

**Appendix “D”:  
Applicant’s Draft Zoning By-law Amendment**

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2023-XXX**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of the lands described as 3005

Dundas Street West, Town of Oakville (Enirox  
Group File No.: Z.XXXX-XX)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(2) of By-law 2009-189 is further amended by rezoning the lands as depicted on Schedule ‘A’ to this By-law from “FD – Future Development” Zone to “HDR-XX - High Density Residential – Special Provision”.
2. Part 8, Special Provisions, of By-law 2009-189 is further amended by adding a new Section 8.XX as follows:

<b>XX</b>	<b>3005 Dundas Street W</b>	Parent Zone: HDR
Map 12(2)	(Part of Lot 31, Conc. 1, N.D.S)	(2023-XXX)
<b>8.XX.1 Zone Provisions</b>		
The following regulations apply:		
a)	For the purpose of this By-law, the <i>lot line abutting</i> Dundas Street West shall be deemed the front lot line.	
b)	<i>Maximum Floor Space Index</i>	6.2
c)	<i>Minimum front yard</i>	2.0 m
d)	<i>Maximum front yard</i>	7.0 m
e)	<i>Minimum easterly yard setback</i>	2.5 m
f)	<i>Minimum westerly yard setback</i>	1.0 m
g)	<i>Minimum northerly yard setback</i>	4.0 m
h)	Minimum <i>height</i> of the <i>first storey</i> for <i>non-residential uses</i> and ancillary <i>residential uses</i>	4.5 m
i)	Maximum podium <i>height</i> for an <i>apartment building</i> or <i>mixed use building</i>	15.0 m

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j)	Maximum floorplate area of a <i>building tower</i> measured from the exterior of the outside walls, above 13.1 m <i>height</i>	785 m <sup>2</sup>
l)	Minimum separation distances between <i>building towers</i> above 13.1 m <i>height</i>	28.0 m
m)	Maximum height North Building  South Building	27 storeys (88.9 m)  30 storeys (97.9 m)
n)	Maximum height of mechanical penthouse	7 m
<b>8.XX.2 Parking Regulations</b>		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment building</i> or <i>mixed use building</i>	0.8 <i>parking spaces</i> per <i>dwelling unit</i> , plus 0.2 <i>parking spaces</i> per <i>dwelling unit</i> for visitors

3. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.XX as follows:

<b>“HXX</b>	<b>3005 Dundas Street W</b> (Part of Lot 31, Conc. 1, N.D.S)	Parent Zone: HDR
Map 12(2)		(2023-XXX)
<b>9.3.XX.1 Only Permitted Uses Prior to Removal of the “H”</b>		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
<b>9.3.XX.2 Conditions for Removal of the “H”</b>		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		

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4. 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 xx day of xxxx, 2023

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MAYOR

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CLERK

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**SCHEDULE "A"  
TO BY-LAW 2021-032**



**AMENDMENT TO BY-LAW 2009-189**



**Rezoned from Future Development (FD) to High Density Residential –  
Special Provision (HDR sp: XX)**

Excerpt from Map 12(2)