

**THE CORPORATION OF THE TOWN OF OAKVILLE**  
**DRAFT**  
**BY-LAW NUMBER 2022-XXX**

“Being a By-law to amend Zoning By-law 2014-014”, as amended, to introduce new zoning for lands within the West Oakville Community

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(8b) to By-law 2014-014, as amended, is further amended by rezoning the lands as identified on Schedule A attached hereto from ‘Midtown Transitional Employment (MTE) Zone’ To ‘Urban Core MU4-XXX Zone’ category with site-specific provisions and Schedule B forms part of this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended to include a new special provision as follows:

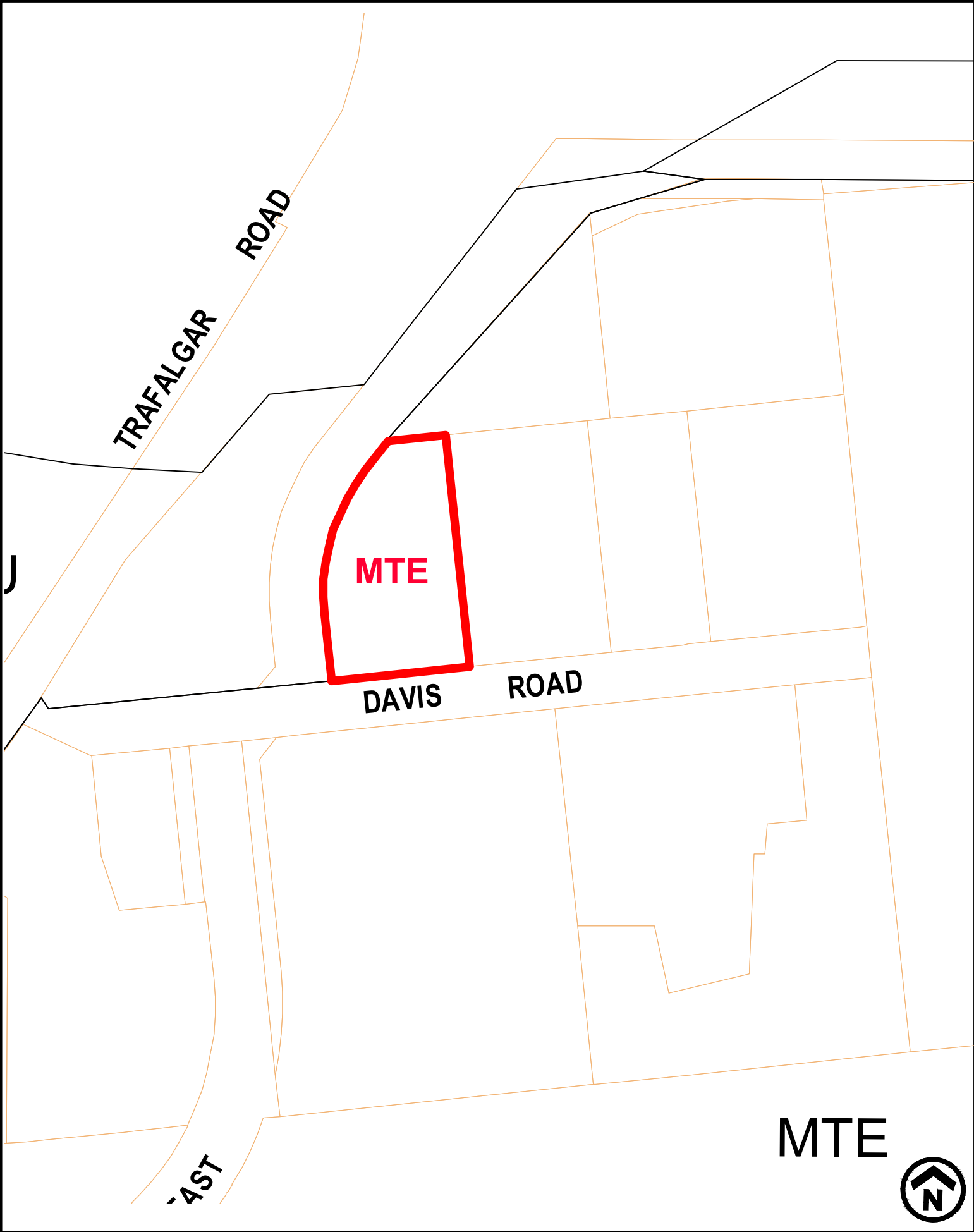
X	349 Davis Road	Parent Zone: MU4
Map 8(b)	Part of Lot 12 Concession 3 South of Dundas Street	2022 - XXX
15.XXX.1	Additional Permitted Uses	
a)	Office Use	
b)	Rooftop terraces	
c)	Outdoor patios	
d)	A parking structure located either below or above grade	
15.XXX.2	Zone Provisions for the MU4	
The following regulations apply:		
a)	Minimum front yard	5.0 m
b)	Minimum interior side yard abutting a park and/or greenspace	5.0 m
c)	Maximum number of storeys	58 storeys
d)	Maximum lot coverage	40 %
e)	Minimum first storey height	4.5 m
f)	Maximum height (Top of Roof)	176.0 m
g)	Maximum height of a Mechanical Room	6.0 m
h)	Minimum landscape coverage	Shall not apply
f)	Where commercial/retail uses are located at grade, a minimum of one main building entrance to each unit shall be directly accessible from the public road.	

3. This By-law comes into force in accordance with Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

PASSED this \_day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



SUBJECT LANDS EXISTING ZONE  
MIDTOWN TRANSITIONAL EMPLOYMENT (MTE)

**LOCATION:**

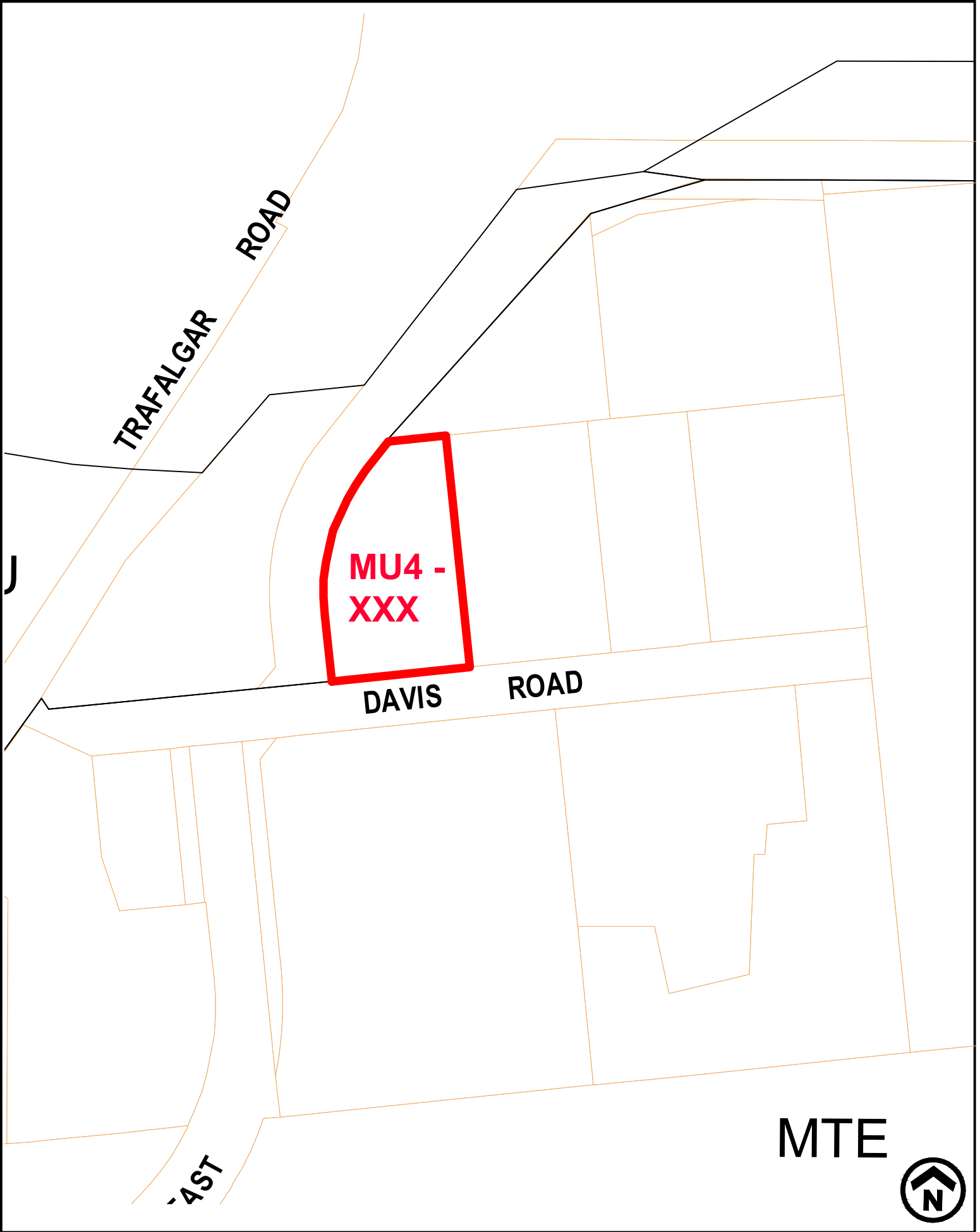
349 DAVIS ROAD  
PART OF LOT 12 CONCESSION 3  
SOUTH OF DUNDAS STREET  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF  
HALTON

**THIS IS SCHEDULE 'A'**  
**TO BY-LAW AMENDMENT \_\_\_\_\_**  
PASSED THE \_\_\_\_ DAY OF \_\_\_\_, 2022.

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



SUBJECT LANDS TO BE REZONED  
FROM 'MIDTOWN TRANSITIONAL EMPLOYMENT (MTE)'  
TO 'URBAN CORE MU4-XXX'

**LOCATION:**

349 DAVIS ROAD  
PART OF LOT 12 CONCESSION 3  
SOUTH OF DUNDAS STREET  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF  
HALTON

**THIS IS SCHEDULE 'B'**  
**TO BY-LAW AMENDMENT \_\_\_\_\_**  
PASSED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK