



APPENDIX D

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2020-043

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 109 Reynolds Street (JRB – 109 Reynolds Holdings Ltd., File No.: Z.1613.61)

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(8a) 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 15.400 as follows:

| | | |
|---|---|------------------|
| 400 | 109 Reynolds Street | Parent Zone: MU2 |
| Map 19(8a) | | |
| 15.400.1 Permitted Uses | | |
| The following additional regulations for permitted <i>uses</i> apply: | | |
| a) | Footnote 3 of Table 8.2 shall not apply for an <i>apartment dwelling</i> . | |
| 15.400.2 Zone Provisions | | |
| The following regulations apply: | | |
| a) | Maximum number of <i>storeys</i> (upon execution of a Section 37 agreement) | 8 |
| b) | Maximum <i>height</i> (upon execution of a Section 37 agreement) | 30.0 m |
| 15.400.3 Parking Provisions | | |
| The following parking regulations apply: | | |

| | | |
|---|---|---|
| a) | Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i> | 1.25 per <i>dwelling unit</i> of which 0.2 of the <i>parking space</i> required per <i>dwelling</i> shall be designated as <i>visitors parking spaces</i> |
| 15.400.4 Bonusing Provisions | | |
| In order to permit the increased permissions contained in this Special Provision, zoning compliance for height and <i>storeys</i> shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the <u>Planning Act</u> . The owner of the subject lands shall provide to the satisfaction of the Town the 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 the Official Plan. | |
| b) | Implementation of the Downtown Transportation and Streetscaping Study along Reynolds Street between Church Street and Lakeshore Road. | |

3. Part 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 16.3.45 as follows:

| | | |
|--|--|------------------|
| H45 | 109 Reynolds Street | Parent Zone: MU2 |
| Map 19(8a) | | |
| 16.3.45.1 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>Legal uses, buildings and structures</i> existing on the <i>lot</i> . | |
| 16.3.45.2 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) | The subject development application cannot proceed until the diversion sewer upgrades required to service this development are addressed to the satisfaction of Halton Region. To ensure that the upgrades will adequately service the proposed development, a revised Functional Servicing Report (FSR) and revised "Drainage Area Changes" report shall be submitted to the satisfaction of Halton Region. |
|----|--|

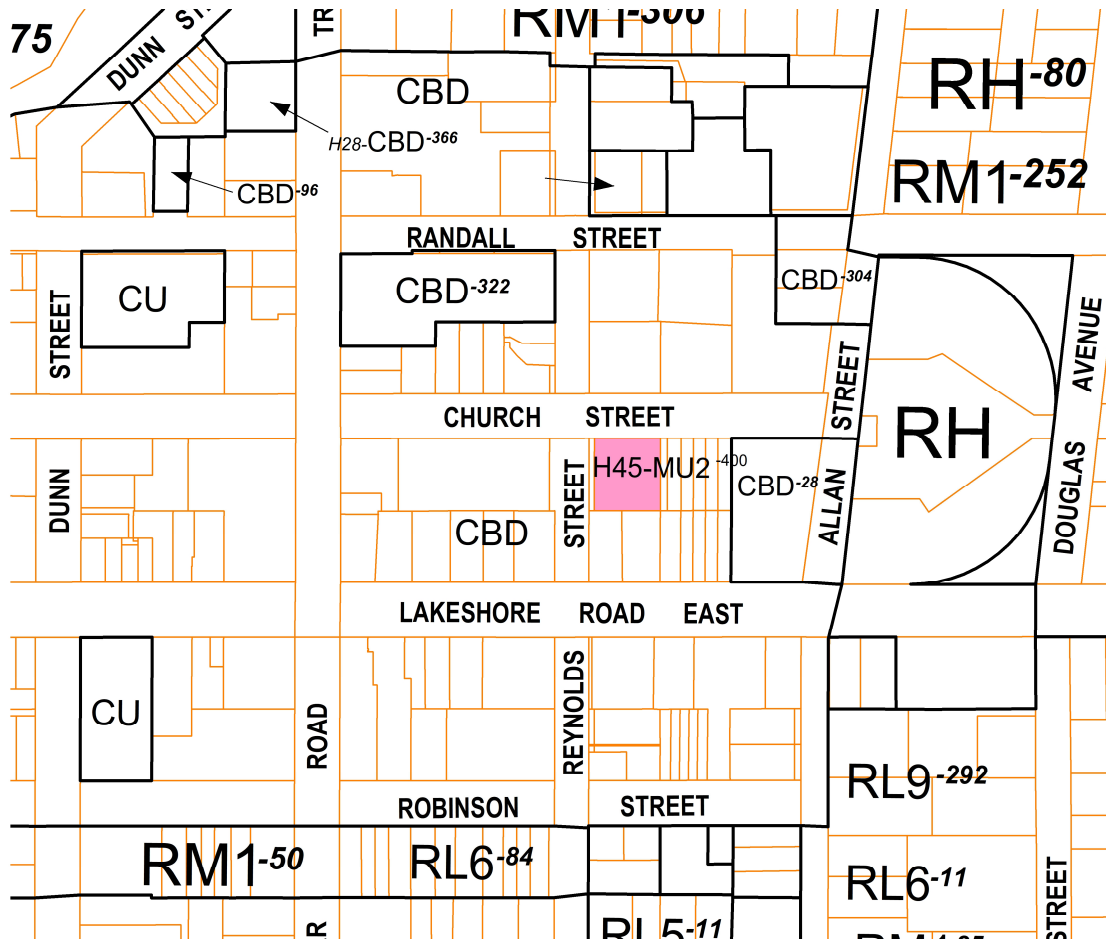
4. This By-law comes into force in accordance with Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 8th day of September, 2020

MAYOR

CLERK

SCHEDULE "A"
To By-law 2020 - 043



AMENDMENT TO BY-LAW 2014-014



Rezoned from Central Business District (CBD) to Mixed Use (H45-MU2 sp:400)

EXCERPT FROM MAP
19 (8a)



SCALE 1 : 2500