



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2026-046**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the development of a medium and low density residential subdivision for the lands described as 1303 Dundas Street West, PT LT 23, CON 1 Trafalgar NDS, Town of Oakville, North of Dundas  
(Argo Lions Valley, File No.: Z.1323.01)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(3) of By-law 2009-189 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189 is amended by adding a new Section 8.144 as follows:

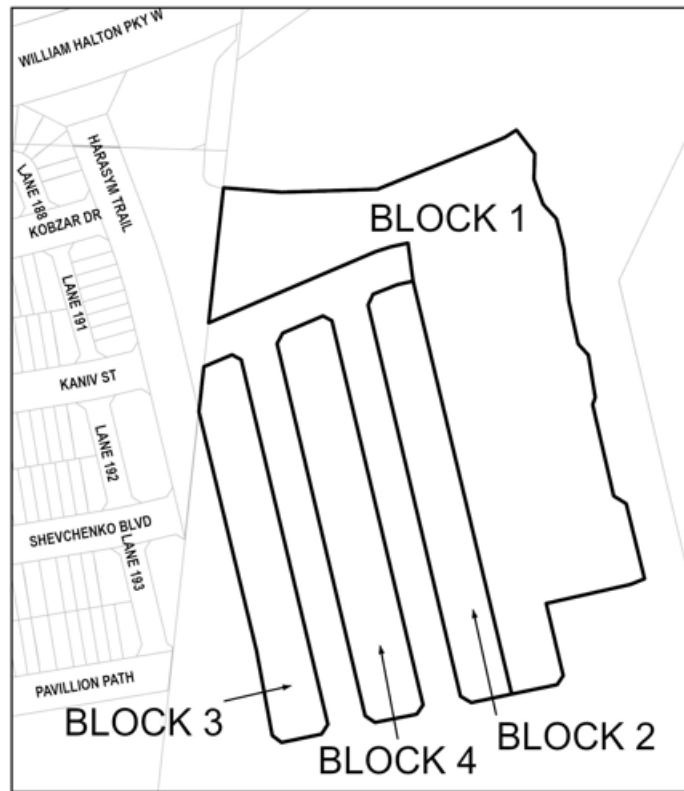
<b>144</b>	<b>1303 Dundas Street West</b>	Parent Zone: GU
Map 12(3)	(Part of Lot 21, Concession 1, Trafalgar NDS)	(2026-046)
<b>8.144.1 Zone Regulations for All Lands</b>		
The following regulations apply:		
a)	Maximum width of a Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door	4.0 m

b)	A <i>porch</i> shall be permitted to have a minimum depth from the exterior of the <i>building</i> to the outside edge of the porch of 1.5 m. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps, columns and supporting structures may encroach into the required depth. <i>Porches</i> shall have walls that are open and unclosed for at least 40% of the total area of the vertical planes forming its perimeter other than where it abuts the exterior of the <i>building</i> or inset screening.	
<b>8.144.2 Additional Zone Provisions for Block 1</b>		
The following regulations apply to <i>detached dwellings street access private garage</i> on lands identified as Block 1 on Figure 8.144.1:		
a)	<i>Minimum rear yard setback</i> abutting the Natural Heritage System (NHS) zone	6.0 m
b)	Notwithstanding 8.144.2(a), Footnote 1 of Table 7.6.2 continues to apply	
c)	Maximum <i>porch</i> projection into a <i>required rear yard</i>	3.0 m
<b>8.144.3 Additional Zone Provisions for Block 2</b>		
The following regulations apply to <i>townhouse dwellings street access private garage</i> on lands identified as Block 2 on Figure 8.144.1:		
a)	<i>Minimum lot depth</i>	22.0 m
<b>8.144.4 Additional Zone Provisions for Block 3</b>		
The following regulations apply to <i>townhouse dwelling street access private garage</i> (dual frontage) on lands identified as Block 3 on Figure 8.144.1:		
a)	The <i>lot line</i> abutting Harasym Trail shall be deemed the <i>front lot line</i>	
b)	Minimum <i>landscape area</i> per <i>lot</i>	2.0 m by 2.4 m
c)	Minimum <i>landscape area</i> within the entirety of the block	10%
d)	Minimum <i>rear yard</i>	3.0 m
<b>8.144.5 Additional Zone Provisions for Block 4</b>		
The following regulations apply to <i>townhouse dwelling back-to-back</i> on lands identified as Block 4 on Figure 8.144.1:		
a)	Maximum <i>balcony</i> projection into a <i>required yard</i>	Up to 1.0 m from the applicable <i>lot line</i>
b)	Minimum width of <i>parking space</i> in a single car <i>private garage</i>	2.95 m

c)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0 m
d)	Minimum <i>landscape area per lot</i>	0.9 m by 1.0 m
e)	Minimum <i>landscape area</i> within the entirety of the block	7.7%

**8.144.6 Special Site Figure**

Figure 8.144.1



3. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.69 as follows:

<b>H69</b>	<b>1303 Dundas Street West</b>	Parent Zone: GU
Map 12(3)	(Part of Lot 21, Concession 1, Trafalgar NDS)	(2026-046)
<b>9.3.69.1 Only Permitted Uses Prior to Removal of the “H”</b>		

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*.

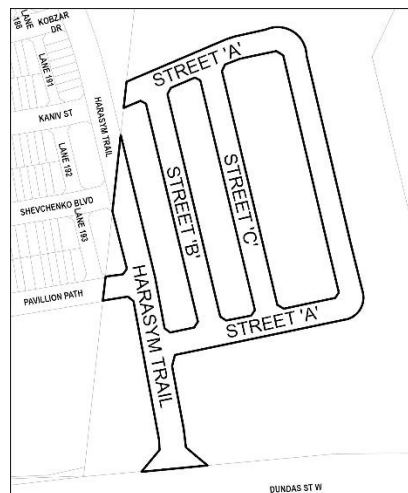
**9.3.69.2 Conditions for Removal of the “H”**

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:

- a) That the ultimate extension of the north leg of Street “A” to Harasym Trail has been:
  - i. constructed to a minimum base coarse asphalt;
  - ii. conveyed to the Town of Oakville; and,
  - iii. either dedicated as a public highway on a plan of subdivision or subject to a by-law dedicating the lands as a public highway.

**9.3.69.3 Special Site Figure**

Figure 9.3.69.1



4. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.70 as follows:

<b>H70</b>	<b>1303 Dundas Street West</b> (Part of Lot 21, Concession 1, Trafalgar NDS)	Parent Zone: GU
Map 12(3)		(2026-046)
<b>9.3.70.1 Only Permitted Uses Prior to Removal of the “H”</b>		
For such time as the “H” symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
<b>9.3.70.2 Conditions for Removal of the “H”</b>		
The “H” symbol shall, upon application by the landowner, be removed for all or part 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> :		
a)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation program to the satisfaction of Halton Region 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 Agreement;	
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 giving of such Notice; and,	
e)	The Region of Halton has provided written confirmation that the above conditions have been satisfied to the Region’s satisfaction.	

5. 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 20<sup>th</sup> day of April, 2026

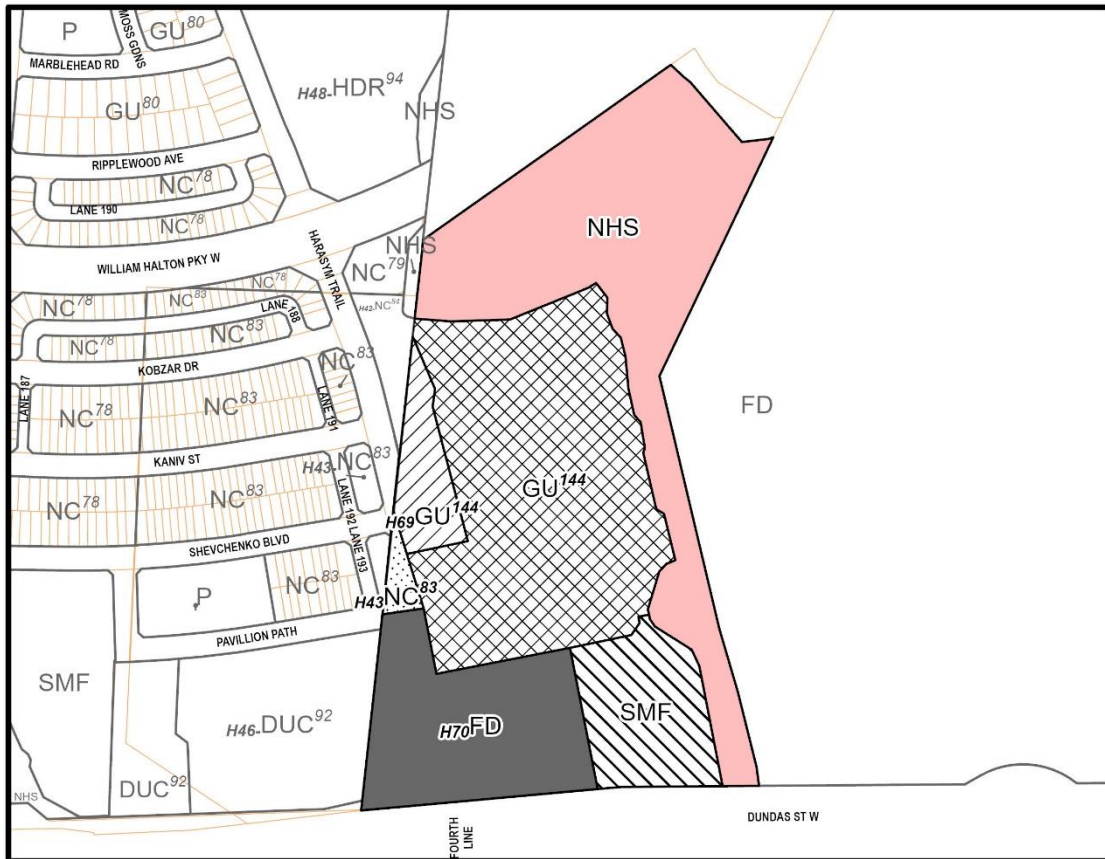
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MAYOR




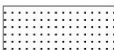


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CLERK

**SCHEDULE "A"**  
**To By-law 2026-046**



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

-  Rezoned from Future Development (FD) to H70-Future Development (FD)
-  Rezoned from Future Development (FD) to General Urban (GU) sp:144
-  Rezoned from Future Development (FD) to H69-General Urban (GU) sp:144
-  Rezoned from Future Development (FD) to H43-Neighbourhood Centre (NC) sp:83
-  Rezoned from Future Development (FD) to Natural Heritage System (NHS)
-  Rezoned from Future Development (FD) to Stormwater Management Facility (SMF)

EXCERPT FROM MAP  
12 (3)



SCALE: 1:4,000