Zones

City of Oshawa  
Economic and Development Services 

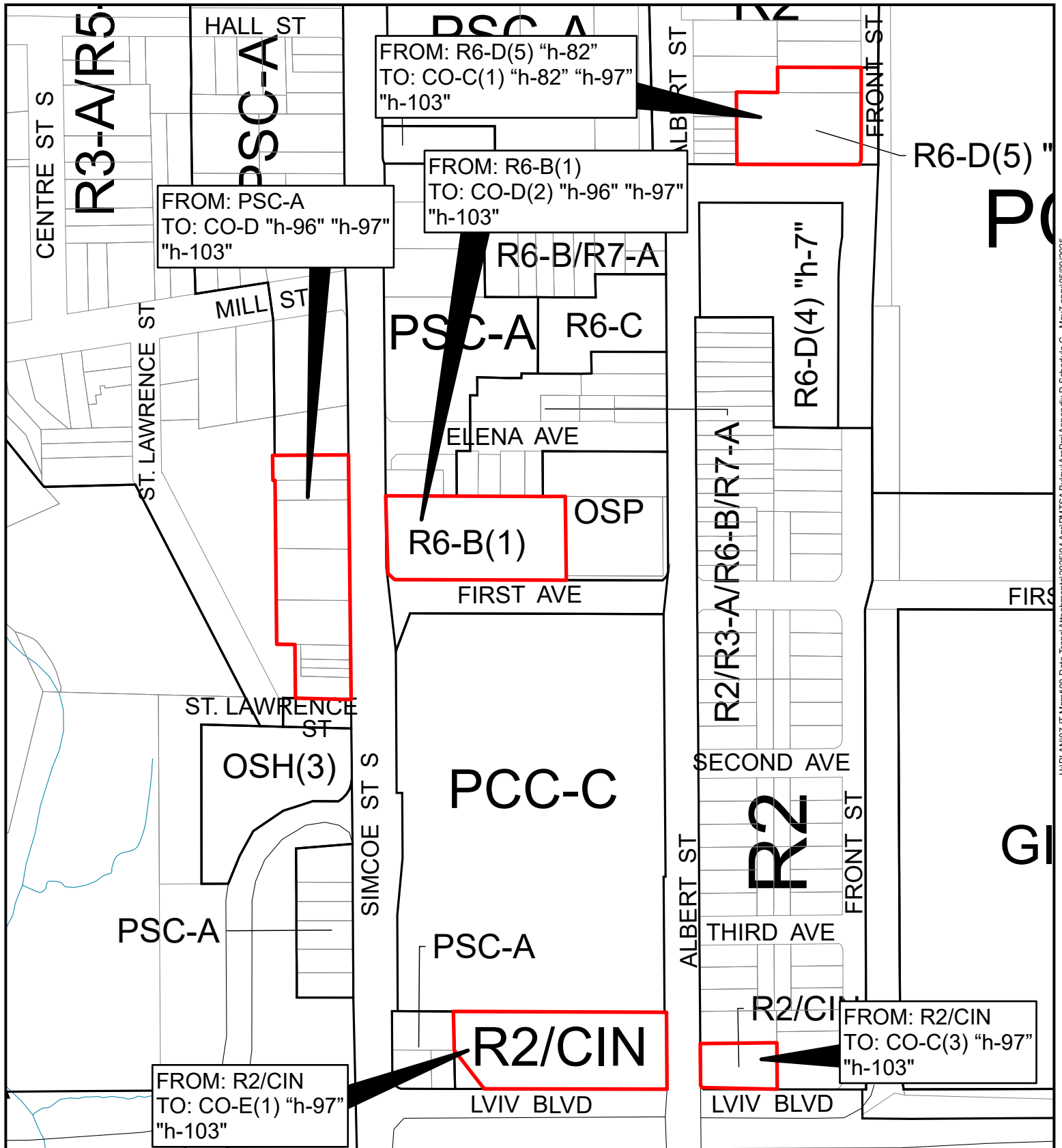


Title: Schedule "C3"  
Subject: Proposed Site-specific Zone Variations for Central Oshawa



 Proposed Site-specific Zones

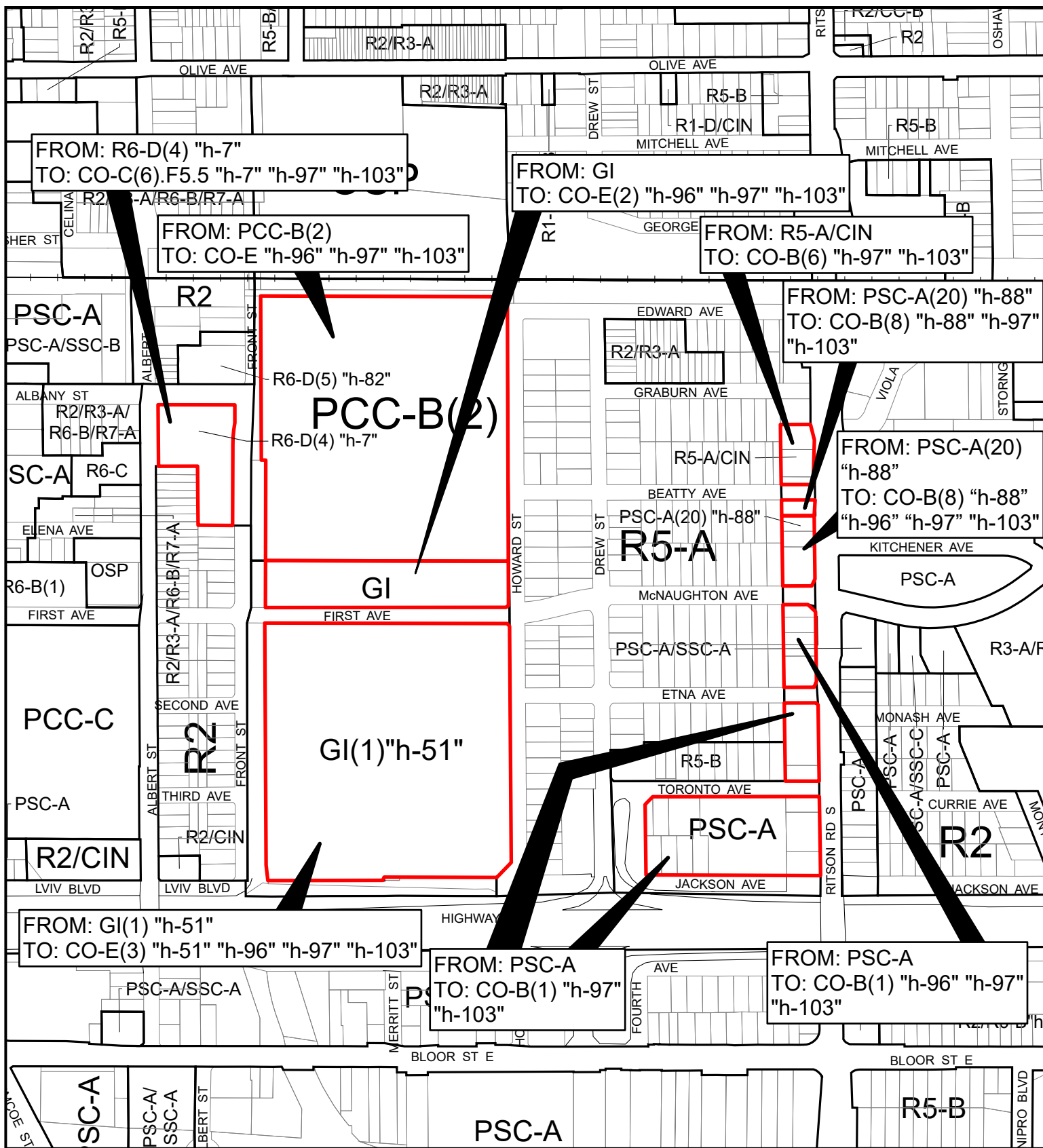
City of Oshawa  
Economic and Development Services



Subject: Proposed Site-specific Zone Variations for Central Oshawa



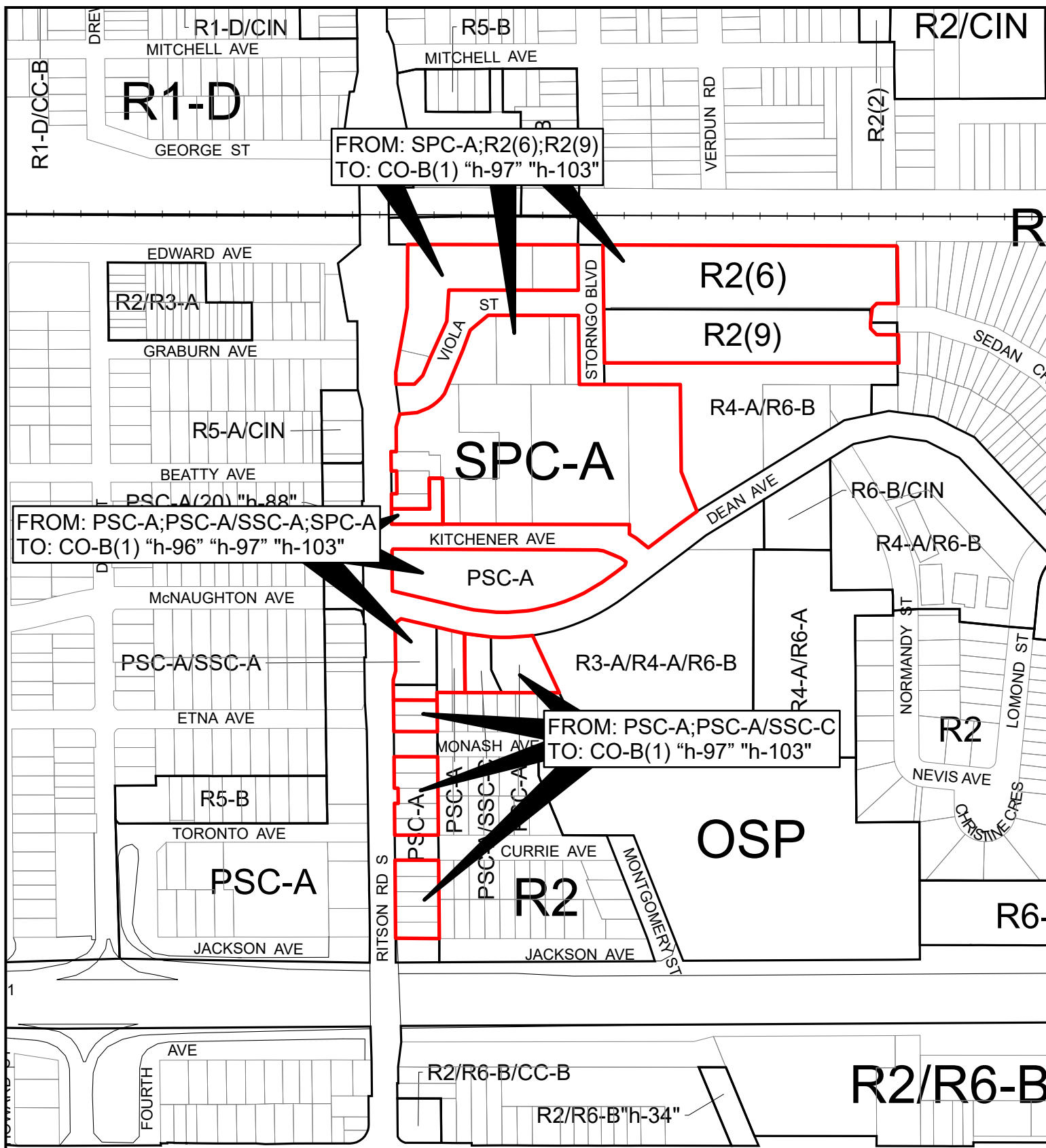
City of Oshawa  
Economic and Development Services



Subject: Proposed Site-specific Zone Variations for Central Oshawa



City of Oshawa  
Economic and Development Services

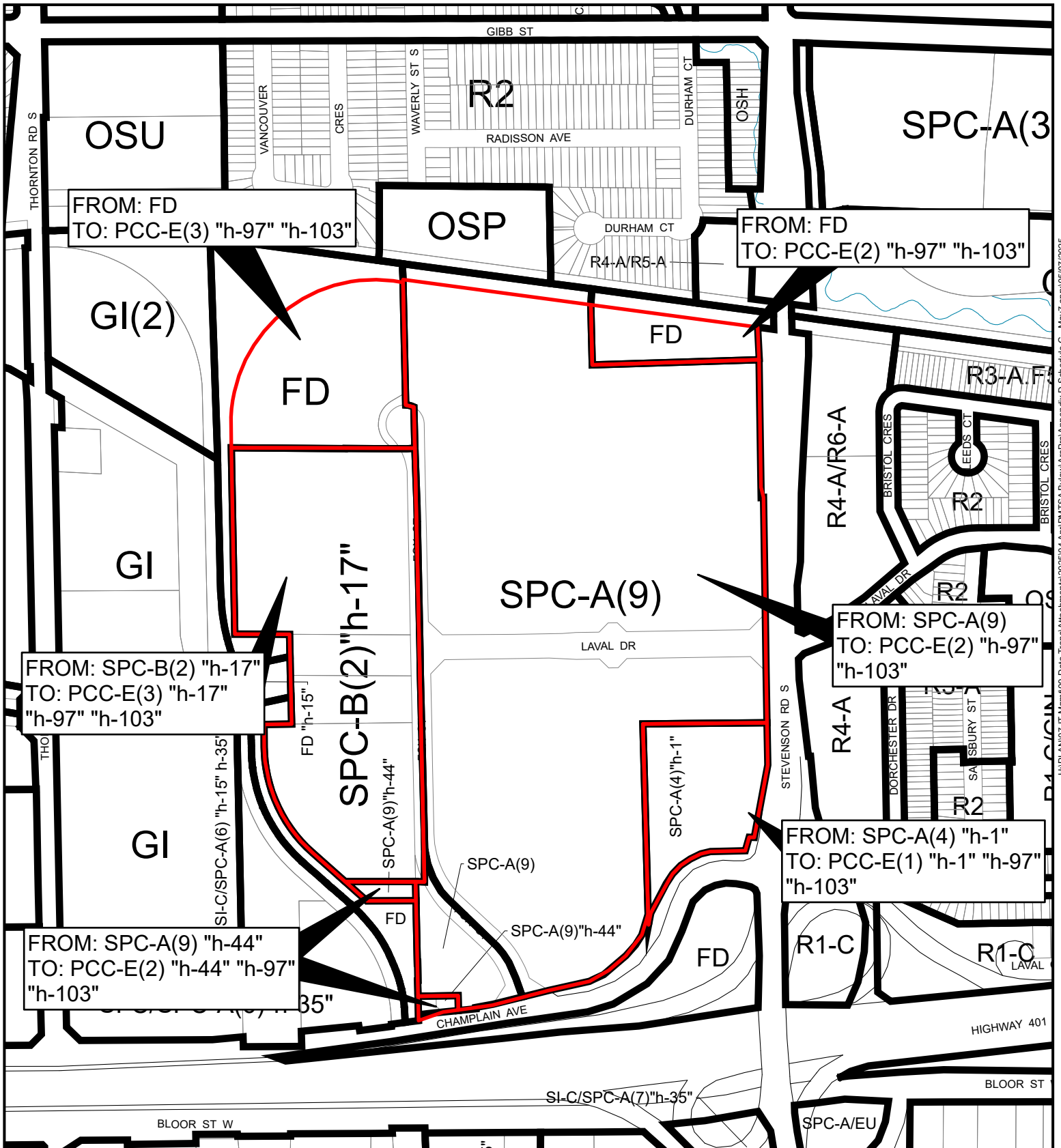


Title: Schedule "D"  
Subject: Proposed Site-specific Zone Variations for Thornton's Corners P.M.T.S.A.



 Proposed Site-specific Zones

City of Oshawa  
Economic and Development Services



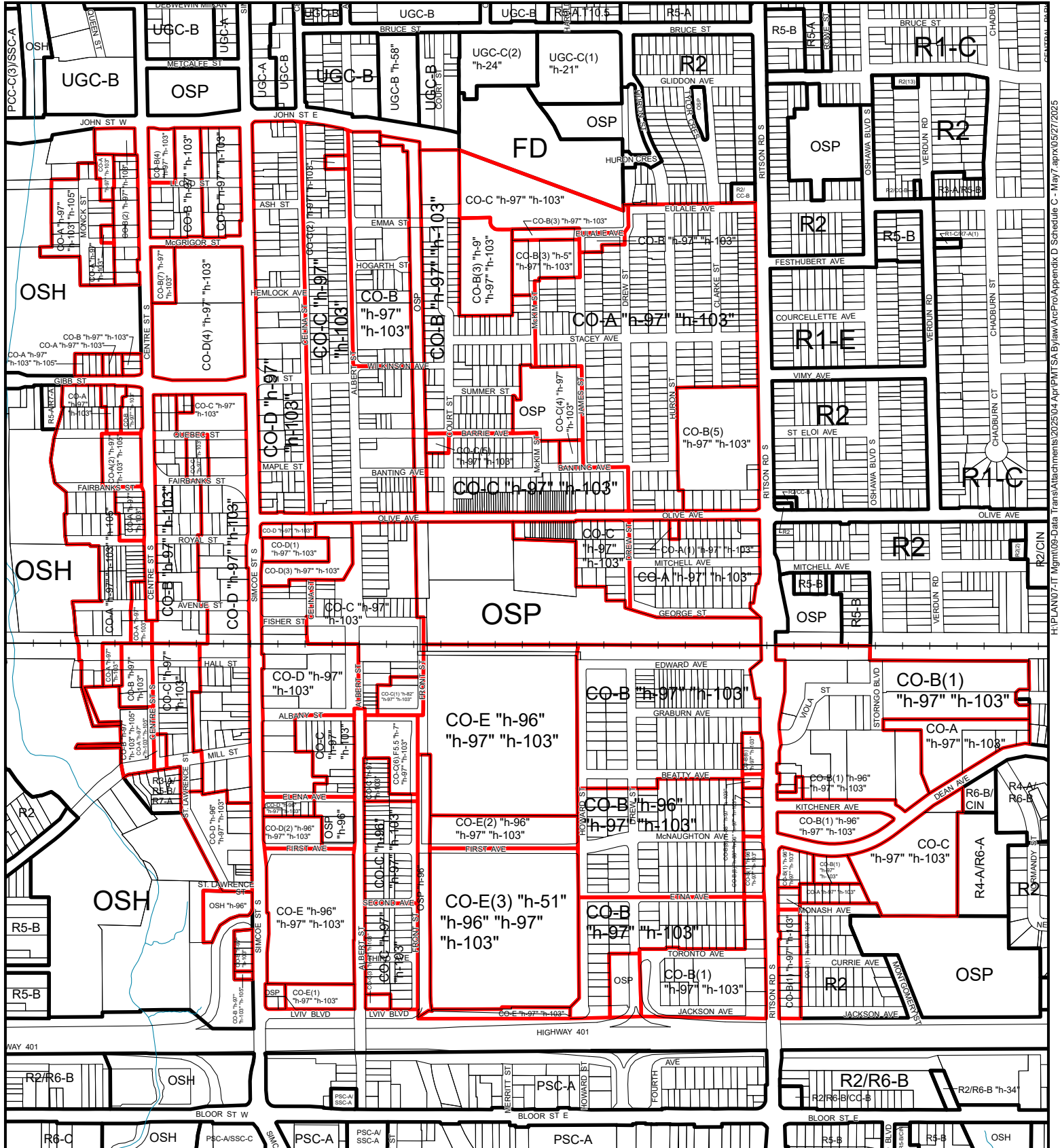


Title: Schedule "E1"  
Subject: Part of Maps B1 and B2

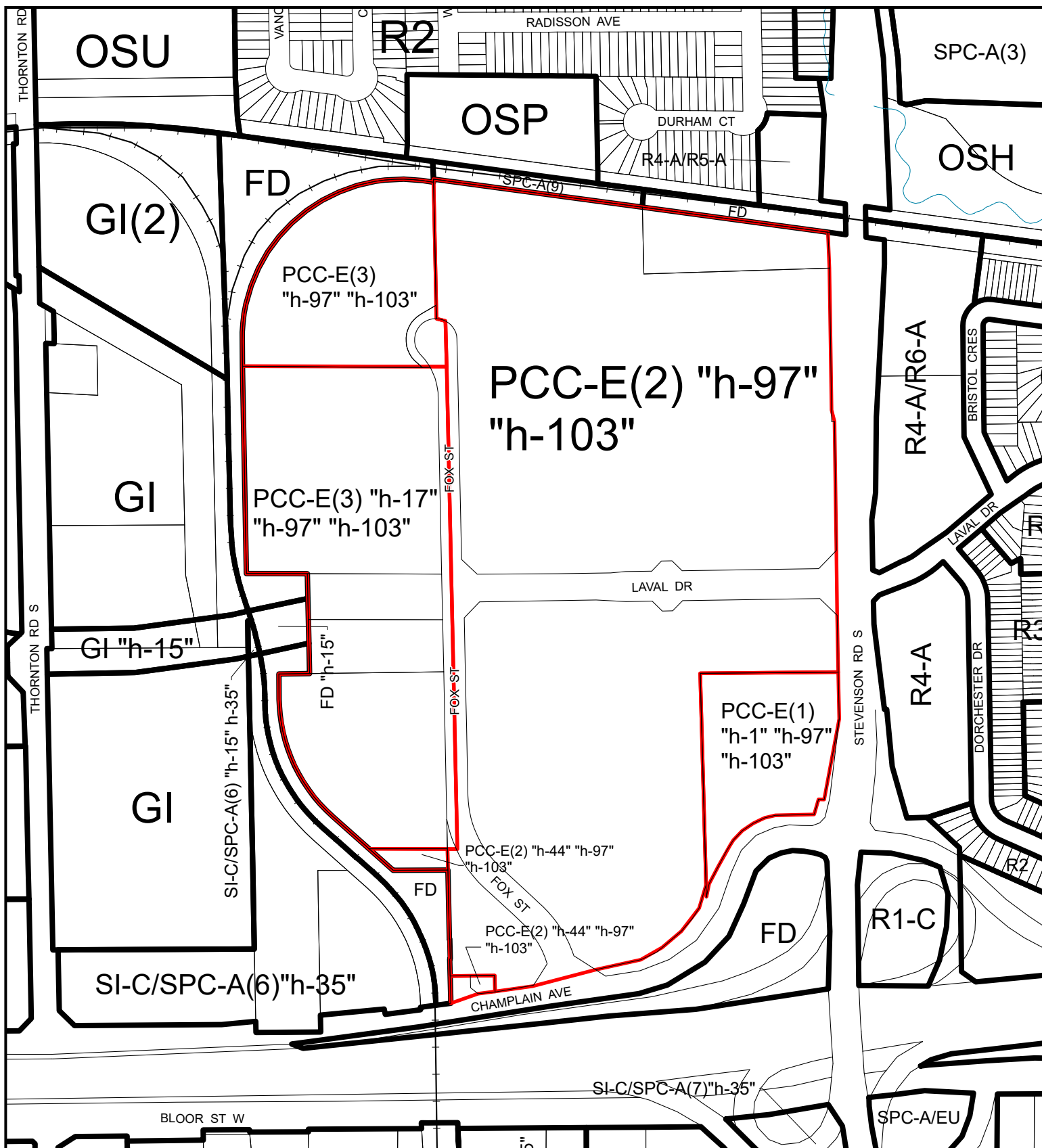


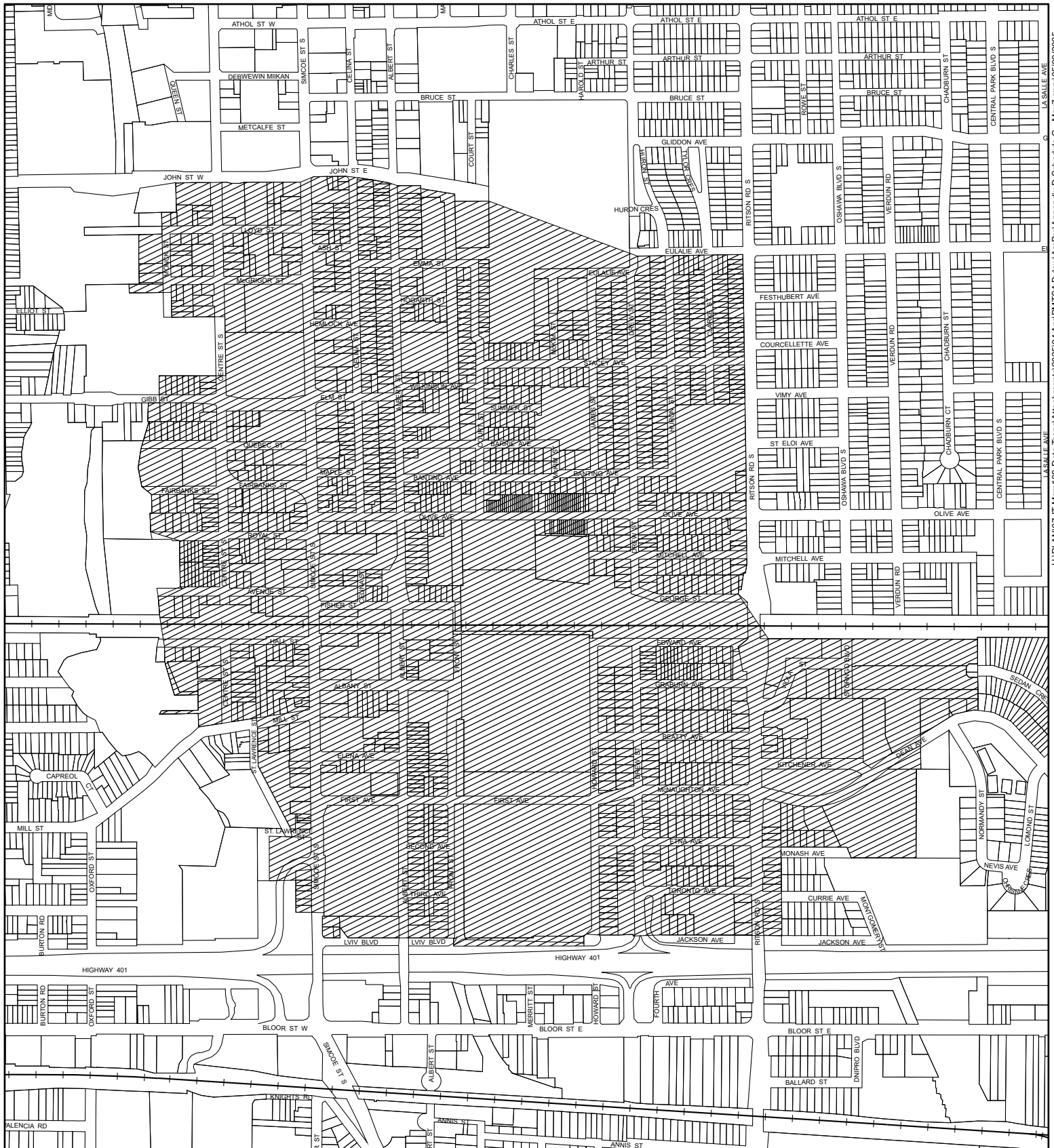
 Lands subject to Zoning By-law Amendment

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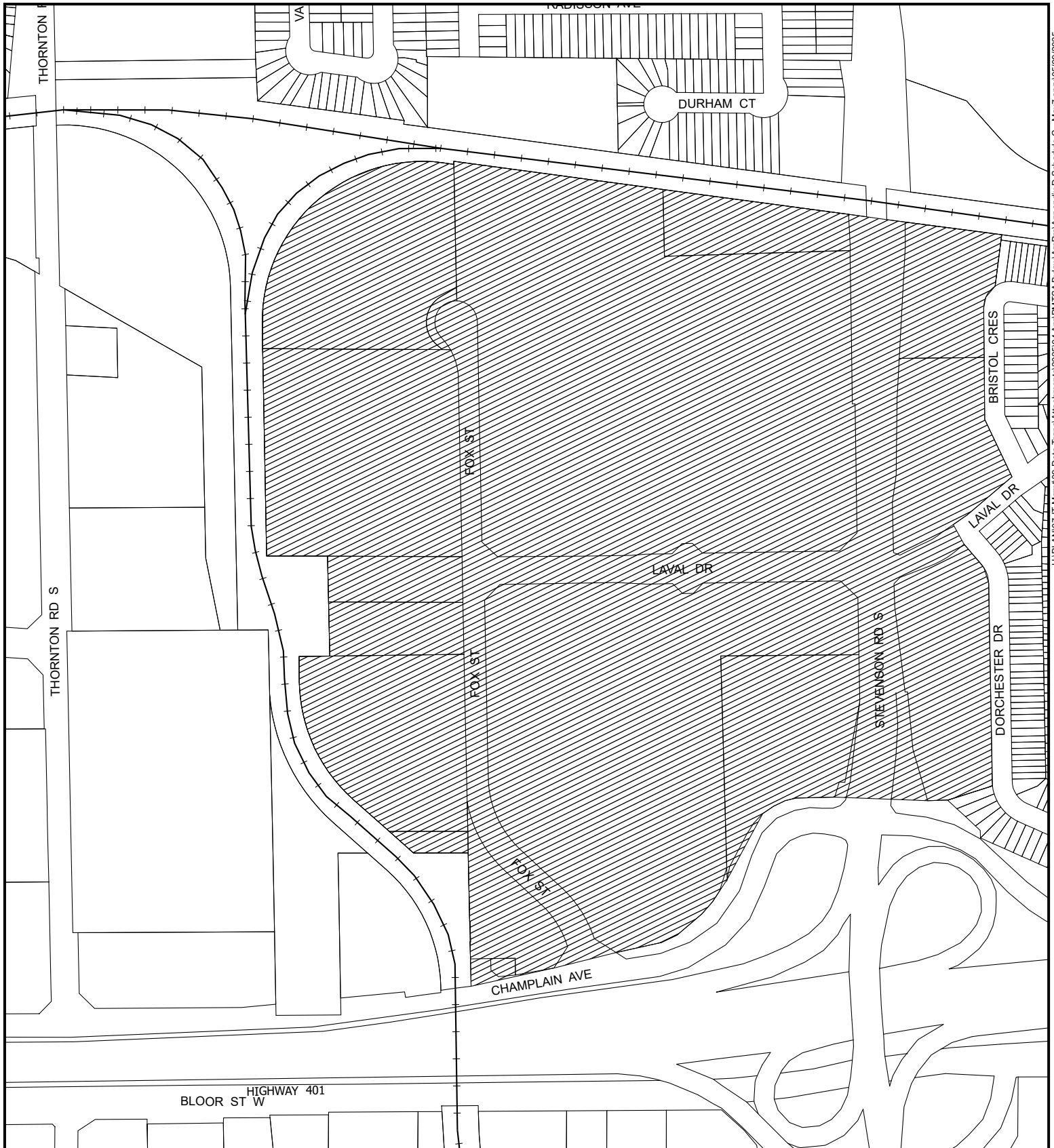


Title: Schedule "F"  
 Subject: Proposed Schedule "N", Central Oshawa Protected Major Transit Station Area

 Area subject to Articles 5.15.11 and 39.10.2

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Title: Schedule "G"  
 Subject: Proposed Schedule "O", Thornton's Corners Protected Major Transit Station Area



 Area subject to Articles 5.15.11 and 39.10.3

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