



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2025-080

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 65, 71, 77, 83 and 89 Loyalist Trail (Tafia Development Corporation, File No. Z.1215.04)

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 12(5) 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 deleting Section 8.45 from the subject lands.
3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.142 as follows:

142	Tafia Development Corporation 65, 71, 77, 83 and 89 Loyalist Trail	Parent Zone: LE
Map 12(5)		PL140412, PL140413 (2017-013) (2025-080)
8.142.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Commercial Fitness Centre</i>	
8.142.2 Uses Not Permitted		
The following <i>uses</i> are not permitted:		
a)	<i>Hotel</i>	
b)	<i>Nightclub</i>	
8.142.3 Zone Provisions		
The following regulations apply to all the lands identified as subject to this Special Provision:		

a)	Notwithstanding Section 5.6.3, <i>loading docks</i> when required or provided, shall be prohibited in the <i>front yard</i> and shall be located on the same <i>lot</i> as the <i>use</i> , or combination of <i>uses</i> , for which the <i>loading docks</i> are required or are being provided. However, where <i>loading docks</i> are located in any yard abutting a <i>residential zone</i> or a <i>street</i> , they must be screened from view by an opaque screen with a minimum height of 1.5 metres.	
b)	Maximum <i>floor area</i> for all <i>commercial uses</i>	49%
<b>8.142.4 Parking Regulations</b>		
The following additional parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>parking spaces</i> for all <i>uses</i>	1 <i>parking space</i> per 50 square metres of <i>leasable floor area</i>

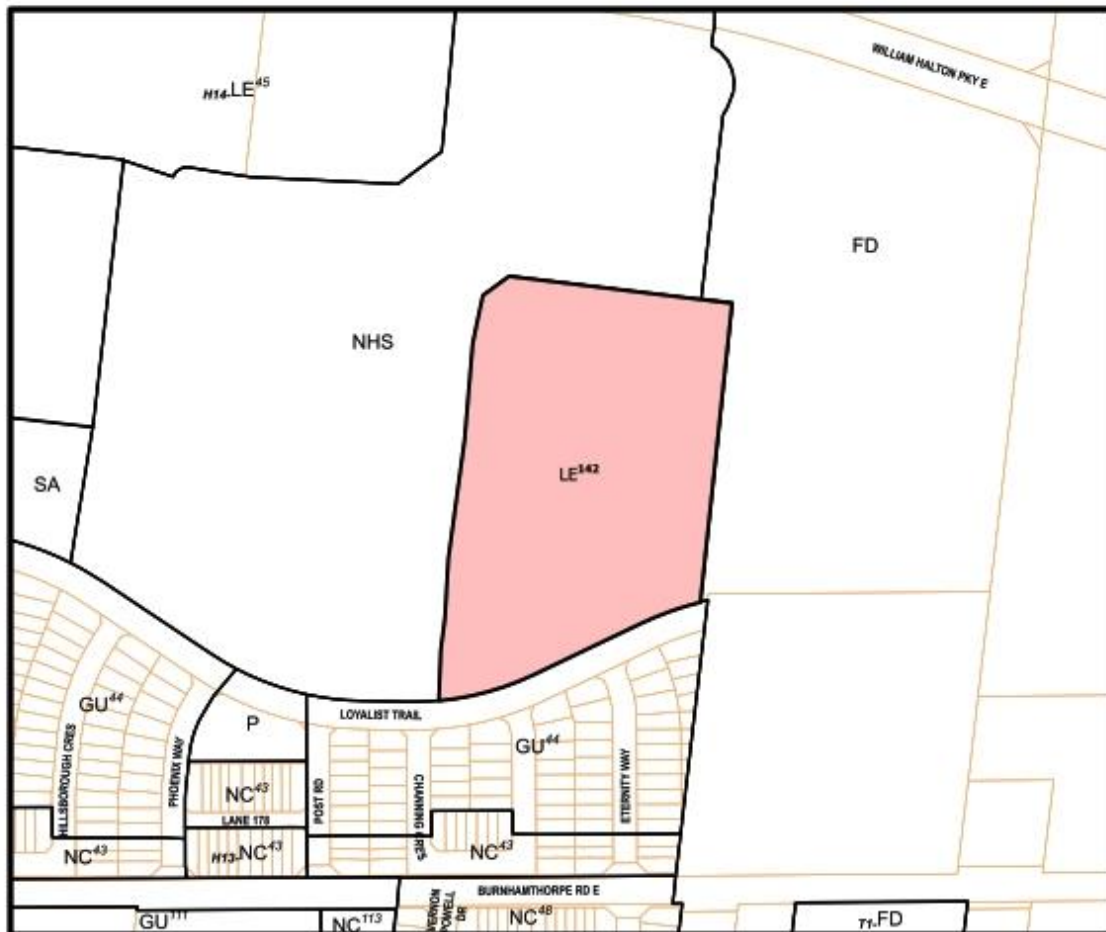
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 17<sup>th</sup> day of March, 2025

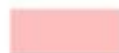
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MAYOR

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ACTING-CLERK

**SCHEDULE "A"**  
**To By-law 2025-080**



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



Rezoned from  
LE sp:45 (Light Employment) to  
LE sp:142 (Light Employment)

EXCERPT FROM MAP  
12 (5)



SCALE: 1:4,000