

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-050

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, 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 8.1 in its entirety.
3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new section 8.145 as follows:

145	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(4)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2010-171) (2013-065) (2026-050)
8.145.1 Additional Permitted Building Types		
The following additional <i>building types</i> are permitted:		
a)	<i>Townhouse dwellings</i>	
b)	<i>Stacked townhouse dwellings</i>	
c)	<i>Back-to-back townhouse dwellings</i>	
8.145.2 Zone Provisions		
The following regulations apply to all lands:		
a)	<i>Apartments, mixed use buildings, and commercial buildings</i> shall be the only permitted <i>building types</i> within 30 metres of Dundas Street West.	
b)	<i>Apartments, mixed use buildings, and commercial buildings</i> shall be the only permitted <i>building types</i> within 30 metres of Sixth Line.	
c)	Maximum <i>height</i>	9 storeys and 37 m
d)	Minimum <i>floor space index (FSI)</i> for a <i>commercial building</i> .	Shall not apply
e)	Maximum <i>floor space index (FSI)</i>	3.0
f)	Minimum <i>setback from the lot line</i> abutting Dundas Street for a <i>commercial building</i>	75.0 m

g)	Minimum setback from a <i>lot line</i> abutting Dundas Street West for a <i>townhouse dwelling, stacked townhouse dwelling or townhouse dwelling back-to-back</i>	30.0 m
h)	Minimum setback from a <i>lot line</i> abutting Sixth Line for a <i>townhouse dwelling, stacked townhouse dwelling or townhouse dwelling back-to-back</i>	30.0 m
i)	Maximum <i>front yard setback</i> for <i>apartments or mixed use building</i>	10.0m
j)	Maximum <i>front yard</i> for a <i>commercial building</i>	Shall not apply
k)	Minimum <i>rear yard setback</i>	2.2 m
l)	Minimum <i>floor area</i> for a <i>commercial building</i>	1200 m ²
m)	Maximum <i>floor area</i> for a <i>commercial building</i>	1500 m ²

8.145.3 Parking Regulations

The following parking regulations apply:

a)	Where any parking spaces are provided, a maximum of 10% of the provided <i>parking spaces</i> may be reduced to a minimum length of 4.9 metres and a minimum width of 2.3 metres.	
b)	A minimum of 20% of the <i>parking spaces</i> in an <i>apartment or mixed use building</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.	
c)	Minimum parking aisle width for 90 degree angle parking located within a <i>surface parking area</i> associated with a <i>commercial building</i> .	6.0 m

8.145.4 Special Site Provisions

The following special site provisions shall apply:

a)	<p>“<i>Bicycle Parking Space - Occupant</i>” means an area that is equipped with a bicycle rack, locker, or stacking system that is accessible, secure, weather-protected and suitable for the purpose of long term-bicycle parking and:</p> <ul style="list-style-type: none"> i. Where the bicycles are to be parked on a horizontal surface: <ul style="list-style-type: none"> a. has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres; and, b. in the case of a bicycle rack, is designed for frame (not wheel-only) support, is securely anchored to the ground or wall and is located in a secured room or area; and, ii. Where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 0.5 metres and a vertical dimension of at least 1.9 metres; iii. Where the bicycles are to be stacked, vertically or horizontally, has a width of at least 0.6 metres, length of at least 1.8 metres, and minimum vertical clearance 	
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	of at least 1.2 metres; and, iv. is not to be provided within a <i>dwelling unit</i> , suite, or on a <i>balcony</i> .
b)	For the purpose of this By-law, the <i>lot line abutting Dundas Street West</i> shall be deemed the <i>front lot line</i> .
c)	All lands subject to this special provision shall be considered as one lot for the purpose of this By-law.

4. Section 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by deleting section 9.3.5 in its entirety and replacing it with the following:

“H5 – removed by By-law 2026-050”

5. Section 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new section 9.3.71 as follows:

H71	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(4)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2026-050)
9.3.71.1 Only permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, buildings and structures existing on the lot.	
b)	A commercial building not subject to Regional Allocation requirements	
9.3.71.2 Conditions for 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 <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the Town of Oakville and Halton Region:		
a)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program and shall not be in default of any associated Allocation Agreements, including ensuring all required payments have been made;	
b)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;	
c)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter	
d)	If applicable, should the associated Allocation law file require the conversion of IDUs: the Owner shall have the equivalent or sufficient number of IDUs converted to SDEs or has been provided written confirmation that all of the water/wastewater infrastructure, as referenced in Schedule “G2”, will be operational within twelve (12) months of the giving of such Notice; and,	
e)	The Region of Halton has been provided written confirmation that the above conditions have been satisfied to the Region’s satisfaction.	

f)	That an updated Functional Servicing Report be submitted which provides an alternate water servicing strategy, to the satisfaction of Halton Region.
g)	That a Stormwater Management Strategy for the lands identified in Schedule 'A' of By-law 2026-050 has been approved as determined through the site plan application review process and meets the intent of NOCSS, to the satisfaction of the Town.

6. Section 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new section 9.3.72 as follows:

H72	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(4)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2026-050)
9.3.72.1 Only permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, buildings and structures existing on the lot.	
9.3.72.2 Conditions for 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 <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the Town of Oakville and Halton Region:		
a)	That an updated Functional Servicing Report be submitted which provides an alternate water servicing strategy, to the satisfaction of Halton Region.	
b)	That a Stormwater Management Strategy for the lands identified in Schedule 'A' of By-law 2026-050 has been approved as determined through the site plan application review process and meets the intent of NOCSS, to the satisfaction of the Town.	

7. Section 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new section 9.3.73 as follows:

H73	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(4)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2026-050)
9.3.73.1 Only permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, buildings and structures existing on the lot.	
9.3.73.2 Conditions for 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 <u>Planning Act</u> . The following conditions shall first be completed to the satisfaction of the Town of Oakville and Halton Region:	
a)	That an updated Functional Servicing Report be submitted which provides an alternate water servicing strategy, to the satisfaction of Halton Region.
b)	That a Stormwater Management Strategy for the lands identified in Schedule 'A' of By-law 2026-050 has been approved as determined through the site plan application review process and meets the intent of NOCSS, to the satisfaction of the Town.

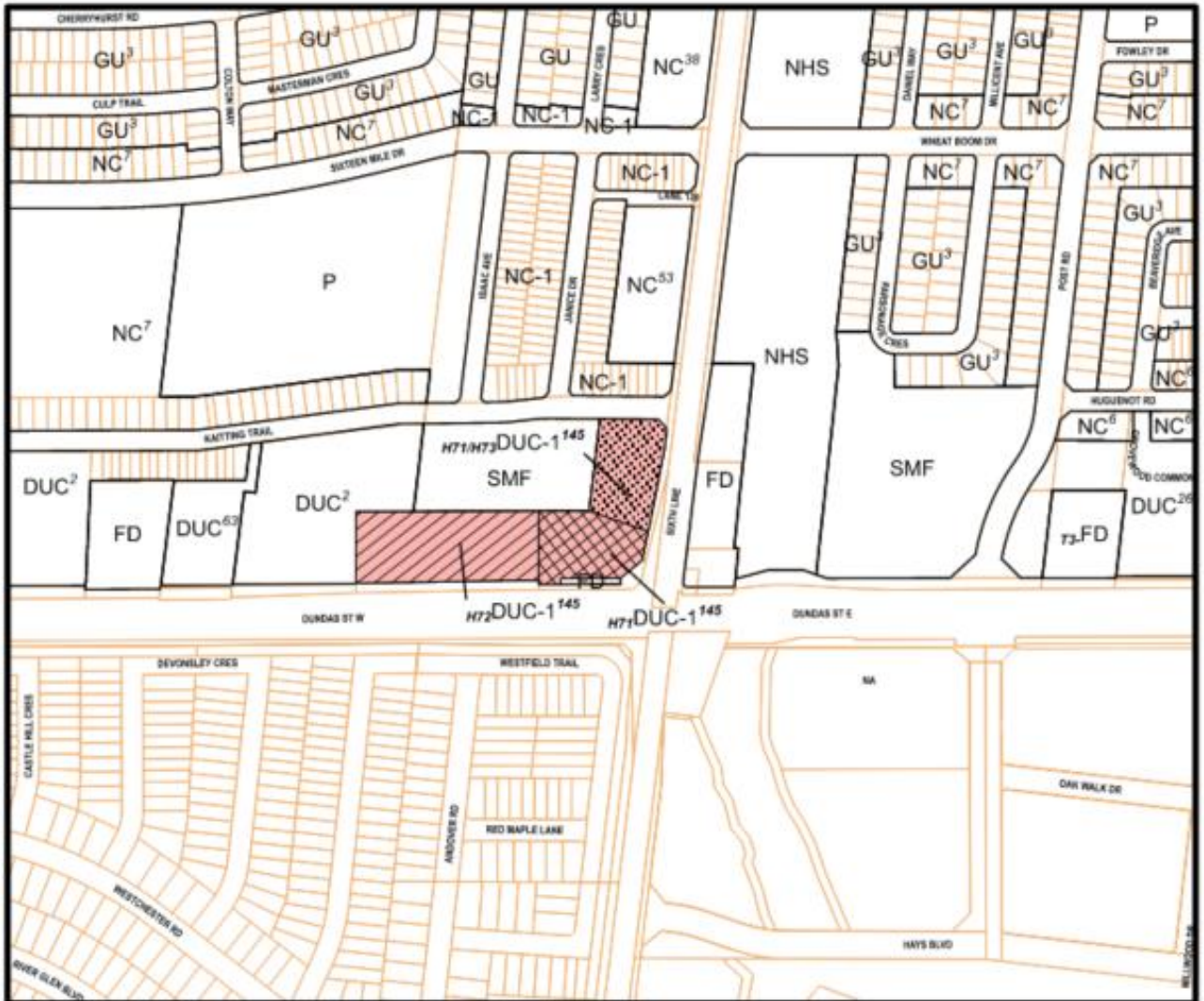
8. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 20th day of April, 2026.




MAYOR

CLERK

SCHEDULE "A" To By-law 2026-050



AMENDMENT TO BY-LAW 2009-189

-  Rezoned from FD (Future Development) to H72-DUC-1 sp:145 (Dundas Urban Core)
-  Rezoned from H5-DUC sp:1 (Dundas Urban Core) to H71-DUC-1-sp:145 (Dundas Urban Core)
-  Rezoned from H5-DUC sp:1 (Dundas Urban Core) to H71/H73-DUC-1-sp:145 (Dundas Urban Core)

EXCERPT FROM MAP
12(4)



SCALE: 1:5,000