

**Appendix A2**  
**Applicant's Draft Zoning By-law Amendment**

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2021-XXX**

A by-law to amend Zoning By-law 2014-014, as amended, to permit the use of lands within the Bronte Village Growth Area, described as  
**PARTS OF LOTS 67, 68 AND 69, REGISTERED  
PLAN M-8, TOWN OF OAKVILLE  
2262 and 2266 Lakeshore Road West and 83 East Street**

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2014-014, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

1. That Schedule "19(2a)" of By-law 2014-014, as amended, is hereby further amended by rezoning the lands from "H1-Main Street 1" (MU1) Zone to "H1-Main Street 1-XXX" (MU1-XXX) as identified on Schedule 'A' of this By-law.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.XXX as follows:

<b>XXX</b>	<b>2262 and 2266 Lakeshore Road West and 83 East Street</b>	Parent Zone: MU1
Map 19(2a)	(PARTS OF LOTS 67, 68 AND 69, REGISTERED PLAN M-8, OAKVILLE)	(2021-XXX)
<b>15.XXX.1 Zone Provisions</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum number of storeys (upon execution of a bonusing agreement)	15 storeys
b)	Maximum height measured to the main roof (upon execution of a bonusing agreement)	50.5 m
c)	Maximum number of <i>dwelling units</i>	245

d)	Maximum gross floor area devoted to permitted non-residential uses	450 m <sup>2</sup>
e)	No structures on a rooftop terrace shall exceed 30% of the total area of the rooftop terrace and such structures shall be deemed as a storey.	
f)	Mechanical equipment, including elevator overruns, may be permitted to project 3.0 metres above the top of the roof	
g)	All site development shall comply with Figure 15.XXX.1 of this Special Provision.	
h)	No proposed building or structure shall be deemed to have come into contravention with any regulations or provisions of this By-law and By-law 2014-014 by reason that any part or parts of the lot has or have been conveyed to or acquired by any public authority.	

#### 15.XXX.2 Special Site Figures

Figure 15.XXX.1

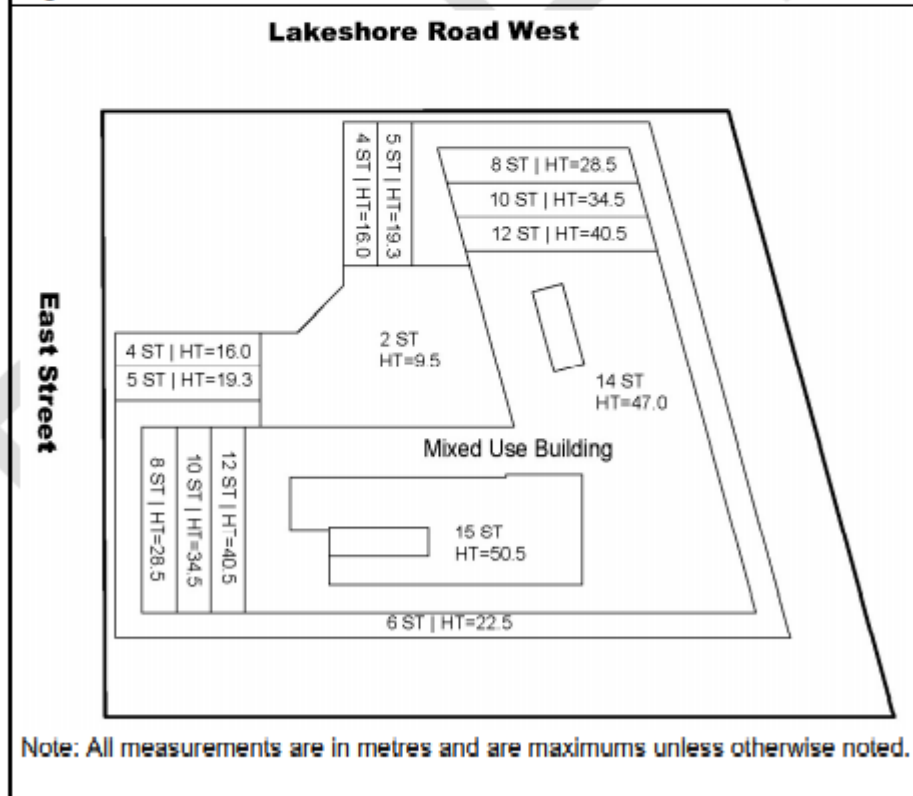
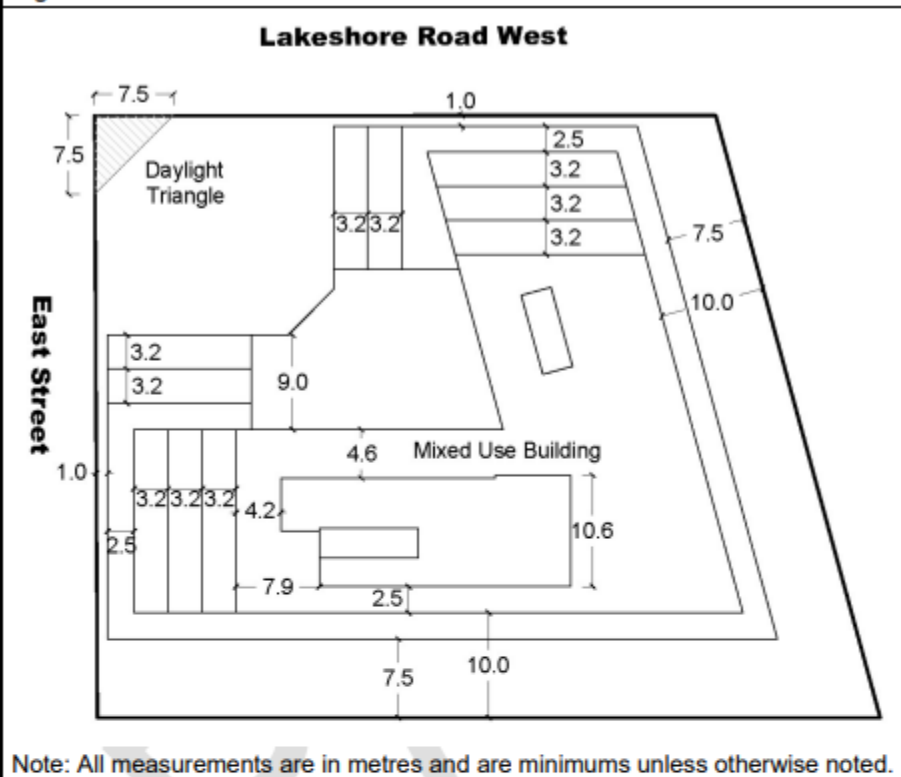


Figure 15.XXX.2



#### 15.XXX.2 Parking Provisions

a)	Minimum number of parking spaces for permitted residential uses and residential visitors	273 spaces
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#### 15.XXX.3 Special Provisions

a)	An urban square with a minimum area of 417 m <sup>2</sup> (including a 7.5m by 7.5m daylight triangle) will be located at the southeast corner of Lakeshore Road West and East Street.
b)	"height" means the vertical distance measured from established grade to the roof top of a building or structure, subject to permitted projections.
c)	"established grade" means the Canadian Geodetic Datum geodetic height of 81.85 metres.

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15.XXX.4 Bonusing Provisions	
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <i>Planning Act</i> . The owner of the Subject Lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:	
a)	Streetscape enhancements including an urban square
b)	Enhanced architectural design distinguishing this gateway site
c)	Public Art

In all other respects the provisions of By-law 2014-014 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the *Planning Act*, R.S.O 1990, C.P.13.

This By-law read a FIRST, SECOND, and a THIRD time and finally PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

<p>LOCATION:          PART OF LOT 67, PART OF LOT 68, AND          PART OF LOT 69          REGISTERED PLAN M-8          TOWN OF OAKVILLE          REGIONAL MUNICIPALITY OF HALTON</p> <p>Not To Scale</p> <p> LANDS TO BE REZONED FROM          H1-MAIN STREET 1 (MU1) ZONE TO          H1-MAIN STREET 1-XX (MU1-XX) ZONE</p>	<p>THIS IS SCHEDULE '19(2a)          TO BY-LAW AMENDMENT _____</p> <p>PASSED THE ____ DAY OF ____, 2021</p> <p>SIGNING OFFICERS</p> <p>_____          MAYOR</p> <p>_____          CLERK</p>