

Appendix E

Proposed Draft Zoning Amendment Prepared By Applicant



WITHOUT PREJUDICE (August 2018)

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-xxx

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 19, Concession 1, N.D.S., Town of Oakville 393 Dundas Street West (393 Dundas L.P., File No.: Z.XXXX.XX)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189, as amended, 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, as amended, is amended by adding new Section 8.**, as follows:

**	393 Dundas Street West (Part of Lot 19, Concession 1, N.D.S.)	Parent Zone: DUC-**
Map 12(4)		(2018-xxx)
8.**.1 Additional Permitted Building Types		
The following additional buildings are permitted:		
a)	Stacked townhouse dwelling.	
8.**.2 Zone Regulations		
a)	The maximum height for a stacked townhouse dwelling	4 storeys
b)	The maximum height for an apartment or mixed use building (upon execution of a Section 37 Agreement)	10 storeys
c)	Minimum height of the first storey of a mixed use building for commercial and common areas	4.5 m
d)	Minimum rear yard	0.0 m
e)	Stairs and air vents associated with an underground parking garage are permitted in any yard	
f)	Maximum Floor Space Index	N/A
8.**.3 Bonusing Provisions		

In order to permit the increased *height* permissions contained in this Special Provision, zoning compliance for *building height* above 8 storeys for a *mixed use building* shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the Town, facilities, services and matters in the form of one or more of the following:

a)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in Part F, Section 1.3b) (i) of the Town's 2006 Official Plan.
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3. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.40 as follows:

H40	393 Dundas Street West (Part of Lot 19, Concession 1, N.D.S)	Parent Zone: DUC, NHS
Map 12(4)		(2018-107)
9.3.**.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)	<i>Uses permitted in the ED zone.</i>	
9.3.**.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> :		
a)	That water and wastewater allocation has been granted, to the satisfaction of the Regional Municipality of Halton.	
b)	The registration on title of a Section 37 Agreement per the <u>Planning Act</u> .	

4. This By-law comes into force in accordance with Section 34 and 37 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

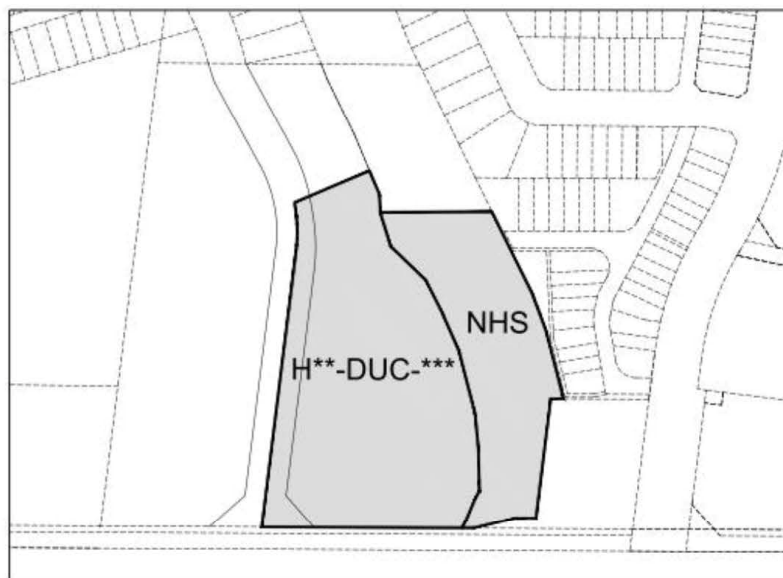
PASSED this MONTH ##th/st/nd/rd, 20##



MAYOR

CLERK

Schedule 'A' to 2018-***



AMENDMENT TO BY-LAW 2009-189

Rezoned from Existing Development (ED) to
Dundas Urban Core (DUC-**);
and Natural Heritage System (NHS).