

APPENDIX D – APPLICANT’S DRAFT ZONING BY-LAW AMENDMENT

A by-law to amend the Town of Oakville’s Zoning By-law 2014-014, as amended, to permit the construction of a mixed use building on lands described as 2163 and 2169 Sixth Line
(File XXXX)

COUNCIL ENACTS AS FOLLOWS:

1. That Schedule “19(21)” to By-law 2014-014, as amended, is hereby further amended by rezoning lands municipally described as 2163 and 2169 Sixth Line in the Town of Oakville, Regional Municipality of Halton from the “C1-128” to the “XX” Zone as identified on Schedule A attached hereto.

2. Section 15, Special Provisions, of By-law 2014-014, as amended, is amended by adding new Sections 15.XX.1, 15.XX.2, 15.XX.3 and 15.XX.4 with respect to the lands municipally known as 2163 and 2169 Sixth Line as follows:

XX	2163 and 2169 Sixth Line		Parent Zone: MU2
Map 19(21)			(2022-XXX)
15. XX.1 Additional Permitted Uses			
The following additional <i>uses</i> are permitted:			
a)	<i>Townhouse dwelling</i>		
b)	<i>Temporary Sales Office</i>		
15.XX.1 Zone Provisions			
The following regulations apply:			
a)	<i>Maximum residential floor area</i>	19,000 sq.m	
b)	<i>Maximum retail and medical office floor area</i>	800 sq.m	
d)	<i>Maximum number of storeys</i>	9 storeys	
c)	<i>Minimum yard, flankage yard, interior side yard and rear yard.</i>	0.0 m	

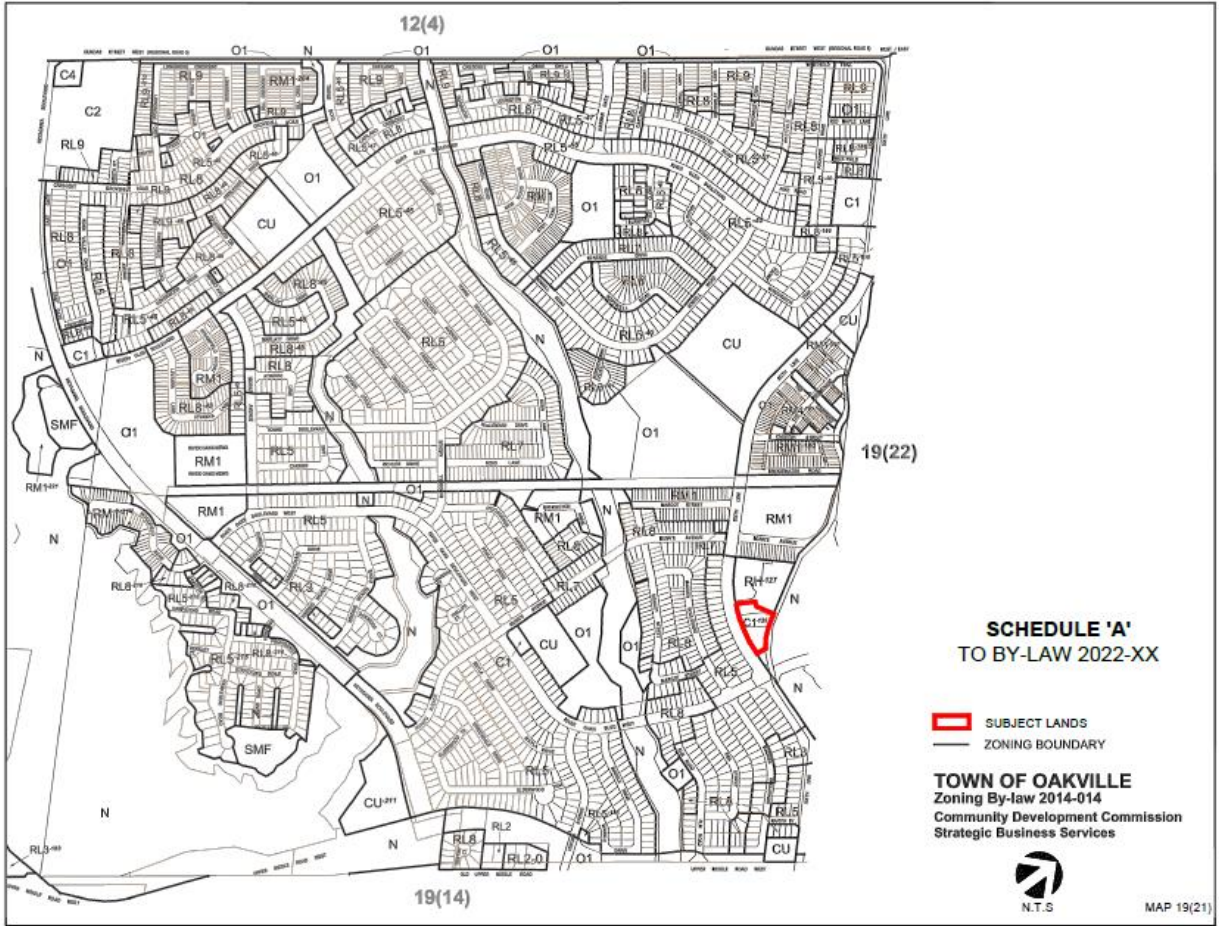
e)	Maximum <i>height</i>	29.0 m
f)	Maximum height of a <i>mechanical penthouse</i> , including appurtenances and rooftop mechanical equipment, elevator penthouse and stair tower	7.0 m
g)	Minimum <i>first storey height</i>	4.0 m
h)	Maximum balcony projection beyond the main wall	2.0 m
i)	Residential <i>dwelling units</i> shall be permitted within the first 9.0 metres of depth of the building, measured in from the <i>main wall</i> oriented towards the <i>front lot line</i> , on the <i>first storey</i> .	
15.XX.3 Parking Provisions		
The following parking provisions apply:		
a)	Minimum number <i>parking spaces</i> for <i>dwelling units</i> :	0.74 space per dwelling unit
b)	Minimum number of <i>parking spaces</i> for Retail and Office use:	1.69 space per 24 square meters of net floor area
c)	Visitor parking for residential uses may be counted towards required parking for retail and office uses.	
15.XX.4 Special Site Provision		
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered to be one <i>lot</i> for the purposes of this By-law.	

3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.



PASSED this day of, 2022

MAYOR

CLERK



SCHEDULE 'A'
TO BY-LAW 2022-XX

-  SUBJECT LANDS
-  ZONING BOUNDARY

TOWN OF OAKVILLE
 Zoning By-law 2014-014
 Community Development Commission
 Strategic Business Services



N.T.S

MAP 19(21)