

APPENDIX C: Applicant's Draft By-law

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XXX

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of the lands described as 3000 Sixth Line & 21 Dundas Street West, Town of Oakville

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189 is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law from "FD – Future Development" Zone and "H5-DUC-1-sp:1 – Dundas Urban Core – Special Provision" to "DUC-1 - Dundas Urban Core – Special Provision" Zone.
2. Part 8, Special Provisions, of By-law 2009-189 is further amended by adding a new Section 8.XX as follows:

XX	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(2)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2025-XXX)
8.XX.1 Zone Provisions		
The following regulations apply:		
a)	The lands shown as "Subject Lands" on Schedule 'A' to this By-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of Plan of Condominium, Consent, Conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply.	
b)	Notwithstanding the provisions of By-law 2009-189, previously approved and legally existing uses, as of the date of the approval of this amendment, shall be permitted. Minor additions to legally existing uses shall also be permitted.	
c)	For the purpose of this By-law, the <i>lot line abutting</i> Dundas Street West shall be deemed the front lot line.	
d)	Where a lot has streets on three or four sides, the front and flankage yard requirements shall apply to all yards abutting a street.	

e)	Commercial buildings with a minimum overall height of 5 metres shall be permitted. Height shall be determined from the finished floor at grade.	
f)	Additional permitted building type: <i>Townhouse dwelling</i>	
g)	Maximum <i>floor space index</i>	3.28
h)	Maximum <i>front yard setback</i>	9.17 m
i)	Minimum <i>rear yard setback</i>	0.90 m
k)	Maximum <i>building height</i>	9 storeys
8.XX.2 Parking Regulations		
The following parking regulations apply:		
a)	Notwithstanding Section 5.4.1.3, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.3 metres and length of 4.9 metres and provided that any such parking space is clearly identified as being reserved for the parking of small cars only.	

3. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.XX as follows:

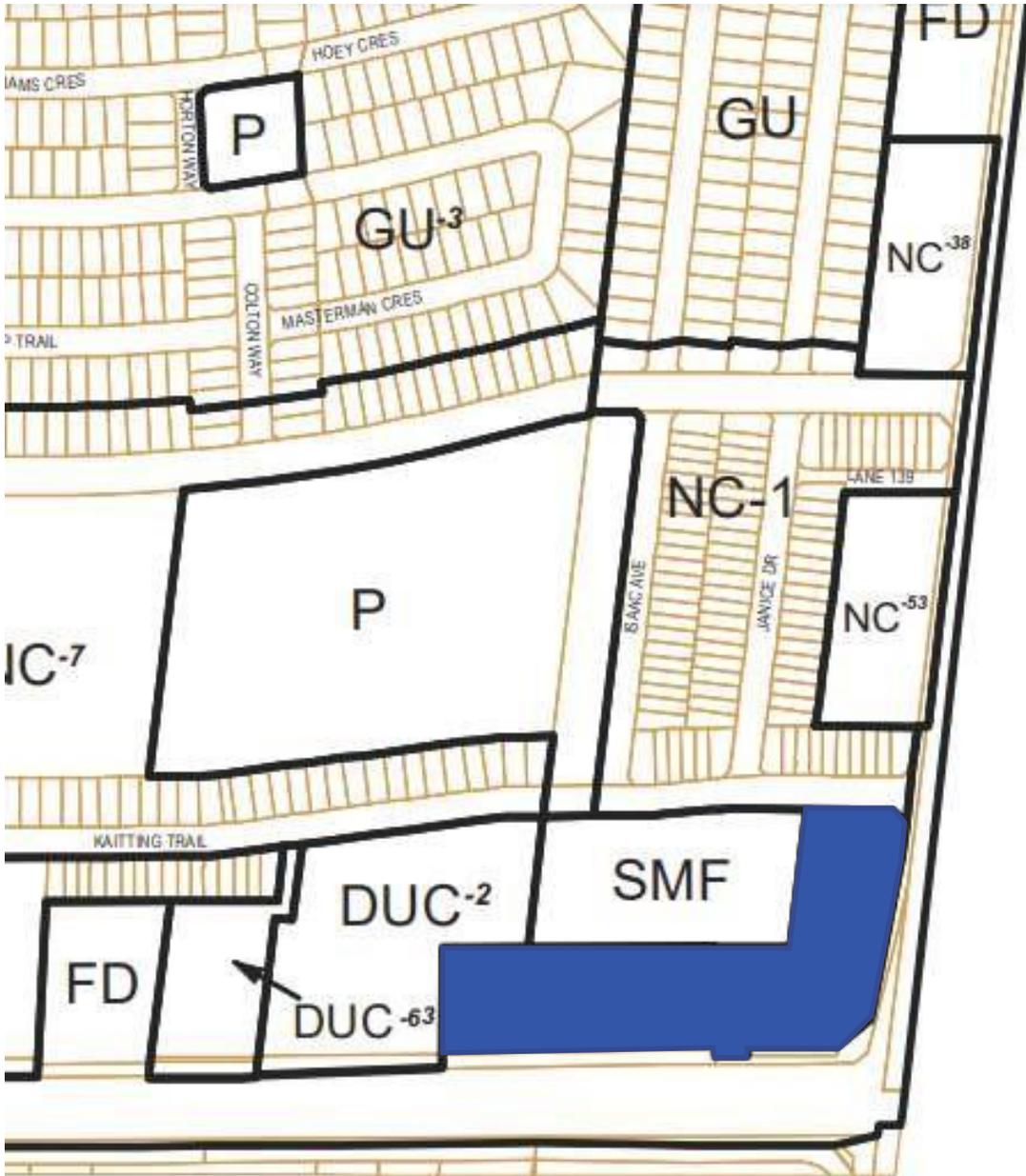
"HXX	3000 Sixth Line and 21 Dundas Street West (Part of Lot 31, Conc. 1, N.D.S)	Parent Zone: DUC-1
Map 12(4)		(2025-XXX)
9.3.XX.1 Only Permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
9.3.XX.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> :		
i)	Halton Region water and wastewater servicing allocation has been assigned to this block; and, ii) Halton Region advises that item i) above has been satisfied.	

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 xxxx, 2024

MAYOR

CLERK

SCHEDULE "A"
TO BY-LAW 2025-XXX



AMENDMENT TO BY-LAW 2009-189

Rezoned from Future Development (FD) and Dundas Urban Core (H5-DUC-1) to Dundas Urban Core - Special Provision (DUC-1 sp: XX)



Excerpt from Map 12(4)