



**THE CORPORATION OF THE TOWN OF OAKVILLE**  
**BY-LAW NUMBER 2024-090**

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1086 Burnhamthorpe Road East (Rampen Holdings Inc.) – Z.1310.18

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(6) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule ‘A’ to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Special Provision 101 as follows:

<b>101</b>	<b>Mattamy (Joshua Creek) Limited</b>	Parent Zone: GU
Map 12(6)	Part of Lots 7, 8 and 9, Concession 1, NDS	(2021-040) (2021-046) (2023-036) (2024-090)
	<b>Argo (Joshua Creek) Developments Ltd.</b> Part of Lot 8, Concession 1, NDS	
	<b>Rampen Holdings Inc.</b> 1086 Burnhamthorpe Road East	

3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Special Provision 128 as follows:

<b>128</b>	<b>Mattamy (Joshua Creek) Limited</b>	Parent Zone: S
Map 12(6)	Part of Lot 8 & 9, Concession 1, NDS	(2023-036) (2024-090)
	<b>Rampen Holdings Inc.</b> 1086 Burnhamthorpe Road East	

4. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Special Provision 131 as follows:

<b>131</b>	<b>Mattamy (Joshua Creek) Limited</b> Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: GU
Map 12(6)		(2023-036) (2024-090)
<b>Rampen Holdings Inc.</b> 1086 Burnhamthorpe Road East		

5. Section 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.62 as follows:

<b>H62</b>	<b>Rampen Holdings Inc.</b> 1086 Burnhamthorpe Road East	Parent Zone: GU and S
Map 12(6)		(2024-090)

<b>9.62.1 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 used for the following <i>uses</i> :	
a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i> .
<b>9.62.2 Conditions for Removal of the “H”</b>	
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 <i>Planning Act</i> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and the Region of Halton:	
a)	That the Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program.
b)	That the Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements.
c)	That the Owner shall have made all required payments associated with the Allocation Program.
d)	That the Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.
e)	That the external local watermains and sanitary sewer extensions that are proposed on the lands and that are required to service this property have been constructed and are operational to the satisfaction of the Region of Halton or that alternative provisions have been made by the Owner for the design and construction of the external watermain and sanitary sewer extensions to the satisfaction of the Region of Halton.
f)	That the proposed Street “K” on the easterly abutting lands (24T-20007/1307) is constructed and registered, providing a connection to the proposed Street “E” on the subject lands (24T-22009/1310).

6. 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 8th day of July, 2024

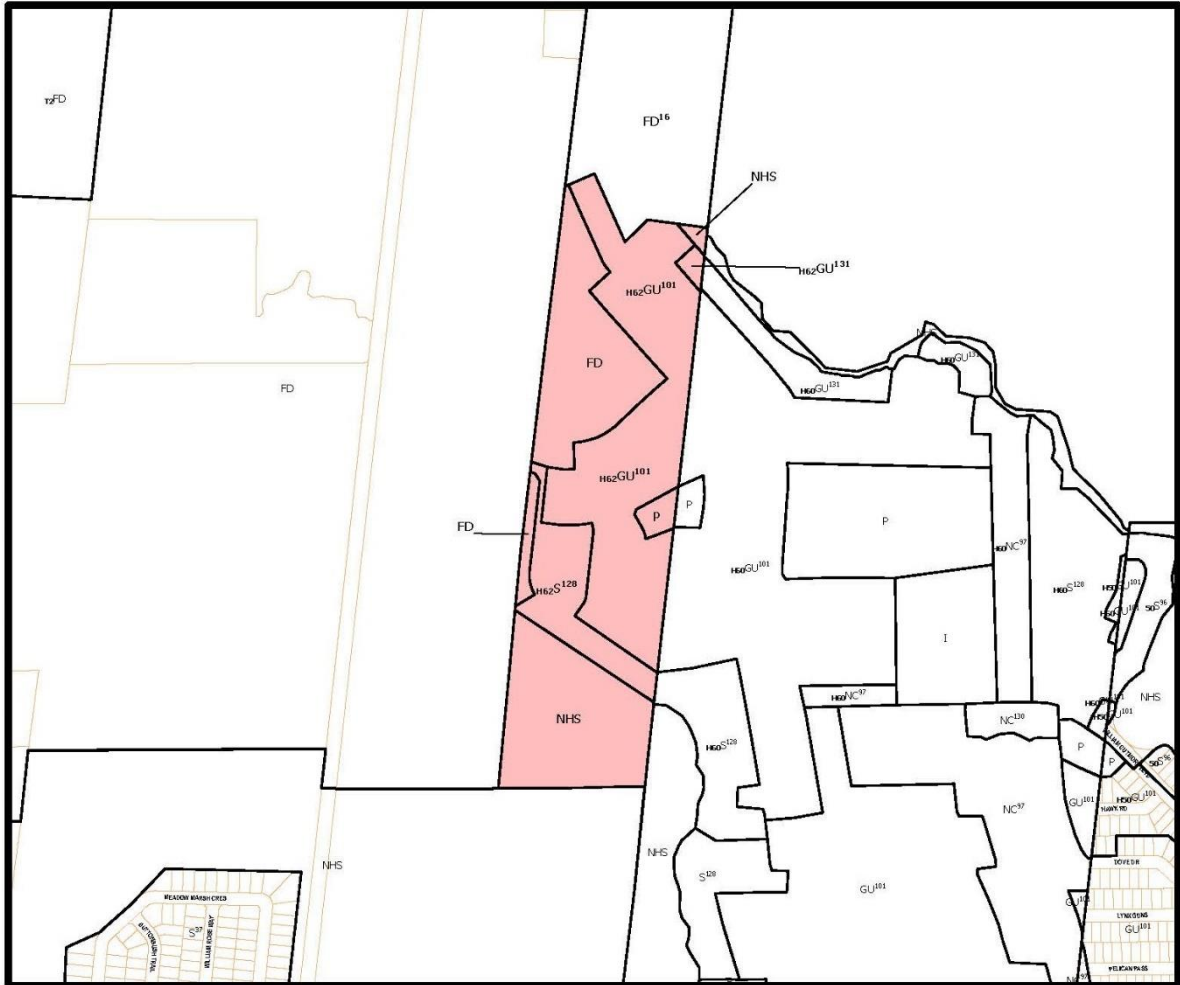
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MAYOR

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CLERK

**SCHEDULE "A"**  
**To By-law 2024-090**



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



Rezoned from FD sp:16 (Future Development) to  
H62-GU sp:101 (General Urban);  
H62-GU sp:131 (General Urban);  
H62-S sp:128 (Sub-urban);  
NHS (Natural Heritage System);  
P (Park); and  
FD (Future Development).

**EXCERPT FROM MAP  
12 (6)**



**SCALE: 1:8,000**