



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-056

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 15.434, 15.435 and 15.436 as follows:

434	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)
15.434.1 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>	
15.434.2 Additional Regulations for Permitted Uses		
The following <i>uses</i> are only permitted within <i>Detached Dwellings</i> :		
a)	<i>Lodging House</i>	
15.434.3 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 <i>Zone</i>	3.0 m

15.434.4 Zone Provisions for Stacked Townhouse Dwellings

The following regulations apply to *Stacked Townhouse Dwellings*:

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 %

15.434.5 Zone Provisions for Back-to-Back Townhouse Dwellings

The following regulations apply to *back-to-back 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>	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 %

15.434.6 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 %

435	Area Surrounding Sheridan College (Lands identified in Schedule 'A')	Parent Zone: RM1
Maps 19(14) & 19(15)		(2014-014)

15.435.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	<i>Apartment Dwellings</i>
b)	<i>Stacked Townhouse Dwelling</i>
c)	<i>Back-to-Back Townhouse Dwelling</i>

15.435.2 Zone Provisions for Apartment Dwellings

The following regulations apply to *Apartment Dwellings*:

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 %

15.435.3 Zone Provisions for Stacked Townhouse Dwellings

The following regulations apply to *Stacked Townhouse Dwellings*:

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 %

15.435.4 Zone Provisions for Back-to-Back Townhouse Dwellings

The following regulations apply to *back-to-back 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>	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 %

436	1311 Sixth Line 1500 Sixth Line 1534 Queensbury Crescent 1289-1379 Marlborough Court	Parent Zone: C1
Maps 19(14) & 19(15)		(2014-014)
15.436.1 Additional Permitted Uses		
The following additional <i>use</i> is permitted:		
a)	<i>Apartment Dwellings</i>	
15.436.2 Zone Provisions		
The following regulations apply:		
a)	Maximum number of <i>storeys</i>	4
b)	Maximum <i>height</i>	15.0 m
15.436.3 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 16.3.60 as follows:

H60	Area Surrounding Sheridan College (Lands identified on Schedule A)	Parent Zone: RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0, RM1, C1
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Map 19(14) & 19(15)		(2014-014)
16.3.60.1 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 in the applicable zone, subject to the applicable zone regulations, except for the additional uses permitted in special provisions 434, 435 or 436.	
16.3.60.2 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)	Ownership of subject lands has been legally consolidated under one transferable parcel.	
d)	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.	

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 2024-056



AMENDMENT TO BY-LAW 2014-014



Rezoned from
RL7 sp:78 (Residential Low);
RL5 sp:115 (Residential Low);
RL8 sp:344 (Residential Low); and
RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0 (Residential Low) to
H60-RL7 sp:78, 434 (Residential Low);
H60-RL7 sp:115, 434 (Residential Low);
H60-RL7 sp:344, 434 (Residential Low); and
H60-RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0 sp:434 (Residential Low).



Rezoned from
RM1 sp:63 (Residential Medium);
RM1 sp:139 (Residential Medium); and
RM1 (Residential Medium) to
H60-RM1 sp:63, 435 (Residential Medium);
H60-RM1 sp:139, 435 (Residential Medium); and
H60-RM1 sp:435 (Residential Medium).



Rezoned from
C1 sp:49 (Neighbourhood Commercial);
C1 sp:86 (Neighbourhood Commercial); and
C1 (Neighbourhood Commercial) to
H60-C1 sp:49, 436 (Neighbourhood Commercial);
H60-C1 sp:86, 436 (Neighbourhood Commercial); and
H60-C1 sp:436 (Neighbourhood Commercial).

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



SCALE: 1:10,000