



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-078

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as 348 Macdonald Road, 291 and 327 Reynolds Street (Fernbrook Homes (OTMH) Ltd., File No.:1613.67)

COUNCIL ENACTS AS FOLLOWS:

- Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended by deleting and replacing the header to section 15.383 as follows:

383	291, 327 Reynolds Street, 348 Macdonald Road Fernbrook Homes (OTMH) Ltd.	Parent Zones: RL3-0, CU, RM1, RM4
Map 19(8)	(former Oakville Trafalgar Memorial Hospital site)	(2017-131) (2025-078)

- Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended by removing Section 15.383.1 in its entirety and replacing it with a new Section 15.383.1 as follows:

15.383.1 Zone Provisions for RL3-0-383		
The following additional regulations apply to all lands identified as RL3-0-383:		
a)	Minimum <i>lot frontage</i>	14.5 m
b)	Maximum <i>lot coverage</i> for all <i>buildings</i> and <i>structures</i>	25%
c)	Minimum <i>landscaping coverage</i> in the <i>front yard</i> within 7.5m of the <i>front lot line</i>	60%

d)	Maximum garage door width facing a <i>road</i> for an attached <i>private garage</i>	3.50 m
e)	Maximum number of garage doors facing a <i>road</i> for an attached <i>private garage</i>	1
f)	Maximum total <i>floor area</i> for a <i>private garage</i>	38.0 square metres
g)	<i>Minimum interior side yard</i> for a <i>detached dwelling</i> having two <i>storeys</i> and an attached <i>private garage</i>	1.8 m on both sides
h)	<i>Minimum flankage yard</i>	1.8 m

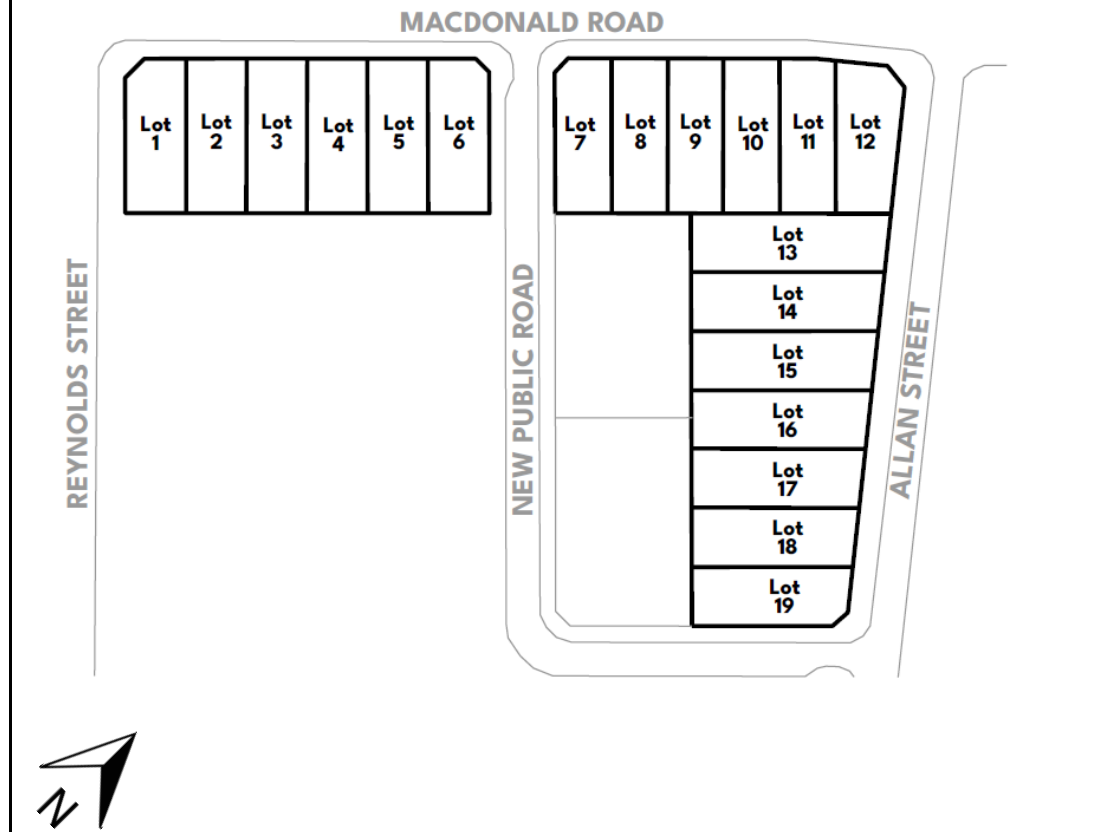
- i) On lands identified in Figure 15.383.1, the following regulations apply, notwithstanding the regulations contained within this special provision, the RL3-0 Zone, or the general regulations of this by-law:

<i>Lot Number</i>	<i>Maximum height</i>	<i>Maximum lot coverage</i>	<i>Maximum height for an accessory building containing a detached additional residential unit and a private garage</i>	<i>Maximum garage door width facing a road for an attached private garage</i>
1	9.80m	29.00%	6.93m	
2	9.26m			4.98m
3				4.98m
4				4.98m
5	9.74m			4.98m
6	9.41m	28.80%	6.52m	
7	9.86m	28.97%	6.99m	
12	9.47m	28.88%	8.09m	
13	9.73m			4.98m
14	9.86m			4.98m
15	9.53m	27.51%	7.44m	
16	9.91m			4.98m
17	9.80m			4.98m
18	9.15m			4.98m
19	9.67m	28.99%	7.64m	

3. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended by adding Section 15.383.7 as follows:

15.383.7 Site Figures

Figure 15.383.1



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 22nd day of April, 2025.

MAYOR

CLERK