



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2018-056**

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of the lands described as 2136 and 2148 Trafalgar Road (DiCarlo Homes, File No.: Z.1413.31)

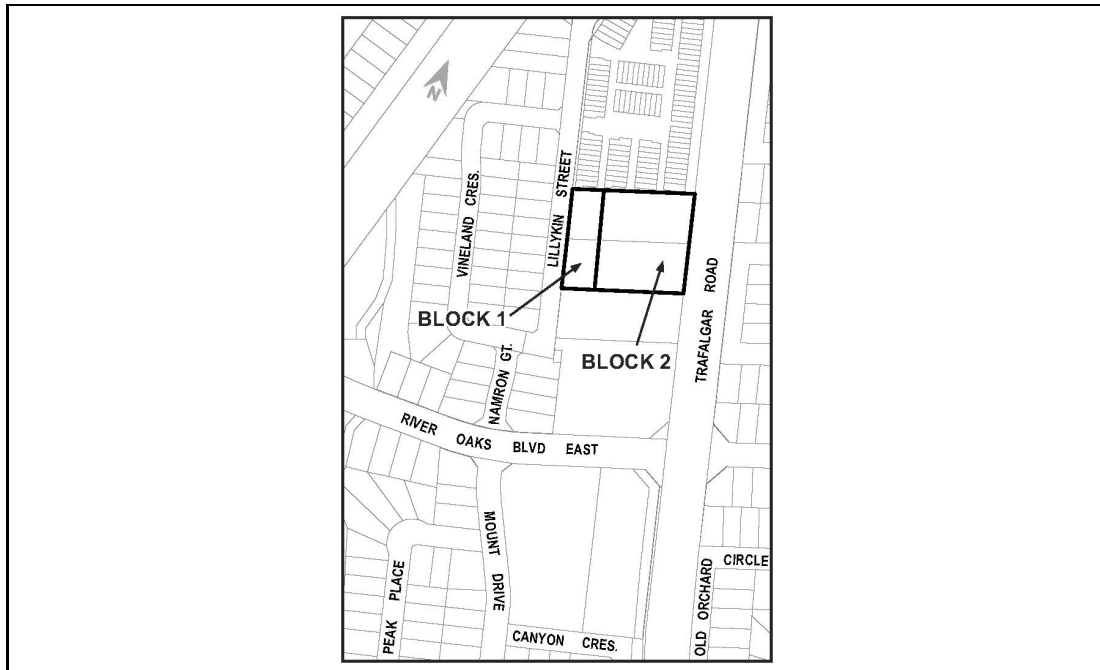
**COUNCIL ENACTS AS FOLLOWS:**

1. Map 19(22) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule ‘A’ to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.387 as follows:

<b>387</b>	<b>2136 and 2148 Trafalgar Road</b>	Parent Zone: MU2
Map 19(22)		2018-056
<b>15.387.1 Additional Permitted Uses</b>		
The following additional <i>uses</i> are permitted:		
a)	<i>Townhouse dwelling</i>	
b)	Footnote 3 of Table 8.2 relating to <i>uses</i> on a <i>first storey</i> shall not apply.	
<b>15.387.2 Zone Provisions for All Lands</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>front yard</i> (Trafalgar Road)	1.2 m
b)	Minimum <i>rear yard</i> (Lillykin Street)	1.2 m
c)	Minimum <i>side yard</i>	1.2 m
d)	Minimum <i>first storey</i> height	Shall not apply
e)	Maximum <i>encroachment</i> into a minimum <i>rear yard</i> for a <i>balcony</i>	Up to 1.0 m from the <i>rear lot</i> line

f)	Section 4.11 relating to <i>landscaping</i> shall not apply.
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<b>15.387.3 Additional Zone Provisions for Block 1 Lands</b>		
The following additional regulations apply to lands identified as Block 1 on Figure 15.387.1:		
d)	Minimum number of <i>storeys</i>	2
e)	Maximum number of <i>storeys</i>	4
g)	Minimum <i>height</i>	7.5 m
h)	Maximum <i>height</i>	12.4 m
<b>15.387.4 Additional Zone Provisions for Block 2 Lands</b>		
The following additional regulations apply to lands identified as Block 2 on Figure 15.387.1:		
a)	Minimum <i>height</i>	11.0 m
b)	Maximum <i>height</i>	15.0 m
<b>15.387.5 Parking Provisions</b>		
The following parking regulations apply:		
a)	Minimum number of <i>parking spaces</i> for <i>townhouse dwellings</i>	2.20 per <i>dwelling</i> , of which 0.2 shall be designated visitor <i>parking spaces</i>
b)	A visitor/ <i>surface parking area</i> shall be setback a minimum of 0.5 m from any <i>townhouse dwelling</i> .	
<b>15.387.6 Special Site Figures</b>		
Figure 15.387.1		



**15.387.7 Special Site Provisions**

The following additional provisions apply:

- a) *Height* shall be measured from the finished floor elevation closest to *grade*.
- b) All lands identified as subject to this Special Provision shall be considered as one *lot* for the purposes of this By-law.

3. Part 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 16.3.36 as follows:

<b>H36</b>	<b>2136 and 2148 Trafalgar Road</b>	Parent Zone: MU2
Map 19(22)		2018-056
<b>16.3.36.1 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 <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
<b>16.3.36.2 Conditions for Removal of the “H”</b>		
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> :		

a)	A Ministry of the Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.
b)	That the Owner receive clearance from the Ministry of Natural Resources and Forestry to confirm the absence of any species at risk.

4. This By-law comes into force in accordance with Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 16th day of April, 2018

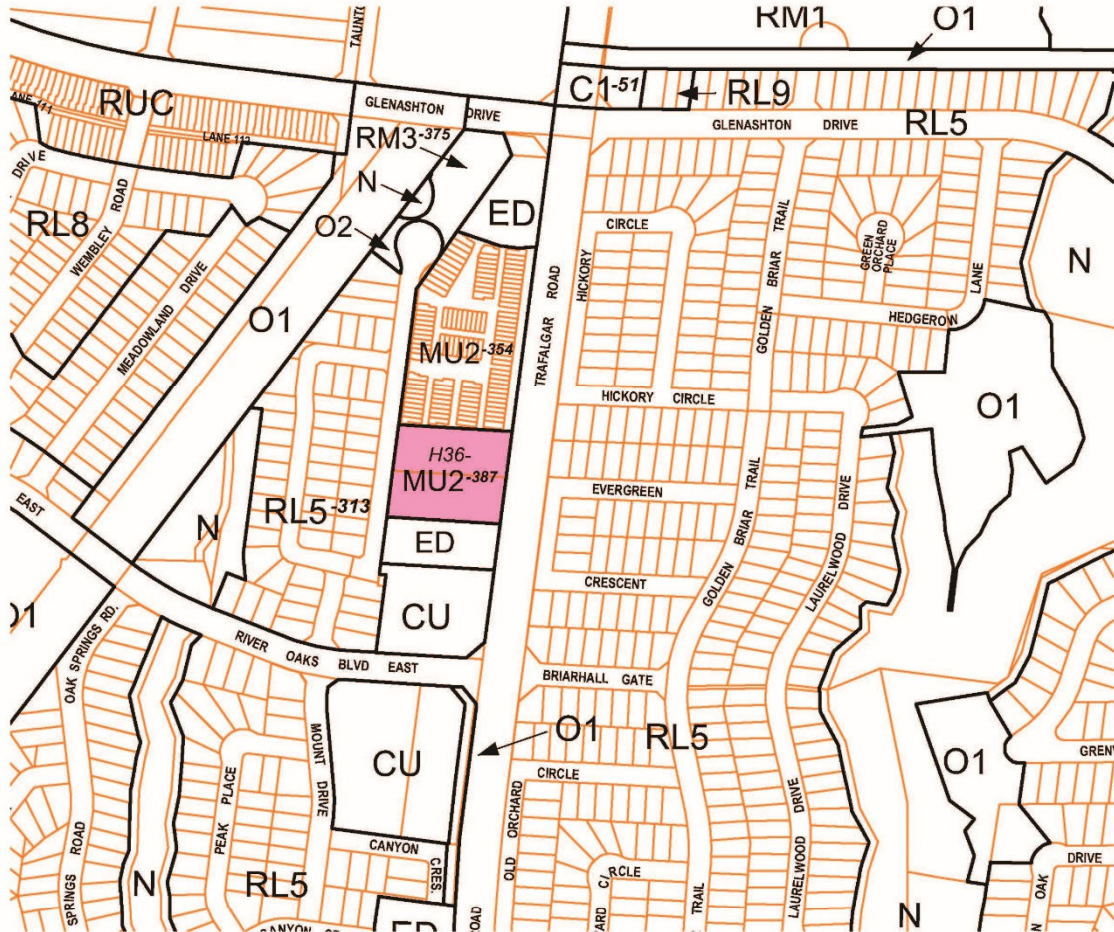
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MAYOR


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CLERK

### SCHEDULE "A" To By-law 2018-056



### AMENDMENT TO BY-LAW 2014-014

 Rezoned from Existing Development (ED) to Mixed Use (H36 -- MU2 -- SP 387)

**EXCERPT FROM MAP  
19 (22)**

