

**Appendix “E”:
Zoning By-law Amendment**



**THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW NUMBER 2024-021**

A by-law to amend the Zoning By-law 2014-014, as amended, to permit the development of a mixed-use building on lands described as Lots 10, 12 & 13, Block 68, Plan 1 As Part 1 On 20R22219 – 42 Lakeshore Road West – Z.1715.25.

COUNCIL ENACTS AS FOLLOWS:

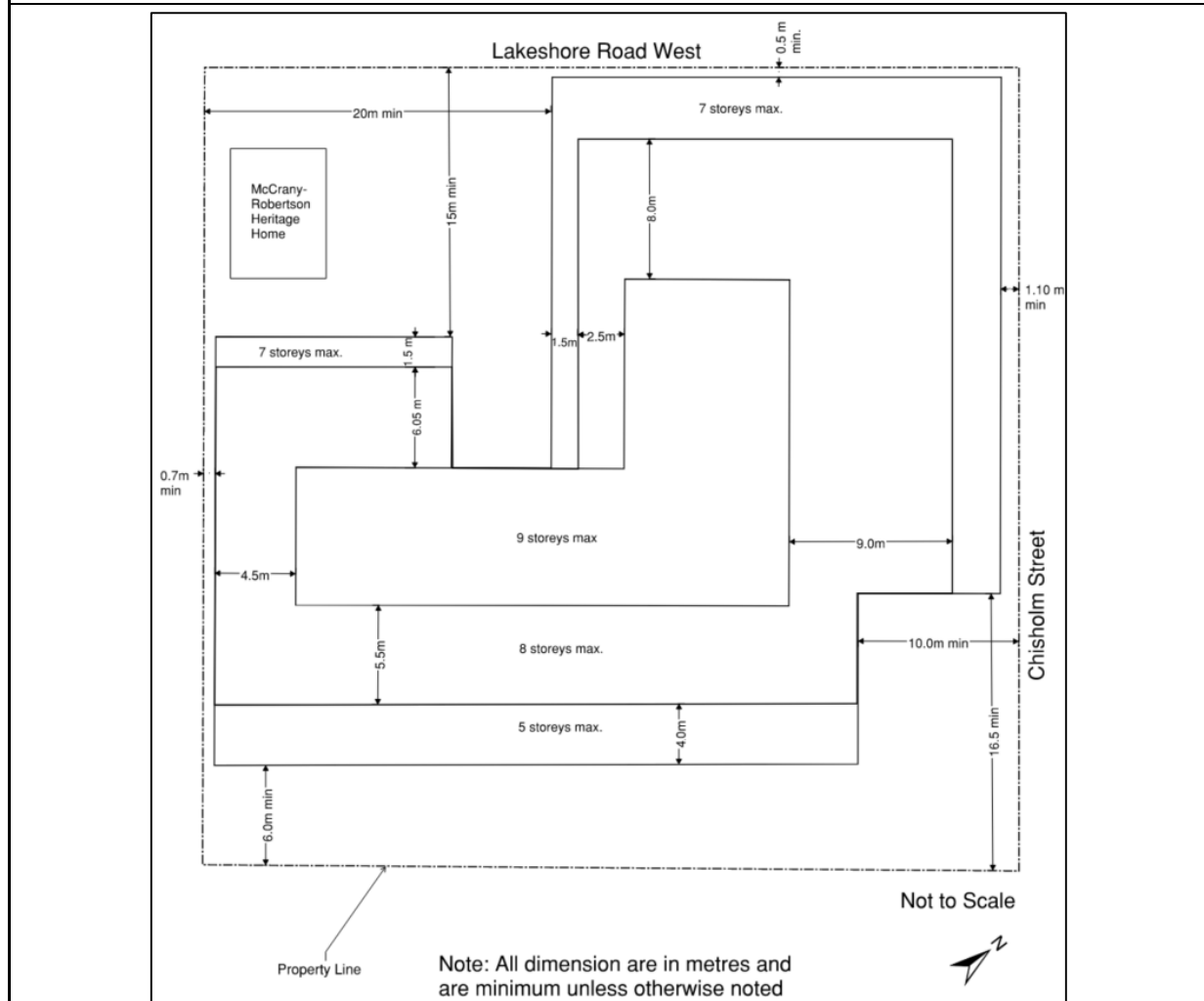
1. Section 15, Special Provisions, of By-law 2014-014, as amended, is amended by deleting Section 15.17 and replacing it as follows:

| 17 | | Parent Zone: CBD |
|---|---|--------------------|
| Map 19(8) | 42 Lakeshore Road West (Lots 10, 12 & 13, Block 68, Plan 1 As Part 1 On 20R22219) | |
| 15.17.1 Zone Provisions | | |
| The following regulations apply to all lands: | | |
| a) | Minimum <i>floor area</i> for non-residential <i>uses</i> on the ground floor | 445 m ² |
| b) | Maximum number of <i>storeys</i> | 9 |
| c) | Maximum <i>height</i> | 35.0 m |
| d) | <i>Minimum yards</i> and <i>building step-backs</i> shall be in accordance with figure 15.17.1 | |
| e) | Notwithstanding figure 15.17.1, the <i>first storey</i> shall be set back 1.5m a from the <i>front lot line</i> . | |
| f) | Notwithstanding figure 15.17.1, <i>the minimum yards</i> to an underground parking structure shall be 0.0 m | |
| g) | Maximum total <i>balcony</i> projection beyond the <i>main wall</i> for the first to fourth <i>storeys</i> | 0.0m |
| h) | Minimum width of <i>landscaping</i> abutting the <i>rear lot line</i> . | 0.0m |
| 15.17.2 Parking Provisions | | |
| The following regulations apply to all lands: | | |

| | |
|----|---|
| a) | Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination. |
| b) | A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment. |

15.17.3 Special Site Figure

Figure 15.17.1



15.17.4 Special Site Provisions

The following special site regulations apply:

| | |
|----|---|
| a) | The <i>front lot line</i> shall be deemed to be Lakeshore Road West. |
| b) | The maximum <i>height</i> shall include a <i>mechanical penthouse</i> |

2. Section 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 16.57 as follows:

| | | |
|--|--|------------------|
| H57 | 42 Lakeshore Road West | Parent Zone: CBD |
| Map 19(8) | (Lots 10, 12 & 13, Block 68, Plan 1 As Part 1 On 20R22219) | |
| 1657.1 Only Permitted Uses Prior to Removal of the “H” | | |
| For such time as the “H” symbol is in place, these lands shall only be used for the following <i>uses</i> : | | |
| a) | Legal <i>uses</i> , <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> | |
| 16.57.2 Conditions for Removal of the “H” | | |
| The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by the <i>Town</i> passing a By-law under Section 36 of the <u><i>Planning Act</i></u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and the Region of Halton: | | |
| a) | That prior to any site alteration, servicing or grading of the site and to the satisfaction of Halton Region, the Owner submits all environmental reports used in the filing of the RSC, to Halton Region Notwithstanding the above, this Holding Provision does not prevent the issuance of a building permit necessary to authorize the removal of soil, rock, or fill for the purpose of making an excavation; or the erection of a retaining structure or other structure to support the sides of the excavation, that is erected to assist in the conduct of an investigation concerning property, or for any other activity necessary to accommodate site remediation for the purpose of filing a Record of Site Condition. | |
| b) | That prior to any site alteration, servicing or grading of the site and to the satisfaction of Halton Region, that the Owner submits a revised Functional Servicing Report (FSR) which addresses the downstream sewer analysis to the nearest trunk sewer and its impact on the Walker Street PS. | |

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 22nd day of January, 2024

MAYOR

CLERK