



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-XXX

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in an apartment built form.

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(14) & 19(15) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding new Sections 15.AAA, 15.BBB and 15.CCC as follows:

AAA	Area Surrounding Sheridan College (Lands identified in Schedule 'A')	Parent Zone: RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0
Maps 19(14) & 19(15)		(2014-014)
15.AAA.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Apartment Dwellings</i>	
b)	<i>Stacked Townhouse Dwelling</i>	
c)	<i>Back-to-Back Townhouse Dwelling</i>	
d)	<i>Townhouse Dwelling</i>	
15.AAA.2 Additional Regulations for Permitted Uses		
The following <i>uses</i> are only permitted within <i>Detached Dwellings</i> and <i>Semi-Detached Dwellings</i> :		
a)	<i>Lodging House</i>	
15.AAA.3 Zone Provisions for Apartment Dwellings		

The following regulations apply to <i>Apartment Dwellings</i> :		
a)	Minimum <i>lot area</i>	1486.5 m ²
b)	Minimum <i>lot frontage</i>	24.0 m
c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	4.5 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	4
i)	Maximum <i>height</i>	15.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %
l)	Minimum width of <i>landscaping along a lot line</i> abutting a Residential Low or Residential Medium Zone	3.0 m
15.AAA.4 Zone Provisions for Stacked Townhouse Dwellings		
The following regulations apply to <i>Stacked Townhouse Dwellings</i> :		
a)	Minimum <i>lot area</i>	1486.5 m ²
b)	Minimum <i>lot frontage</i>	24.0 m
c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	1.2 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %
15.AAA.5 Zone Provisions for Back-to-Back Townhouse Dwellings		
The following regulations apply to <i>back-to-back townhouse dwellings</i> :		
a)	Minimum <i>lot area</i>	135.0 m ² per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	30.5 m

c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	1.2 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %

15.AAA.6 Zone Provisions for Townhouse Dwellings

The following regulations apply to *townhouse dwellings*:

a)	Minimum <i>lot area</i>	135.0 m ² per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	30.5 m
c)	<i>Minimum front yard</i>	4.5 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	1.2 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %

BBB	Area Surrounding Sheridan College (Lands identified in Schedule 'A')	Parent Zone: RM1
Maps 19(14) & 19(15)		(2014-014)
15.BBB.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Apartment Dwellings</i>	

b)	<i>Stacked Townhouse Dwelling</i>	
c)	<i>Back-to-Back Townhouse Dwelling</i>	
15.BBB.2 Zone Provisions for Apartment Dwellings		
The following regulations apply to <i>Apartment Dwellings</i> :		
a)	Minimum <i>lot area</i>	1486.5 m ²
b)	Minimum <i>lot frontage</i>	24.0 m
c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	4.5 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	4
i)	Maximum <i>height</i>	15.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %
15.BBB.3 Zone Provisions for Stacked Townhouse Dwellings		
The following regulations apply to <i>Stacked Townhouse Dwellings</i> :		
a)	Minimum <i>lot area</i>	1486.5 m ²
b)	Minimum <i>lot frontage</i>	24.0 m
c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	1.2 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %
15.BBB.4 Zone Provisions for Back-to-Back Townhouse Dwellings		
The following regulations apply to <i>back-to-back townhouse dwellings</i> :		
a)	Minimum <i>lot area</i>	135.0 m ² per <i>dwelling</i>

b)	Minimum <i>lot frontage</i>	30.5 m
c)	<i>Minimum front yard</i>	6.0 m
d)	<i>Minimum flankage yard</i>	3.0 m
e)	<i>Minimum interior side yard</i>	1.2 m
f)	Minimum <i>separation distance</i> between <i>buildings</i> containing <i>dwelling units</i>	2.4 m
g)	<i>Minimum rear yard</i>	6.0 m
h)	Maximum number of <i>storeys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
k)	Minimum <i>landscaping coverage</i>	10 %

CCC	1311 Sixth Line 1500 Sixth Line 1534 Queensbury Crescent 1289-1379 Marlborough Court	Parent Zone: C1 (2014-014)
Maps 19(14) & 19(15)		
15.CCC.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Apartment Dwellings</i>	
15.CCC.2 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	4
b)	Maximum <i>height</i>	15.0 m
15.CCC.3 Special Site Provisions		
The following additional regulations apply:		
a)	<i>Apartment dwellings</i> shall only be permitted above the <i>first storey</i> .	
b)	An <i>ancillary residential use</i> on the <i>first storey</i> is permitted to occupy a maximum of 15% of the length of the <i>main wall</i> oriented toward a <i>front lot line</i> .	

3. Section 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding new Sections 16.3.58 as follows:

H(SC)	Area Surrounding Sheridan College (Lands identified on Schedule A)	Parent Zone: RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0, RM1, C1
Map 19(14) & 19(15)		(2014-014)
16.3.SC.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:		
a)	All <i>uses</i> permitted, prior to the passing of this by-law, in the applicable <i>Zone</i>	
b)	The replacement or addition of <i>attached or detached additional dwelling units</i> to a maximum of four units per residential <i>lot</i>	
16.3.SC.2 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, only the following replacements, additions or expansions of <i>buildings or structures</i> legally existing on the effective date of this By-law shall be permitted:		
a)	The replacement and/or addition of <i>floor area</i> to the main <i>dwelling and accessory building or structures</i> .	
b)	The replacement and/or addition of <i>floor area</i> to <i>additional dwelling units</i> on the residential <i>lot</i> .	
c)	Residential and commercial <i>uses</i> , legally existing at the time of the passing of this by-law.	
16.3.SC.3 Conditions for Removal of the “H”		
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> :		
a)	That the Owner submits to the satisfaction of the Regional Municipality of Halton, a Functional Servicing Report establishing that there is sufficient capacity for water and/or sanitary sewer to service the subject lands and to discuss any required servicing extensions/requirements to support the proposed development.	
b)	That the Owner submit block plan(s) for the proposed development that demonstrates a coordinated, integrated and comprehensive approach to redevelopment for the subject lands.	

c)	Registration on title of an agreement between the Owner and the <i>Town</i> with respect to the <i>road</i> and <i>infrastructure</i> improvements. This agreement shall also address any security and advancing of funds, or a letter of credit for the full cost of the <i>road</i> and <i>infrastructure</i> improvements.
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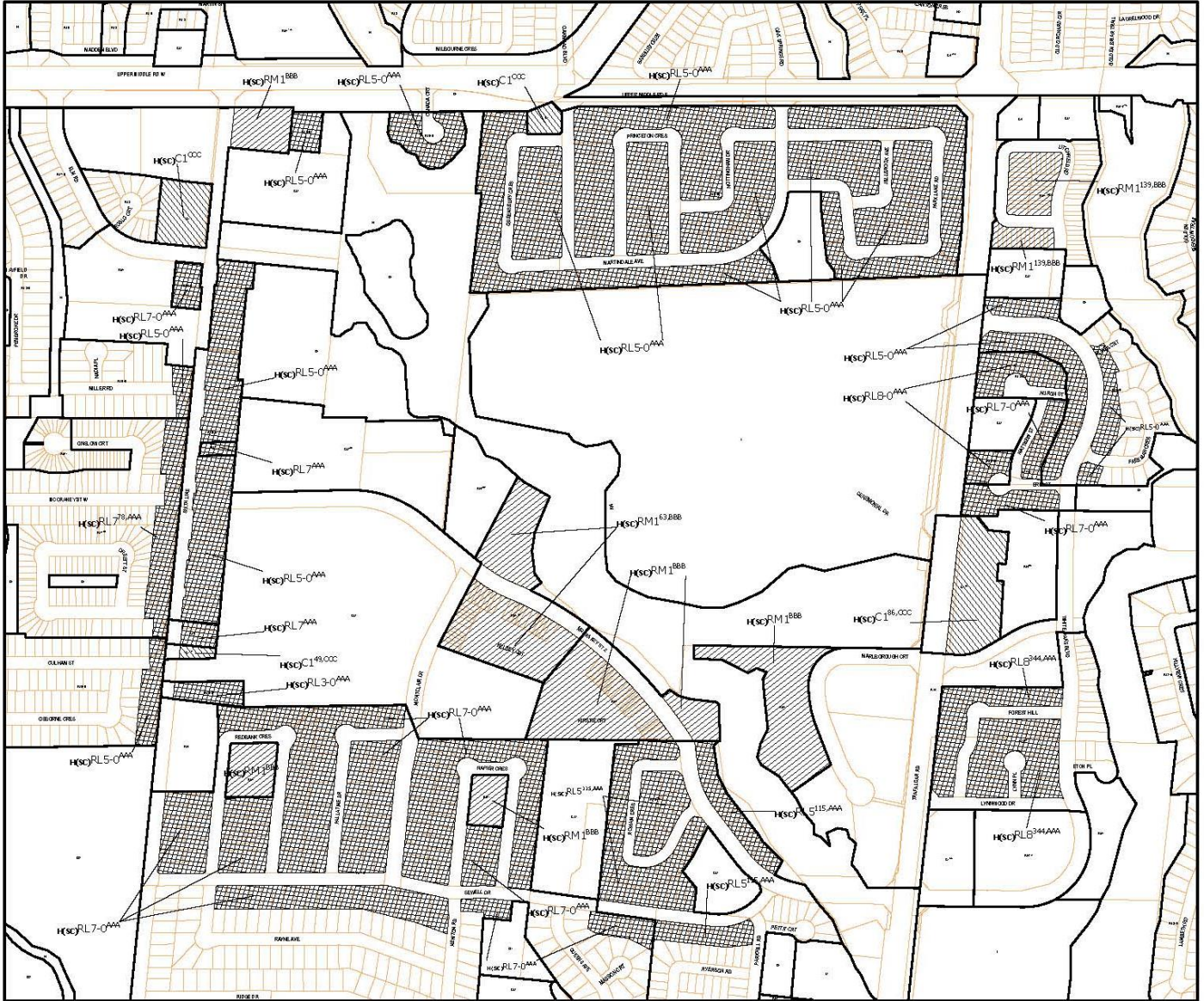
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XX day of MONTH, 20##

MAYOR

CLERK

SCHEDULE "A"
To By-law 2024-xxx



AMENDMENT TO BY-LAW 2014-014



Rezoned from
C1 sp:49 (Neighbourhood Commercial);
C1 sp:86 (Neighbourhood Commercial); and
C1 (Neighbourhood Commercial) to
C1 sp:49, CCC (Neighbourhood Commercial);
C1 sp:86, CCC (Neighbourhood Commercial); and
H(SC)-C1 sp:CCC (Neighbourhood Commercial).



Rezoned from
RM1 sp:63 (Residential Medium) ;
RM1 sp:139 (Residential Medium); and
RM1 (Residential Medium) to
RM1 sp:63, BBB (Residential Medium); and
RM1 sp:139, BBB (Residential Medium); and
H(SC)-RM1 sp:BBB (Residential Medium).



Rezoned from
RL7 sp:78 (Residential Low);
RL7 sp:115 (Residential Low);
RL8 sp:344 (Residential Low); and
RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0 (Residential Low) to
RL7 sp:78, AAA (Residential Low);
RL7 sp:115, AAA (Residential Low);
RL7 sp:344, AAA (Residential Low); and
H(SC)-RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0 sp:AAA (Residential Low).

**EXCERPT FROM MAP
19 (14) & 19(15)**



SCALE: 1:10,000