



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-105

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 1297 Sixth Line – formerly 1295 Sixth Line (Creditmills Development Group, File No.: Z.1515.23)

COUNCIL ENACTS AS FOLLOWS:

1. Part 15, Special Provisions, of By-law 2014-014 as amended, by adding a new Section 15.438.1, as follows:

438	1297 Sixth Line (Creditmills Development Group)	Parent Zone: RM3
Map 19(15)		(2025-105)
15.438.1 Additional Permitted Uses		
The following additional <i>uses</i> are permitted:		
a)	<i>Townhouse dwellings</i>	
b)	<i>Back-to-back townhouse dwellings</i>	
c)	<i>Apartment dwellings</i>	
15.438.2 Zone Provisions		
The following additional provisions shall apply:		
a)	<i>Minimum northerly interior side yard for apartment dwellings</i>	3.2 m
b)	<i>Minimum southerly interior side yard</i>	7.0 m
c)	<i>Minimum rear yard for stacked townhouse dwellings, back-to-back townhouse dwellings, and townhouse dwellings</i>	3.0 m
d)	Maximum number of <i>storeys</i>	4
e)	Maximum <i>height</i>	16 m
f)	Minimum number of <i>dwelling units</i>	20
g)	Maximum encroachment into the <i>minimum front yard</i> for <i>porches</i> with or without a foundation.	1.5 m

h)	<i>Minimum width of landscaping between a surface parking area abutting an RH Zone</i>	0.0 m
i)	<i>Minimum width of landscaping between a surface parking area abutting an RL Zone</i>	2.5 m
15.438.3 Special Site Provisions		
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered to be one lot for the purposes of this By-law.	

2. Part 16, Holding Provisions, of By-law 2014-014 as amended, by adding a new Section 16.62, as follows:

H62	1297 Sixth Line Described as Part of Lot 15, Concession 2 South of Dundas Street	Parent Zone: RM3 (2025-105)
Map 19 (15)		
16.62.4 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following uses:		
a)	Legal uses, buildings and structures existing on the lot.	
16.662-.5 Only Permitted Uses Prior to Removal of the “H”		
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 Town passing a By-law under Section 36 of the <i>Planning Act</i> . The following condition shall first be completed to the satisfaction of the Town of Oakville:		
a)	Submission of a Phase Two Environmental Site Assessment (ESA), demonstrating that the site is suitable for its intended use. Based on the findings of the Phase Two ESA, a Ministry of the Environment, Conservation and Parks acknowledged Record of Site Condition (RSC) prepared in accordance with Ontario Regulation 153/04 and certified by a Qualified Person, may also be required.	

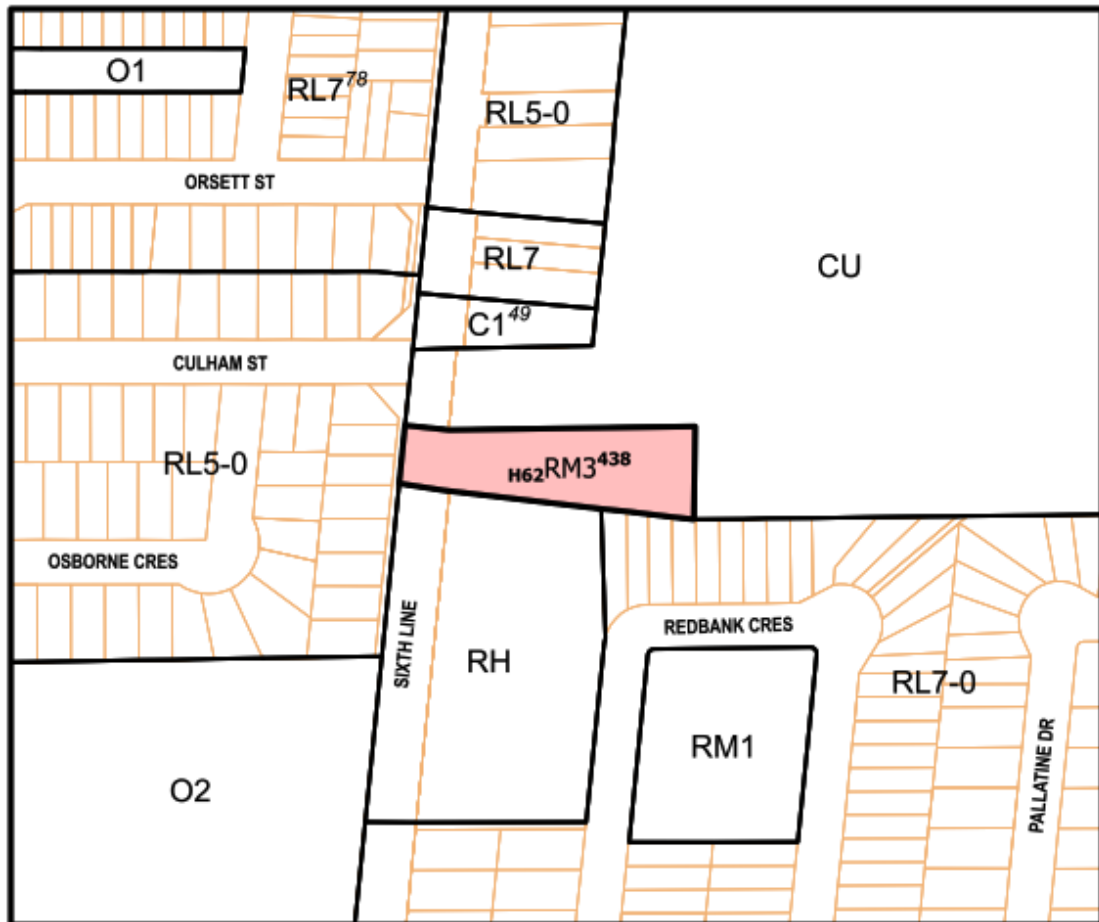
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 16th day of June, 2025

MAYOR

CLERK

SCHEDULE "A"
To By-law 2025-105



AMENDMENT TO BY-LAW 2014-014



Rezoned from
RL3-0 (Residential Low) to
H62-RM3 sp: 438 (Residential Medium)

EXCERPT FROM MAP
19 (15)



SCALE: 1:2,500