

## Appendix C - Applicant's Draft Zoning By-law Amendment

### THE CORPORATION OF THE TOWN OF OAKVILLE BY-LAW NUMBER 2025-XXX

A by-law to amend the Town of Oakville Zoning By-law 2009-189, as amended, to permit the development of a medium and low density residential subdivision, for the lands described as 1303 Dundas Street West (Argo Lions Valley Limited, File No. Z.XXXX.XX)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(3) of By-law 2009-189, as amended, is further amended by rezoning the lands depicted on Schedule 'A' of this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding new Section 8.XX as follows:

XXX	<b>1303 Dundas Street West</b>	Parent Zone: GU
Map 12(3)	<b>(Part of Lot 21, Concession 1, Trafalgar NDS)</b>	(2025-XXX)
<b>8.XXX.1 Zone Provisions for Single Detached Dwelling Street Access</b>		
a)	Minimum Rear Yard Setback	6.0 m, except Lots 14, 15, 16 and 17 which shall have a rear yard setback of 4.5 m
b)	Minimum Front Yard Setback	2.0 m
c)	Minimum Flankage Yard Setback	1.2 m
d)	Notwithstanding Section 4.17.2.i of this By-law, no minimum amenity area shall apply	
e)	Notwithstanding Section 4.21.a) of this By-law, sills, belt courses, cornices, coves, pilasters, eaves, gutters, awnings, canopies or other non-structural architectural features shall be permitted to project into a required yard	1.0 m
f)	Notwithstanding Section 4.21 of this By-law, the maximum width of a Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three storeys in height and which may include a door	4.0 m
g)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch. Required depths shall be provided for a minimum 40% of the porch. However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth	1.5 m
h)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms 0.6 m or greater in height measured from	2.0 m

	surrounding grade and porches, exclusive of stairs, including a balcony on top of a porch including vertical supports and a roof above and landing shall be permitted to encroach into any required front and rear yard	
i)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.2 m of any lot line	
j)	Notwithstanding Section 4.21 of this By-law, a covered porch (lanai) is permitted to project 3 metres into the required rear yard	
k)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage or a tandem double car private garage, and one step may encroach into the width of a parking space within a garage at the side of the parking space	
l)	Minimum width of a landscape strip	1.0 m
m)	Minimum landscape area	5%
<b>8.XXX.2 Zone Provisions for Townhouse Dwelling with Street Access Private Garage [e.g., street-oriented towns]</b>		
a)	Minimum Lot Depth	22.0 m
b)	Minimum Flankage Yard Setback	1.5 m
c)	Notwithstanding Section 4.21.a) of this By-law, sills, belt courses, cornices, coves, pilasters, eaves, gutters, awnings, canopies or other non-structural architectural features shall be permitted to project into a required yard	1.0 m
d)	Notwithstanding Section 4.21.a) of this By-law, sills, belt courses, cornices, coves, pilasters, eaves, gutters, awnings, canopies or other non-structural architectural features shall be permitted to project into a required yard	1.0 m
e)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch. Required depths shall be provided for a minimum 40% of the porch. However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth	1.5 m
f)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage or a tandem double car private garage, and one step may encroach into the width of a parking space within a garage at the side of the parking space	
g)	Notwithstanding Section 4.18.3 of this By-law, a maximum driveway width of 6.0 m is permitted	

h)	Minimum width of a landscape strip	1.0 m
i)	Notwithstanding Section 4.17.2.i of this By-law, no minimum amenity area shall apply	
<b>8.XXX.3 Zone Provisions for Townhouse Dwelling with Street Access Private Garage [e.g., dual front towns]</b>		
a)	The lot line abutting Harasym Trail shall be deemed the front lot line	
b)	Minimum Flankage Yard Setback	1.5 m
c)	Minimum Rear Yard Setback	5.5 m to garage face and 0.75 m to main wall
d)	Notwithstanding Section 4.21.a) of this By-law, sills, belt courses, cornices, coves, pilasters, eaves, gutters, awnings, canopies or other non-structural architectural features shall be permitted to project into a required yard	1.0 m
e)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms 0.6 m or greater in height measured from surrounding grade and porches, exclusive of stairs, including a balcony on top of a porch including vertical supports and a roof above and landing shall be permitted to encroach into any required front and rear yard	2.0 m
f)	Minimum width of a landscape strip	1.0 m
g)	Notwithstanding Section 4.17.2.i of this By-law, no minimum amenity area shall apply	
h)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.2 m of any lot line	
i)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch. Required depths shall be provided for a minimum of 40% of the porch. However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth	1.5 m
j)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage or a tandem double car private garage, and one step may encroach into the width of a parking space within a garage at the side of the parking space	
k)	Notwithstanding Section 4.18.3 of this By-law, a maximum driveway width of 6.0 m is permitted	
l)	Minimum landscaped area	5%
<b>8.XXX.4 Zone Provisions for Townhouse Dwelling Unit Back to Back</b>		
a)	Minimum Flankage Yard Setback	1.5 m

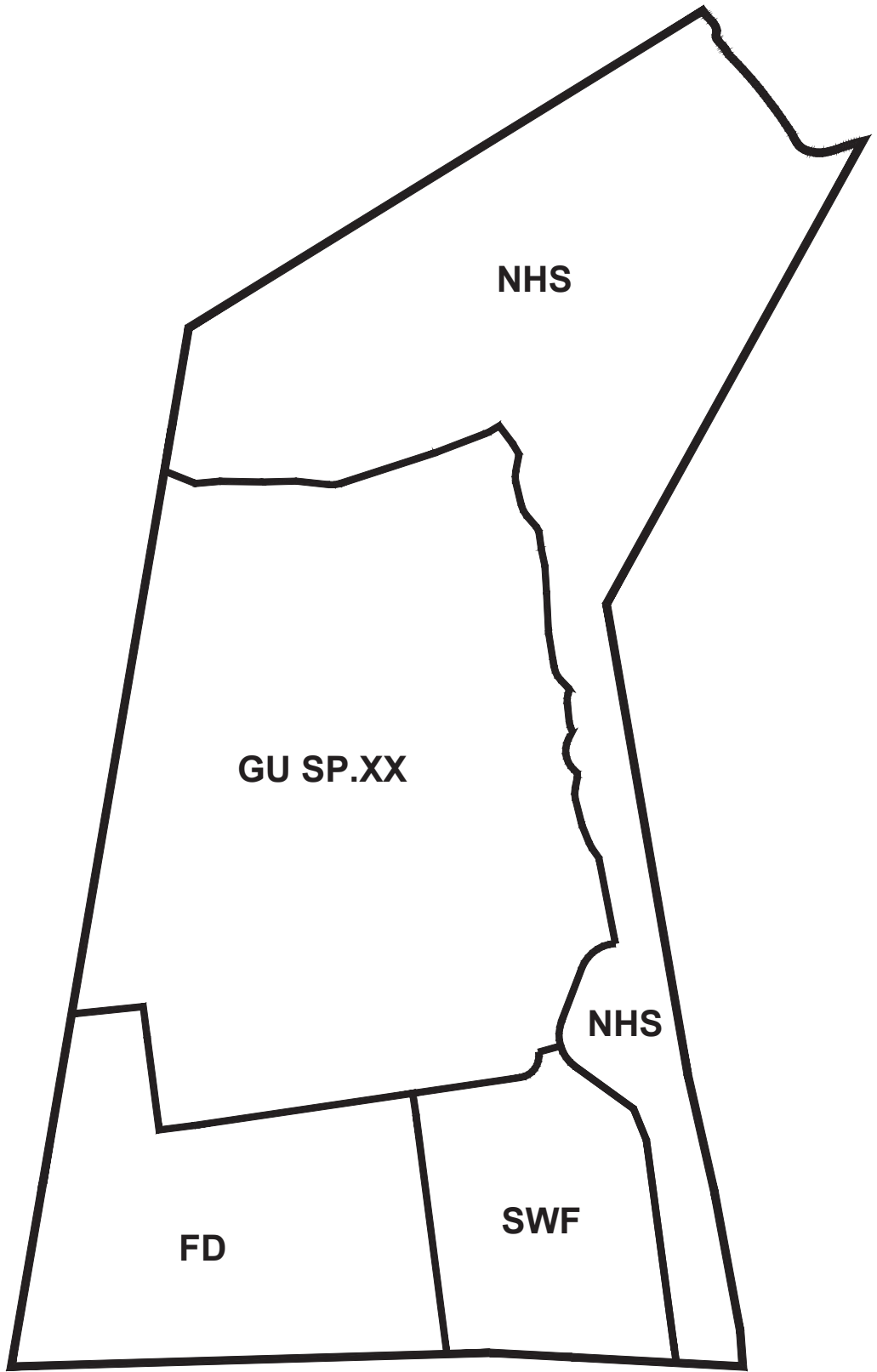
b)	Minimum Front Yard Setback	2.0 m
c)	Notwithstanding Section 4.21.a) of this By-law, sills, belt courses, cornices, coves, pilasters, eaves, gutters, awnings, canopies or other non-structural architectural features shall be permitted to projection into a required yard	1.0 m
d)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms 0.6 m or greater in height measured from surrounding grade and porches, exclusive of stairs, including a balcony on top of a porch including vertical supports and a roof above and landing shall be permitted to encroach into any required front yard	2.0 m
e)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch. Required depths shall be provided for a minimum of 40% of the porch. However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth	1.5 m
f)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage or a tandem double car private garage, and one step may encroach into the width of a parking space within a garage at the side of the parking space	
g)	Minimum landscaped area	0.75 m by 0.75 m
<b>8.XXX.5 Zone Provisions for Rear Lane Dwellings</b>		
a)	The regulations of NC sp. 83 shall apply to any townhouse dwelling with rear lane access	

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 XXth day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



DUNDAS STREET W

 SUBJECT LANDS TO BE REZONED FROM FD (FUTURE DEVELOPMENT) TO NHS (NATURAL HERITAGE SYSTEM), SWF (STORM WATER MANAGEMENT FACILITY) & GU SP.XX (GENERAL URBAN)

**LOCATION:**

PART OF LOT 23, CONCESSION 1,  
NORTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON

**THIS IS SCHEDULE 'A'  
TO BY-LAW AMENDMENT \_\_\_\_\_**

PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2024.

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



Scale 1:2,500