

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: December 04, 2025

CASE NO(S).:

OLT-23-000290
OLT-23-000292
OLT-23-000293
OLT-22-003186
(Formerly PL090614)
OLT-24-000105
OLT-24-000120

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Palermo Village Corporation
Appellant: 819655 Ontario Limited
Subject: Proposed Official Plan Amendment No. 34 (OPA 34)
Municipality: Town of Oakville
OLT Case No.: OLT-23-000290
OLT Lead Case No.: OLT-23-000290
OLT Case Name: 819655 Ontario Limited v. Halton (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Palermo Village Corporation
Subject: Proposed Official Plan Amendment No. 37 (OPA 37)
Municipality: Town of Oakville
OLT Case No.: OLT-23-000292
OLT Lead Case No.: OLT-23-000292
OLT Case Name: Palermo Village Corporation v. Halton (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Palermo Village Corporation
Subject: Proposed Official Plan Amendment No. 38 (OPA 38)
Municipality: Town of Oakville

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OLT-22-003186 (Formerly PL090614)
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OLT Case No.: OLT-23-000293
OLT Lead Case No.: OLT-23-000293
OLT Case Name: Palermo Village Corporation v. Halton (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar)
Appellant: Palermo Village Corporation (formerly Newmark Developments Limited [Rosko/Finer Group])
Subject: Proposed Official Plan Amendment No. 289 (OPA 289)
Municipality: Town of Oakville
OLT Case No.: OLT-22-003186
Legacy Case No.: PL090614
OLT Lead Case No.: OLT-22-003186
Legacy Lead Case No.: PL090614
OLT Case Name: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar) v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar)
Appellant: Palermo Village Corporation (formerly Newmark Developments Limited [Rosko/Finer Group])
Appellant: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited)
Subject: Proposed Official Plan Amendment No. 306 (OPA 306)
Municipality: Town of Oakville
OLT Case No.: OLT-22-003189
Legacy Case No.: PL110155
OLT Lead Case No.: OLT-22-003186
Legacy Lead Case No.: PL090614
OLT Case Name: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar) v. Oakville (Town)

OLT-23-000290
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OLT-22-003186 (Formerly PL090614)
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OLT-24-000120

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: Palermo Village Corporation
Subject: Application to amend the Zoning By-law – Refusal of the application
Description: To permit the development of a medium and high density mixed-use master-planned community consisting of a range and mix of residential, institutional, commercial, employment, Natural Heritage System and open space uses on 47 hectares of land containing a total of 6,890 residential units
Reference Number: Z.1331.02
Property Address: 3069 Dundas Street West and 3278 Regional Road 25
Municipality/UT: Town of Oakville/ Regional Municipality of Halton
OLT Case No.: OLT-24-000105
OLT Lead Case No.: OLT-24-000105
OLT Case Name: Palermo Village Corporation v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Palermo Village Corporation
Subject: Proposed Plan of Subdivision – Refusal of the application
Description: To permit the development of a medium and high density mixed-use master-planned community consisting of a range and mix of residential, institutional, commercial, employment, Natural Heritage System and open space uses on 47 hectares of land containing a total of 6,890 residential units
Reference Number: 24T-23002/1331
Property Address: 3069 Dundas Street West and 3278 Regional Road 25
Municipality/UT: Town of Oakville/ Regional Municipality of Halton

OLT-23-000290
OLT-23-000292
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OLT-22-003186 (Formerly PL090614)
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OLT Case No.: OLT-24-000106
OLT Lead Case No.: OLT-24-000105

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Enirox Dundas 3015 Inc.
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit the development of 27-storey and 30-storey mixed-use residential buildings on a 3-storey podium consisting of 690 residential units.
Reference Number: OPA.1331.01
Property Address: 3005 & 3015 Dundas Street West
Municipality/UT: Town of Oakville/ Regional Municipality of Halton
OLT Case No.: OLT-24-000120
OLT Lead Case No.: OLT-24-000120
OLT Case Name: Enirox Dundas 3015 Inc. v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: Enirox Dundas 3015 Inc.
Subject: Application to amend the Zoning By-law – Neglect to make a decision
Description: To permit the development of 27-storey and 30-storey mixed-use residential buildings on a 3-storey podium consisting of 690 residential units.
Reference Number: Z.1331.01
Property Address: 3005 & 3015 Dundas Street West
Municipality/UT: Town of Oakville/ Regional Municipality of Halton
OLT Case No.: OLT-24-000121
OLT Lead Case No.: OLT-24-000120

OLT-23-000290
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OLT-22-003186 (Formerly PL090614)
OLT-24-000105
OLT-24-000120

AMENDING ORDER OF THE TRIBUNAL DELIVERED BY K.R. ANDREWS

[1] In accordance with Rule 24.4 of the Tribunal's *Rules of Practice and Procedure*, whereby the Tribunal may at any time and without prior notice to the Parties correct a technical or typographical error made in a decision or order, the Order issued on November 10, 2025 ("Order"), is hereby amended by:

- a. Replacing Attachment A to the Order with Attachment A attached to this Amending Order, and;
- b. Replacing Attachment B to the Order with Attachment B attached to this Amending Order.

[2] In all other respects, the Tribunal's Order remains the same.

"K.R. ANDREWS"

K.R. ANDREWS
MEMBER

Ontario Land Tribunal

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-148

A by-law to amend Zoning By-law 2009-189, as amended, to repeal the zoning of lands described as Part of Lots 31, Con. 1, NDS, Palermo Village Corporation, and to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as Part of Lot 31, Concession 1, NDS (Palermo Village Corporation, File No.: Z.1331.02)

ORDERED BY THE ONTARIO LAND TRIBUNAL

1. Within Section 12.0 **Maps** of By-law 2009-189:
 - a. Map Index is amended to remove the subject land from the map as depicted on Schedule 'A' to this By-law.
 - b. Map 12(1) is amended by repealing the zoning for the lands as depicted on Schedule 'B' to this By-law.

2. Within Section 1.0 **Administration** of By-law 2009-189, Section 1.2, Application is amended by adding to the end of the paragraph the following:

“..., and excludes lands immediately west of Bronte Road between Dundas Street West and Highway 407 and lands immediately to the east of Bronte Road, west of Old Bronte Road and generally between William Halton Parkway and Dundas Street West, as identified in the mapping contained in Section 12 of By-law 2009-189.”

3. Within Section 2.0 **Establishment of Zones** of By-law 2009-189, Section 2.1, Table 2.1.1 is amended by deleting the 4th row as follows:

Palermo Village North Urban Core	PUC	5.1 and 7.4
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4. Within Section 6.0 **Permitted Uses** of By-law 2009-189 is amended by deleting all references to Palermo Village North Urban Core Area text, all labels identified as “PUC” and the PUC column in Table 6.1 Permitted Use Table.

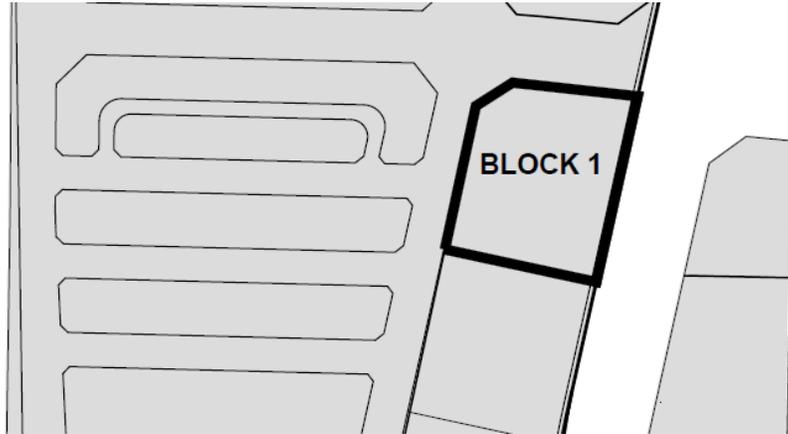
5. Within Section 7.0 **Zone Regulations** of By-law 2009-189 is amended by deleting Section 7.4, Palermo Village North Urban Core Zone and renumbering the remaining sections accordingly.
6. Within Part 4 **General Provision** of Bylaw 2014-014, section 4.14 a) Municipal Services Required, is amended by deleting reference to “Dundas Street” and replacing with “Highway 407”.
7. Within Part 19 **Maps** of By-law 2014-014:
 - a. Map Index and Map 19(25) of By-law 2014-014 are amended, to include the lands as depicted on Schedule ‘C1 and C2’ to this By-law.
 - b. Map 19(19a) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule ‘D’ to this By-law.
8. Section 15, **Special Provisions**, of By-law 2014-014, as amended, is further amended by adding a new Section 15.439, 15.440, 15.441, 15.442, 15.443, 15.444, and 15.445 as follows:

439	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: MU3
Map 19(19a)		(2025-148)
15.439.1 Additional Regulations for Permitted Uses for Block 1		
The following additional regulation for permitted <i>uses</i> apply to the lands identified as blocks 1 on figure 15.439.1:		
a)	Additional regulation for table 8.2 footnote 6 for maximum width of the <i>building</i> shall not apply.	
b)	Additional regulation for table 8.2 footnote 7 relating to the <i>floor area</i> of a <i>premises</i> shall not apply.	
15.439.2 Zone Regulations for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	1.0m
b)	<i>Maximum front yard</i>	6.0m
c)	<i>Minimum flankage yard</i>	1.0m

d)	<i>Maximum flankage yard</i>	6.0m
e)	<i>Minimum rear yard</i>	1.0m
f)	<i>Maximum rear yard</i>	6.0m
g)	<i>Minimum storeys</i>	4
h)	<i>Maximum storeys</i>	15
i)	<i>Minimum height</i>	14.0m
j)	<i>Maximum height</i>	52.0m
k)	<i>Maximum number of storeys for a building podium</i>	6
l)	<i>Minimum separation distance between building towers above the podium</i>	30.0m
m)	<i>Maximum floor plate dimension measured diagonally in any direction, not including projecting balconies</i>	40.0m
n)	<i>Minimum step-back for a tower from the edge of the podium roof</i>	3.0m
o)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	
p)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building wall</i> and located a minimum 2.5 m above finished floor level of the <i>first storey</i> .	
15.439.3 Parking Regulations		
The following parking regulation apply:		
a)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.	

15.439.4 Special Site Figure

Figure 15.439.1



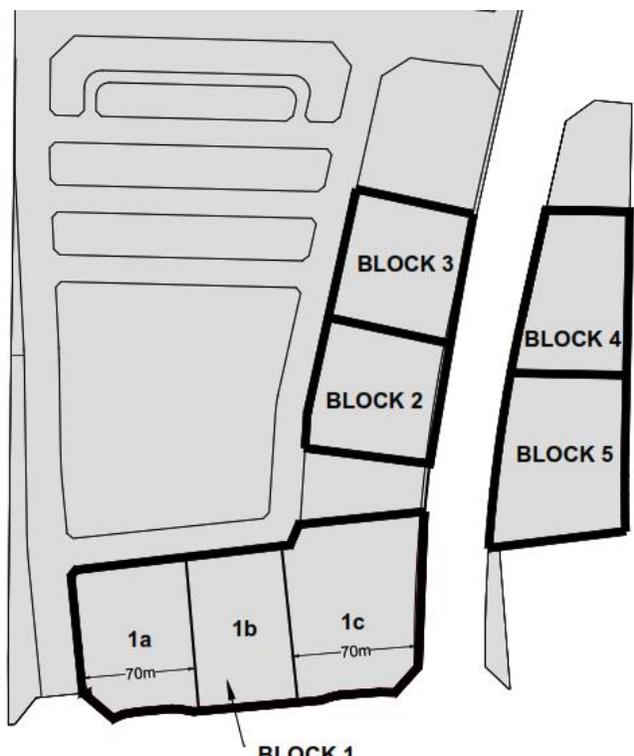
15.439.5 Special Site Provisions

The following additional provisions apply:

- | | |
|----|---|
| a) | The <i>rear lot line</i> is deemed to be the <i>lot line</i> adjacent to Bronte Road. |
| b) | Minimum <i>storeys</i> and <i>height</i> shall not apply to a podium, <i>place of worship</i> , <i>community centers</i> , <i>library</i> or <i>parking structure</i> . |

440	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)		Parent Zone: MU4
Map 19(19a)			(2025-148)
15.440.1 Additional Regulations for Permitted Uses for Blocks 1, 2, and 3			
The following additional regulations for permitted <i>uses</i> apply to the lands identified as Blocks 1, 2 and 3 on figure 5.440.1:			
a)	Additional regulation for table 8.2 footnote 6 for maximum width of the <i>building</i> shall not apply.		
b)	Additional regulation for table 8.2 footnote 7 relating to the <i>floor area</i> of a <i>premises</i> shall not apply.		
c)	Minimum <i>floor area</i> required within block 1 for the <i>retail store</i> where the primary good(s) sold is food	3000m ²	
d)	Minimum setback from the <i>lot line</i> abutting Bronte Road for non-residential <i>building</i> and <i>retail store</i> where the primary good(s) sold is food located on block 1.	70m	
15.440.2 Zone Regulations for All Lands			
The following regulations apply:			
a)	<i>Maximum front yard</i>	6.0m	
b)	<i>Maximum flankage yard</i>	6.0m	
c)	<i>Minimum rear yard</i>	1.0m	
d)	<i>Maximum rear yard</i>	6.0m	
e)	<i>Minimum storeys</i>	6	

f)	The following regulations for maximum <i>storeys</i> applies to the blocks identified on figure 15.440.1:																	
<table border="1" data-bbox="451 415 1024 716"> <thead> <tr> <th>Block</th> <th>Maximum <i>storeys</i></th> </tr> </thead> <tbody> <tr> <td>1a</td> <td>20</td> </tr> <tr> <td>1b</td> <td>25</td> </tr> <tr> <td>1c</td> <td>30</td> </tr> <tr> <td>2</td> <td>22</td> </tr> <tr> <td>3</td> <td>20</td> </tr> <tr> <td>4</td> <td>20</td> </tr> <tr> <td>5</td> <td>25</td> </tr> </tbody> </table>			Block	Maximum <i>storeys</i>	1a	20	1b	25	1c	30	2	22	3	20	4	20	5	25
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3	20																	
4	20																	
5	25																	
g)	<i>Minimum height</i>	19.5m																
h)	The following regulations for maximum <i>height</i> applies to the blocks identified on figure 15.440.1																	
<table border="1" data-bbox="451 930 1024 1230"> <thead> <tr> <th>Block</th> <th>Maximum <i>height</i></th> </tr> </thead> <tbody> <tr> <td>1a</td> <td>70 m</td> </tr> <tr> <td>1b</td> <td>85 m</td> </tr> <tr> <td>1c</td> <td>105 m</td> </tr> <tr> <td>2</td> <td>75 m</td> </tr> <tr> <td>3</td> <td>70 m</td> </tr> <tr> <td>4</td> <td>70 m</td> </tr> <tr> <td>5</td> <td>85 m</td> </tr> </tbody> </table>			Block	Maximum <i>height</i>	1a	70 m	1b	85 m	1c	105 m	2	75 m	3	70 m	4	70 m	5	85 m
Block	Maximum <i>height</i>																	
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m)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .																	

n)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building wall</i> and located a minimum 2.5 m above finished floor level of the <i>first storey</i> .
15.440.3 Parking Regulations	
The following parking regulation apply:	
a)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.
15.440.4 Special Site Figure	
Figure 15.440.1	
	
15.440.5 Special Site Provisions	
The following additional provisions apply:	

a)	The <i>rear lot line</i> is deemed to be the <i>lot line</i> adjacent to Bronte Road for blocks 2, 3, 4 and 5 and Dundas Street for Block 1.
b)	Minimum <i>storeys</i> and <i>height</i> shall not apply to a podium, <i>place of worship, community centers, library or parking structure</i> .

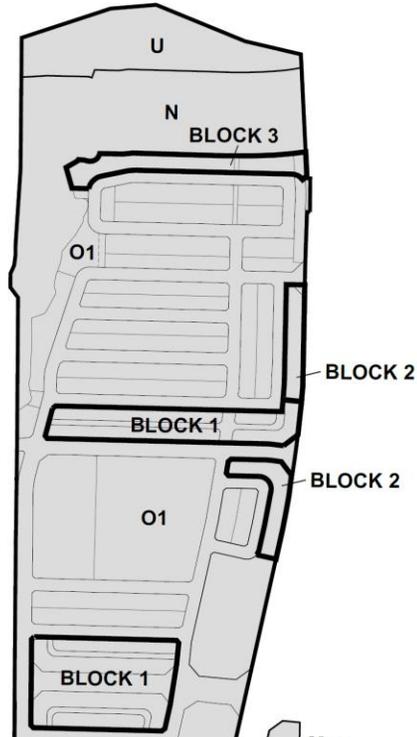
441	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RM1
Map 19(19a)		(2025-148)
15.441.1 Zone Regulations for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	2.5m
b)	<i>Minimum flankage yard</i>	2.0m
c)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
e)	Maximum encroachment into the <i>minimum rear yard</i> for <i>uncovered platforms</i> equal to or greater than 0.6 metres measured from <i>grade</i> with or without a foundation	Up to 3.0m from the <i>rear lot line</i>
f)	Maximum encroachment into the <i>minimum rear yard</i> for access stairs associated with an <i>uncovered platform</i>	Up to 1.8m from the <i>rear lot line</i>
g)	The maximum width of Bay, Box Out and Bow Windows shall be 4.0m with or without foundations, which may be a maximum of three <i>storeys</i> in <i>height</i> , and which may include a door providing access to grade.	

15.441.2 Additional Zone Regulations for Block 1 (Rear Lane)		
The following additional regulations apply to the lands identified as block 1 in figure 15.441.1:		
a)	Minimum <i>lot area per dwelling</i>	118 m ²
b)	Minimum <i>rear yard (abutting lane)</i>	0.75m
c)	Minimum <i>landscaping</i> dimensions	Shall not apply
15.441.3 Additional Zone Regulations for Block 2 (Dual Frontage)		
The following additional regulations apply to the lands identified as block 2 in figure 15.441.1:		
a)	<i>Minimum rear yard</i>	2.5m
b)	Maximum encroachment into the <i>minimum rear yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the <i>rear lot line</i>
c)	Maximum encroachment into the <i>minimum rear yard</i> or <i>flankage yard</i> for <i>portes-cochere</i>	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum total projection for a <i>balcony</i> located on the roof of a <i>portes-cochere</i> or <i>porch</i> located in the <i>front</i> or <i>flankage yard</i>	Shall not apply
e)	Maximum encroachment into the <i>minimum rear yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
f)	Minimum <i>landscaping</i> dimensions	Shall not apply
g)	Air conditioners are permitted in the <i>front yard</i> and additional regulation for table 4.3 footnote 2 relating to equipment height from <i>grade</i> shall not apply.	

15.441.4 Special Site Provisions for Block 2 (Dual Frontage)		
The following additional provisions apply to the lands identified as block 2 in figure 15.441.1:		
a)	The <i>rear lot line</i> shall be deemed to be the <i>lot line</i> providing <i>driveway access</i> .	
15.441.5 Additional Zone Regulations for Block 3 (Abutting N Zone)		
The following additional regulations apply to the lands identified as block 3 in figure 15.441.1:		
a)	<i>Minimum rear yard</i>	2.0 m
b)	<i>Maximum rear yard</i>	2.5m
c)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>portes-cochere</i>	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum total projection for a <i>balcony</i> located on the roof of a <i>portes-cochere</i> or <i>porch</i>	Shall not apply
e)	<i>Balconies, uncovered platforms, uncovered access stairs</i> below grade shall not be permitted to encroach or project into the <i>rear yard</i> .	
f)	Minimum <i>landscaping</i> dimensions	Shall not apply

15.441.6 Special Site Figure

Figure 15.441.1



15.441.7 Parking Regulations

The following parking regulations apply:

a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and: <ul style="list-style-type: none"> i) Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and, ii) where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width
c)	Section 5.2.3 d) shall not apply.

d)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
e)	Where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.441.8 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Corner lots</i> shall be deemed to be <i>interior lots</i> for the purpose of measuring <i>established grade</i> .	
b)	<i>Private garages</i> shall exclude a <i>portes-cochere</i> .	

442	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RM2
Map 19(19a)		(2025-148)
15.442.1 Zone Regulations for All Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i> per <i>dwelling</i>	90.0 m ²
b)	<i>Minimum front yard</i>	2.5m
c)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>

e)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>portes-cochere</i>	Up to 1.0m from the applicable <i>lot line</i>
f)	Maximum total projection for a <i>balcony</i> located on the roof of a <i>portes-cochere</i> or <i>porch</i>	Shall not apply
g)	Air conditioners are permitted in the <i>front yard</i> and additional regulation for table 4.3 footnote 2 relating to equipment height from <i>grade</i> shall not apply.	
h)	Minimum <i>landscaping</i> dimensions	Shall not apply
15.442.2 Parking Regulations		
The following parking regulations apply:		
a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.	
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and: <ul style="list-style-type: none"> i) Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and, ii) Where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width 	
c)	Section 5.2.3 d) shall not apply.	
d)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
e)	Where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.442.3 Special Site Provisions		
The following additional provisions apply:		

a)	<i>Corner lots</i> shall be deemed to be interior <i>lots</i> for the purpose of measuring established <i>grade</i> .
b)	<i>Private garages</i> shall exclude a <i>portes-cochere</i> .

443	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RM4
Map 12(19a)		(2025-148)

15.443.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	<i>Stacked townhouses</i>
b)	<i>Back-to-back townhouse dwellings</i>
c)	<i>Townhouses dwellings</i>

15.443.2 Additional Permitted Uses for Block 1

The following additional *uses* are permitted for lands located on block 1 identified on figure 15.443.1:

a)	Retail and service commercial <i>uses</i> within an <i>apartment dwelling</i> .
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15.443.3 Additional Regulations for Permitted Uses for Block 1

The following additional regulation for permitted *uses* apply to the lands identified as block 1 on figure 15.443.1:

a)	Maximum <i>net floor area</i> for retail <i>and</i> service commercial <i>uses</i>	500 m ²
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15.443.4 Zone Regulations for All Lands

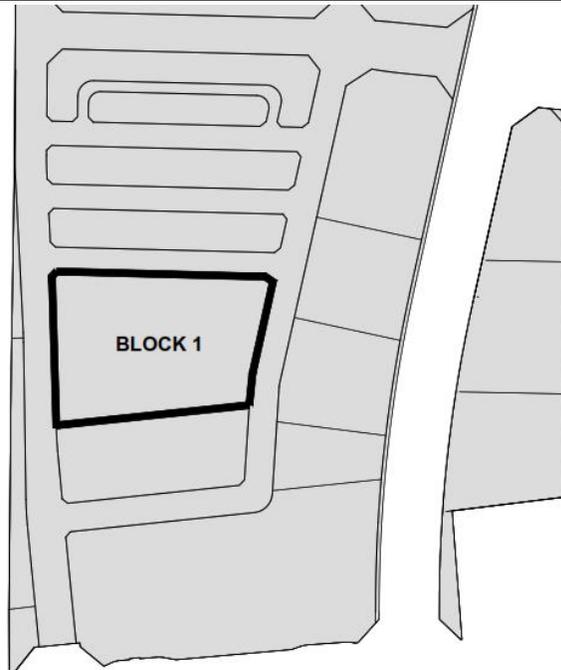
The following regulations apply:

a)	Maximum number of <i>storeys</i>	6 <i>storeys</i>
b)	Maximum <i>height</i>	22.0m

c)	<i>Minimum front yard</i>	2.5m
d)	<i>Minimum flankage yard</i>	2.5m
e)	<i>Minimum rear yard</i>	2.5m
f)	Maximum encroachment into the <i>minimum front yard, flankage yard or rear yard</i> which is abutting a <i>public road</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
g)	Maximum encroachment into the <i>minimum front yard, flankage yard or rear yard</i> which is abutting a <i>public road</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
h)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	
i)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building wall</i> and located a minimum 2.5 m above finished floor level of the <i>first storey</i> .	
j)	The maximum width of Bay, Box Out and Bow Windows shall be 4.0m with or without foundations, which may be a maximum of three <i>storeys</i> in <i>height</i> , and which may include a door providing access to grade.	
k)	For a <i>stacked townhouse dwelling, back-to-back townhouse dwelling</i> , air conditioners are permitted in the <i>front, flankage or rear yard</i> and no maximum height shall apply.	
15.443.5 Additional Zone Regulations for Block 1		
The following additional regulation applies to the lands identified as block 1 on figure 15.443.1:		
a)	Minimum width of <i>landscaping</i> required along the <i>lot line</i> abutting the MU3 <i>zone</i> .	3.0m

15.443.6 Special Site Figure

Figure 15.443.1



15.443.7 Parking Regulations

The following parking regulations apply:

a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and: i) Where one <i>parking space</i> is provided in a <i>private garages</i> , 2.9 metres in width; and, ii) Where two <i>parking spaces</i> are provided in a <i>private garage</i> , 5.6 metres in width
c)	Section 5.2.3 d) shall not apply to <i>back-to-back townhouses</i>
d)	Minimum depth of a <i>private garage</i> measured between interior face of walls

6.0m

e)	Minimum <i>parking spaces</i> for <i>stacked townhouse dwellings</i> inclusive of visitors <i>parking spaces</i>	1.25 space per <i>dwelling</i>
f)	Where a <i>private garage</i> has a vehicle entrance facing <i>the flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.443.8 Special Site Provisions		
The following additional provisions apply:		
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, the regulations of Block 1 identified in Figure 15.443.1 shall apply to the whole of such lands as if no severance, partition or division had occurred.	
b)	<i>Private garages</i> shall exclude a portes-cochere for <i>back-to-back townhouse dwellings</i>	

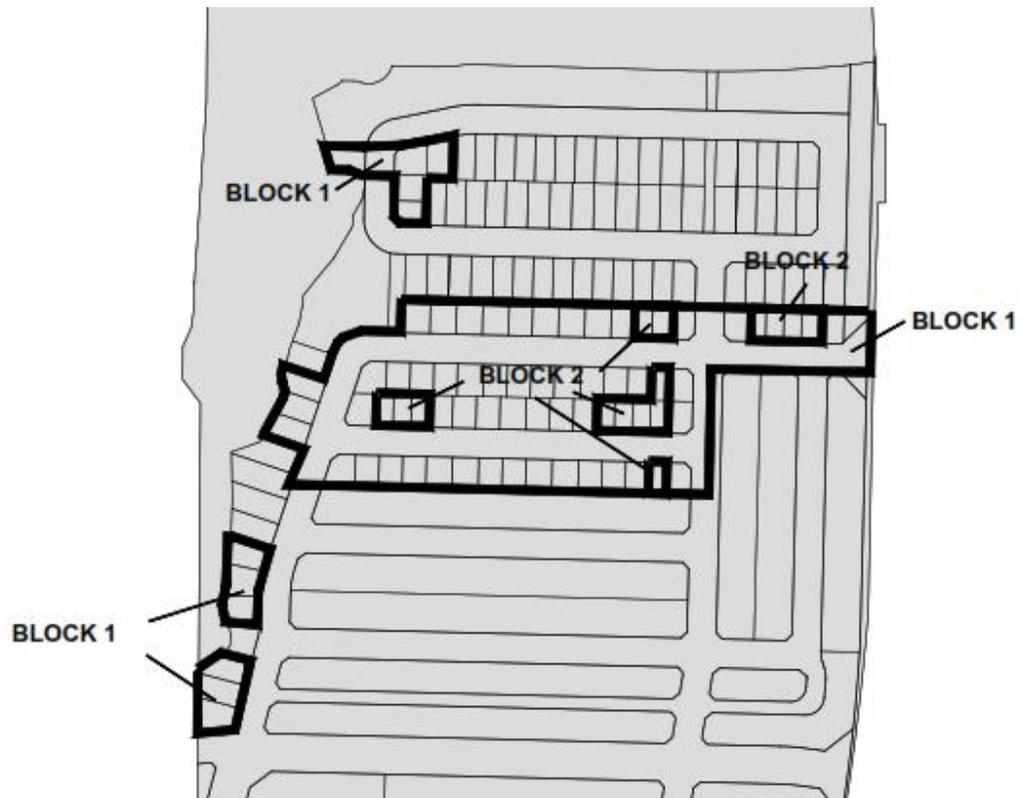
444	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RL6
Map 12(19a)		(2025-148)
15.444.1 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	<i>Minimum flankage yard</i>	2.5m
b)	<i>Minimum rear yard</i>	6.0m
c)	Maximum <i>height</i>	12.0m
d)	Maximum <i>storeys</i>	3
e)	Footnote 7 of Table 6.3.1 relating to <i>residential floor area</i> shall not apply.	

f)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
g)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
h)	The maximum width of Bay, Box Out and Bow Windows shall be 4.0 m with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door with access to grade.	
i)	<i>Balconies</i> are not permitted in the <i>rear yard</i> .	
15.444.2 Additional Regulation for Block 1 lands		
The following additional regulations apply to lands identified as block 1 on figure 15.444.1		
a)	Maximum <i>residential floor area ratio</i>	Shall not apply
b)	<i>Minimum rear yard</i> shall be 4.5 metres, except the <i>minimum rear yard</i> may be reduced to 3.0m for a one <i>storey</i> addition for a maximum 65% of the <i>building</i> width measured at the rear of the main <i>building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.5 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	
c)	<i>Rooftop terraces</i> are not permitted	
15.444.3 Additional Regulation for Block 2 lands		
The following additional regulations apply to lands identified as block 2 on figure 15.444.1		
a)	Minimum <i>lot area</i>	195.0 m ²
b)	Minimum <i>lot frontage</i>	10.0m

c)	Maximum <i>residential floor area ratio</i>	Shall not apply
d)	<i>Minimum rear yard</i> shall be 4.5 metres, except the <i>minimum rear yard</i> may be reduced to 3.0m for a one <i>storey</i> addition for a maximum 65% of the <i>building</i> width measured at the rear of the main <i>building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.5 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	
e)	<i>Rooftop terraces</i> are not permitted.	

15.444.4 Special Site Figure

Figure 15.444.1



15.444.5 Parking Regulations

The following parking regulations apply:

a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.	
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and:	
	i) Where one <i>parking space</i> is provided in a <i>private garage</i> , 2.9 metres in width; and,	
	ii) Where two <i>parking spaces</i> are provided in a <i>private garage</i> , 5.6 metres in width	
c)	Section 5.2.3 d) shall not apply	
d)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
e)	Where a <i>private garage</i> has a vehicle entrance facing <i>the flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.444.6 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Private garages</i> shall exclude a <i>portes-cochere</i> .	

445	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: CU
Map 19(19a)		(2025-148)
15.445.1 Zone Regulations for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	3.0 m
b)	<i>Minimum flankage yard</i>	3.0m
c)	<i>Minimum interior side yard</i>	3.0m

d)	<i>Minimum rear yard</i>	3.0m
15.445.2 Special Site Provisions		
The following special site provisions apply:		
a) The northerly <i>lot line</i> shall be deemed the <i>front lot line</i> .		

9. Part 16, **Holding Provisions**, of By-law 2014-014, as amended, is further amended by adding a new Sections 16.3.63, 16.3.64, 16.3.65, 16.3.66, 16.3.67, 16.3.68, 16.3.69, 16.3.70 and 16.3.71 as follows:

H63	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: RM1, RM2, RM4, RL6, MU3, MU4
Map 19(19a)		(2025-148)
16.3.63.1 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)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
b)	All non-residential <i>uses</i> permitted by the underlying <i>zone</i> not requiring Regional Allocation as determined by the Regional Municipality of Halton	
16.3.63.2 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 Town of Oakville and Region of Halton:		

a)	<p>The Holding (H) Symbol may be lifted once the following conditions have been satisfied:</p> <ul style="list-style-type: none"> i. 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” of 2023 Allocation Agreement will be operational within twelve (12) months of the giving of such Notice; and; ii. The Owner shall not be in default under the 2023 Allocation Agreement. iii. The Region of Halton has provided written confirmation that the above two conditions have been satisfied to the Region’s satisfaction.
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H64	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4, MU3, RM1, RM2, RM4, RL6
Map 19(19a)		(2025-148)
16.3.64.1 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)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
b)	All non-residential <i>uses</i> permitted by the underlying <i>zone</i> not requiring Regional Allocation as determined by the Regional Municipality of Halton	
16.3.64.2 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 Town of Oakville and Region of Halton:		

a)	<p>The Owner shall provide written confirmation from the Region of Halton that the Owner has addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton:</p> <ul style="list-style-type: none"> i. The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program; ii. The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements; iii. The Owner shall have made all required payments associated with the Allocation Program; and, iv. The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.
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H65	Palermo Village Corporation	Parent Zone: RM1
Map 19(19a)	Part of Lot 31, Concession 1, NDS	(2025-148)
16.3.65.1 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)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
16.3.65.2 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 Town of Oakville and Conservation Halton:		
a)	That the Owner provide confirmation (i.e., as-built drawings and letter from P.Eng.) that the approved alteration of natural hazards associated with tributary Reach 14E-8 is completed and that the subject lands are a minimum of 7.5 metres from the flood plain and erosion hazards.	

H66	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4
Map 19(19a)		(2025-148)
16.3.66.1 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)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
16.3.66.2 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 Town of Oakville, Halton Region and Conservation Halton:		
a)	The approval of comprehensive storm water management strategy for development of Blocks 4 and 5 as identified on Figure 15.440.1 within special provision 440 as determined through an EIR/FSS.	
b)	That the required stormwater management facilities and associated infrastructure to service Blocks 4 and 5 as identified on Figure 15.440.1 within special provision 440 as identified in the approved EIR/FSS, is constructed, operational, and in public ownership.	
c)	That the owner shall provide confirmation that the landowner is party to a landowners agreement reflecting any required works associated with the development of the lands east of Bronte Road, if applicable, and is in good standing.	

H67	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU3
Map 19(19a)		(2025-148)
16.3.67.1 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)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	

16.3.67.2 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, Conservation Halton and Halton Region:

- | | |
|----|---|
| a) | the approval of comprehensive storm water management strategy for development of the block at the south east corner of William Halton Parkway and Bronte Road as determined through an EIR/FSS. |
| b) | That the required stormwater management facilities and associated infrastructure to service block at the south east corner of William Halton Parkway and Bronte Road as identified in the approved EIR/FSS, is constructed, operational, and in public ownership. |
| c) | That the owner shall provide confirmation that the owner is party to a landowners agreement reflecting any required works associated with the development of the lands east of Bronte Road, if applicable, and is in good standing. |

H68	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4, MU3, RM1, RM2, RM4, RL6, CU
Map 19(2a)		(2025-148)

16.3.68.1 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) | <i>Legal uses, buildings and structures</i> existing on the <i>lot</i> . |
|----|--|

16.3.68.2 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 and Conservation Halton:

a)	That the lands for the stormwater management pond and associated storm infrastructure (access and outfall/outfall channel) are in the ownership of Palermo Village Corporation or the Town of Oakville.
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H69	Palermo Village Corporation	Parent Zone: RM4
Map 19(2a)	Part of Lot 31, Concession 1, NDS	(2025-148)

16.3.69.1 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 <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i> .
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16.3.69.2 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)	The additional Village Square of 0.3 hectares as referenced in the Livable Oakville Plan and located on Block 1 as identified on Figure 15.443.1 within special provision 443 has been defined, and conveyed to the Town of Oakville.
----	---

b)	That a Land Use Compatibility Study has been completed regarding the interface of the residential <i>uses</i> and the transit station addressing noise, odor, <i>building setbacks</i> , buffering and width of <i>landscaping</i> requirements to the satisfaction of the Town of Oakville.
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H70	Palermo Village Corporation	Parent Zone: MU4
Map 19(19a)	Part of Lot 31, Concession 1, NDS	(2025-148)

16.3.70.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, Block 1 as identified on Figure 15.440.1 within special provision 440 shall only be used for the following:

a)	Legal <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i> .
----	---

b)	One <i>building</i> which contains a <i>retail store</i> where the primary goods sold is food.	
c)	<i>Uses</i> permitted are non-residential <i>uses</i> within table 8.2 for the MU4 zone	
16.3.70.2 Zone Provisions Prior to Removal of the “H”		
The following regulations shall additionally apply for such time as the “H” symbol is in place:		
a)	Minimum <i>height</i> for a non-residential <i>building</i> and <i>retail store</i> where the primary good(s) sold is food	5.0 m
b)	Minimum <i>storeys</i> for a non-residential <i>building</i> and <i>retail store</i> where the primary good(s) sold is food	Shall not apply
c)	Minimum <i>floor area</i> for a <i>retail store</i> where the primary good(s) sold is food	3000 m ²
d)	Maximum <i>floor area</i> for non-residential <i>uses</i> excluding the <i>retail store</i> where the primary good(s) sold is food	2000 m ²
16.3.70.3 Parking Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following parking regulations apply:		
b)	Maximum number of <i>parking spaces</i> located in a <i>surface parking area</i> for a <i>retail store</i>	1.0 per 24 sq. m of <i>net floor area</i>
16.3.70.4 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 <i>the Planning Act</i> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:		

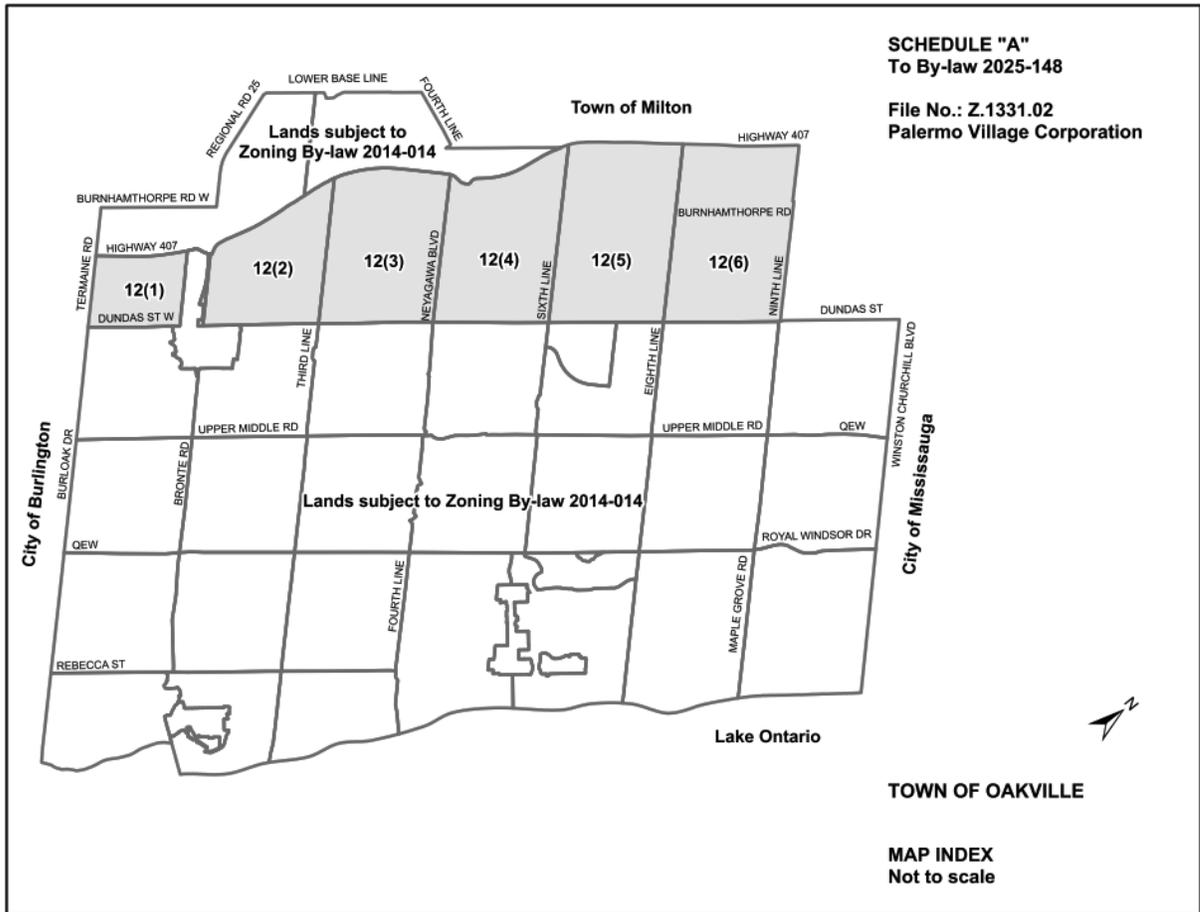
a)	Commencement of construction of a <i>retail store</i> where the primary good(s) sold is food with a minimum <i>floor area</i> of 3,000 sq.m located on Block 1 as referenced on site figure 15.440.1 within section 15.440.
b)	Construction of a continuous pedestrian walkway located from the <i>rear lot line</i> abutting Dundas Street West to the <i>front lot line</i> .

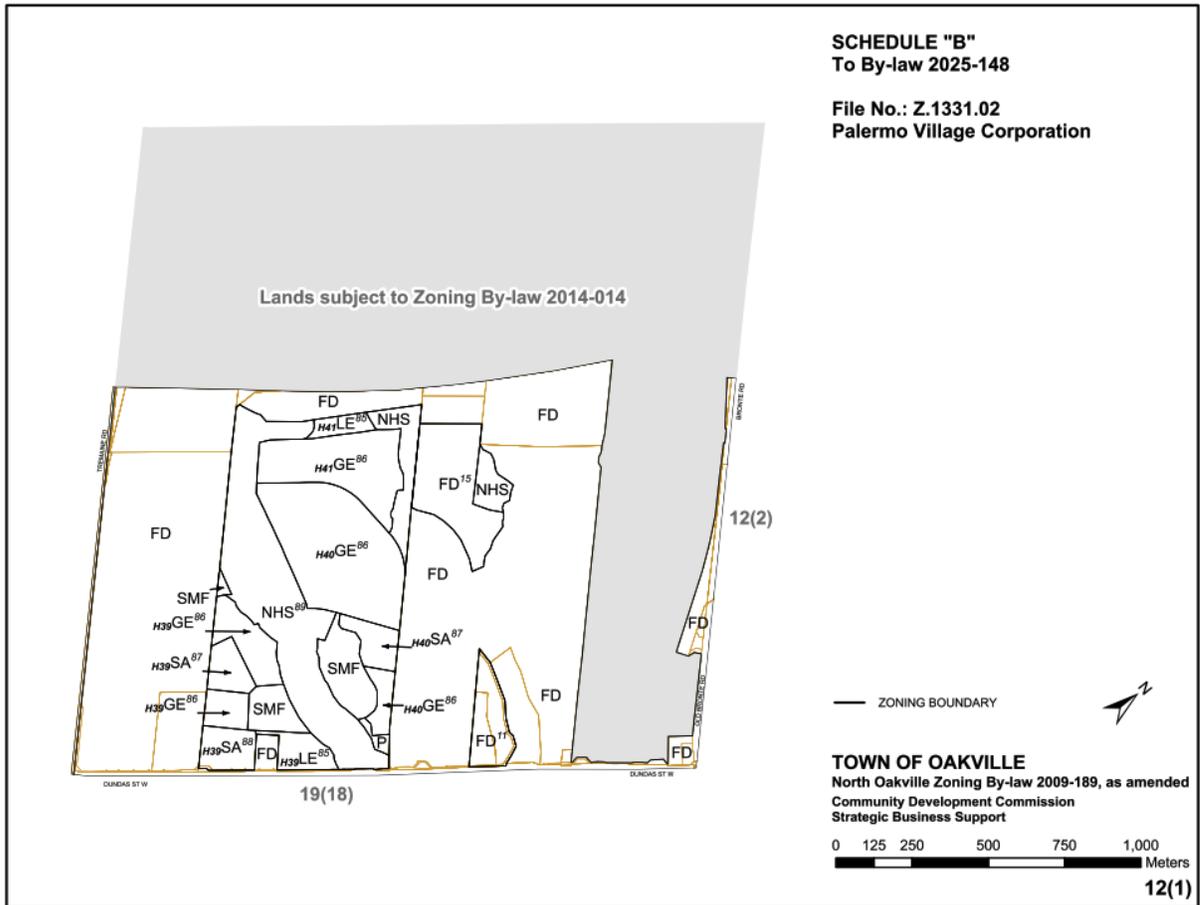
11. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

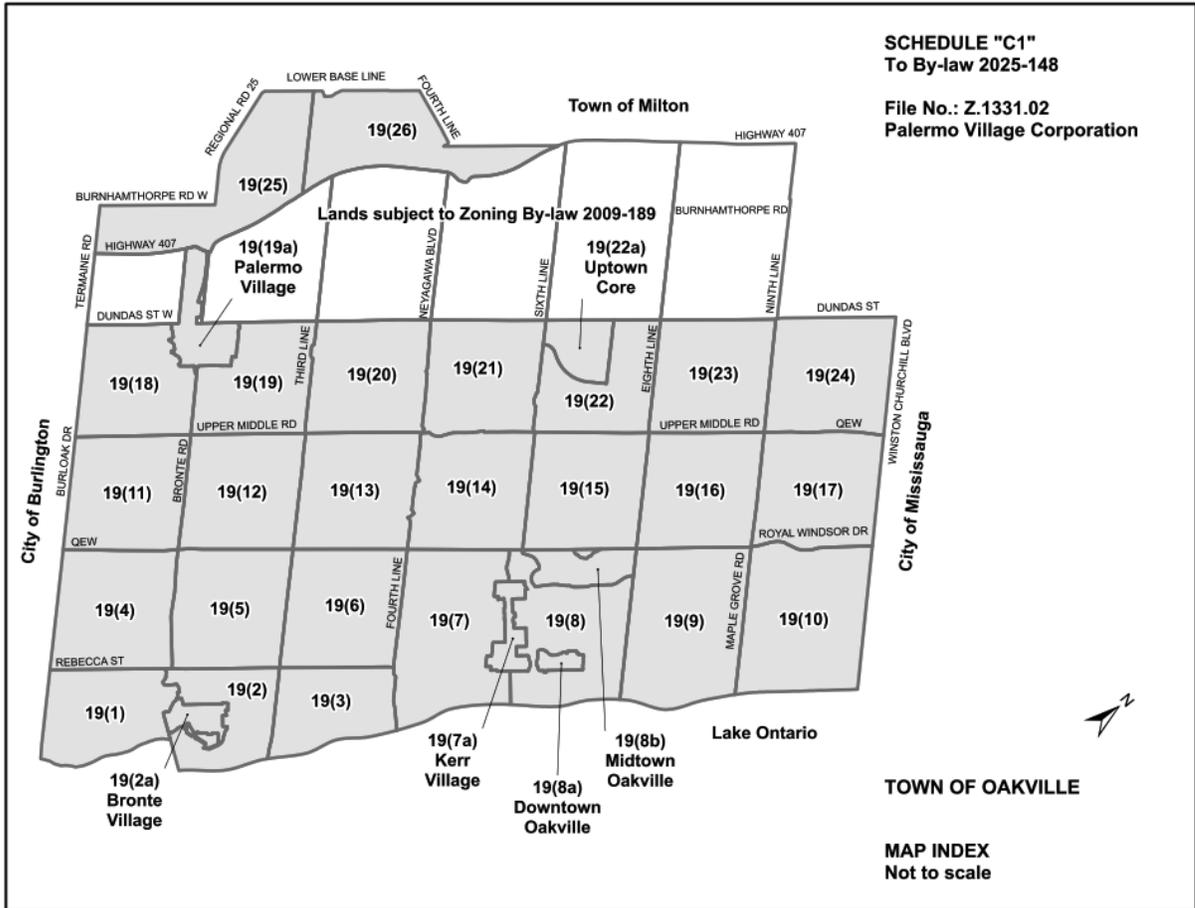
ORDERED by the Ontario Land Tribunal dated _____, 2025 for Case Number OLT-24-000105.

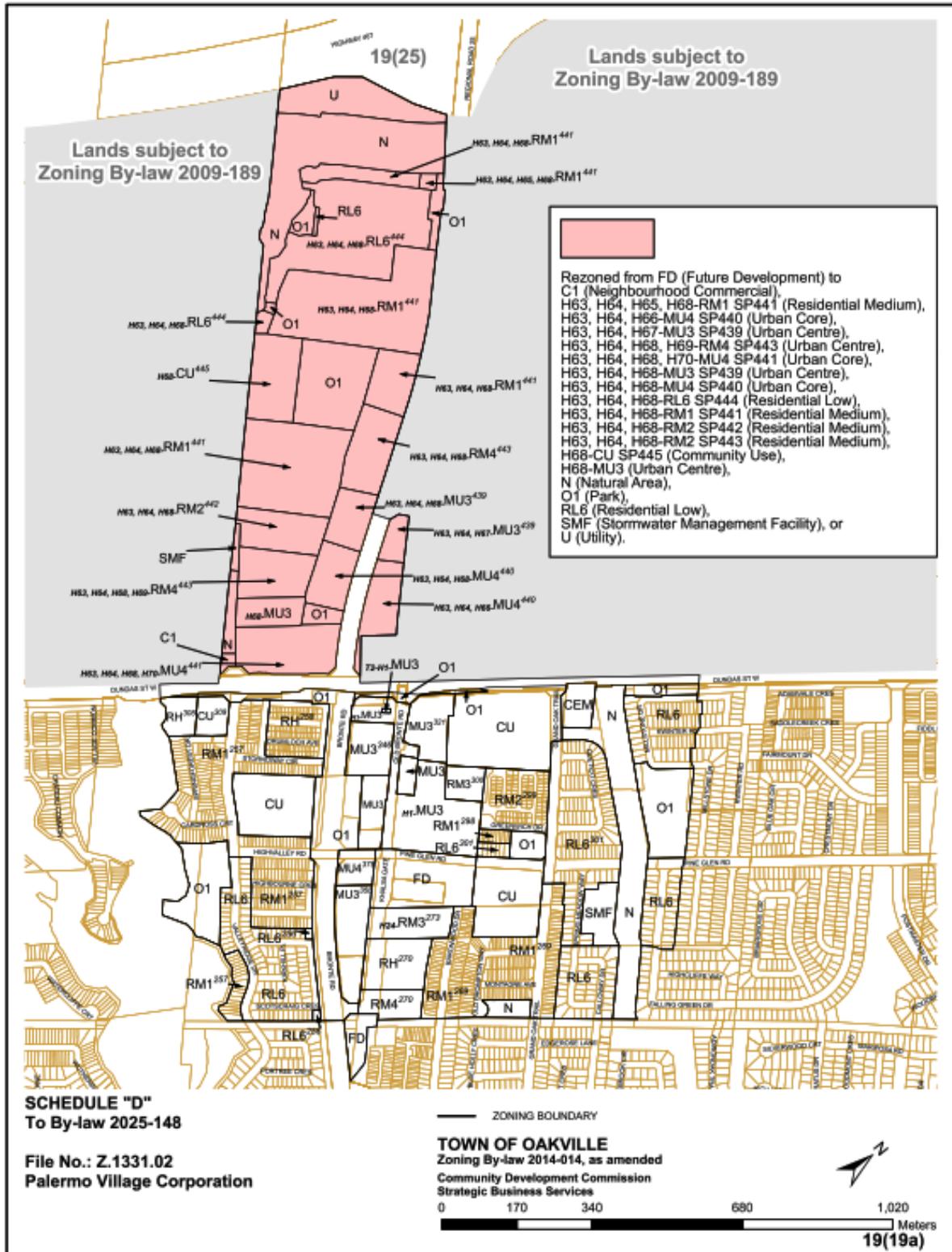
MAYOR

CLERK

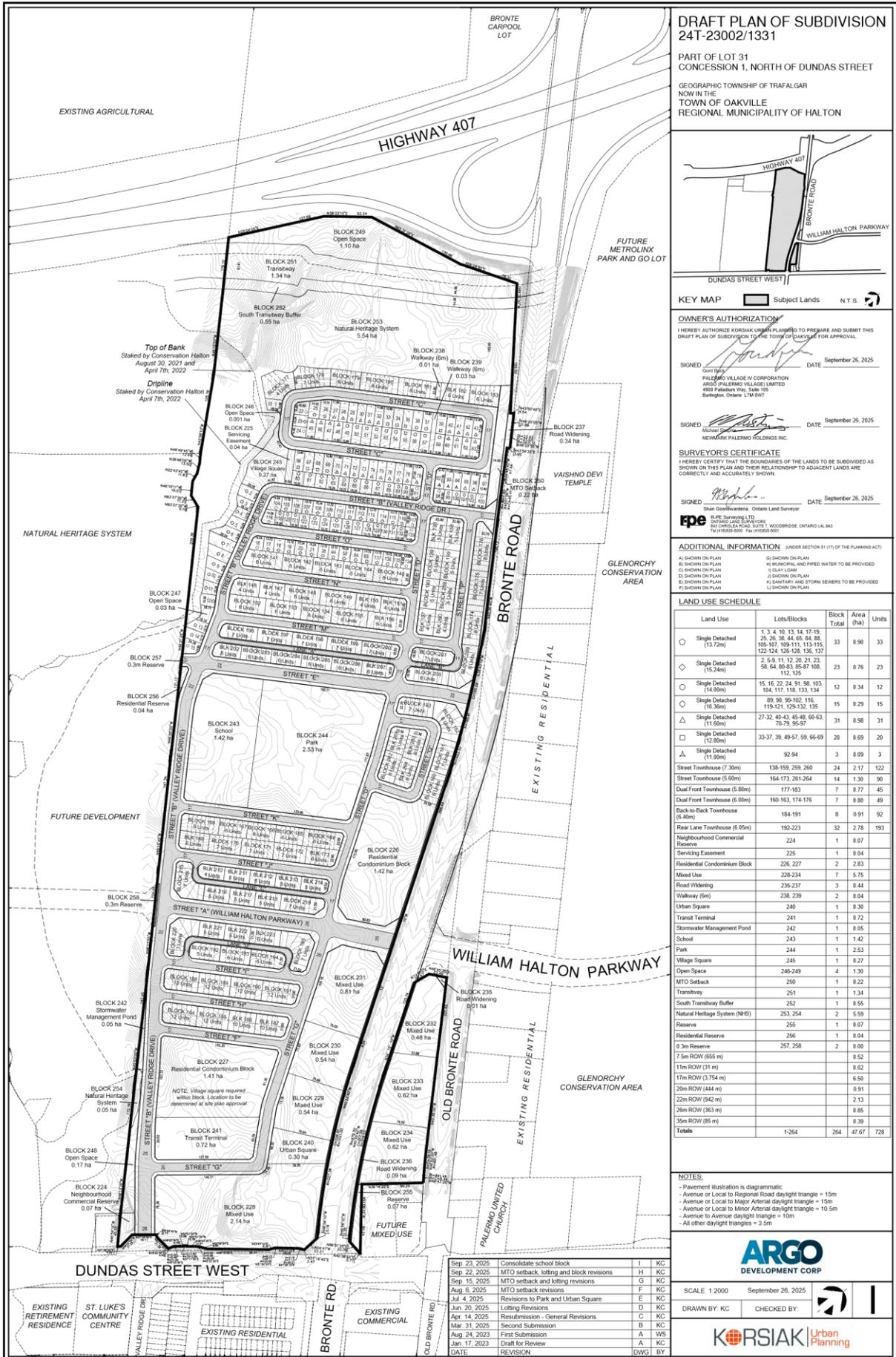




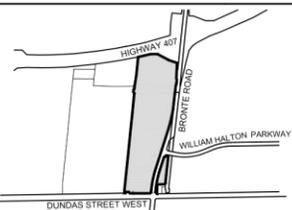




ATTACHMENT B



DRAFT PLAN OF SUBDIVISION 24T-23002/1331
 PART OF LOT 31
 CONCESSION 1, NORTH OF DUNDAS STREET
 GEOGRAPHIC TOWNSHIP OF TRAFALGAR
 NOW IN THE TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON



OWNER'S AUTHORIZATION
 I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: [Signature] DATE: September 26, 2025
 COURTNEY PALERMO, PALERMO VILLAGES INC. CORPORATION
 PALERMO VILLAGES INC. CORPORATION
 8000 PALERMO DRIVE
 BURLINGTON, ONTARIO L7M 8W7

SIGNED: [Signature] DATE: September 26, 2025
 MICHAEL PALERMO, PALERMO HOLDINGS INC.
 PALERMO HOLDINGS INC.
 8000 PALERMO DRIVE
 BURLINGTON, ONTARIO L7M 8W7

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: [Signature] DATE: September 26, 2025
 SHAN COOKE, Ontario Land Surveyor
 RLS SURVEYING LTD.
 200 CHIMELLA ROAD, SUITE 1, WOODBINE, ONTARIO L4B 8A3
 TEL: (416) 499-8899 FAX: (416) 499-8900

ADDITIONAL INFORMATION UNDER SECTION 11 (7) OF THE PLANNING ACT

A) SHOWN ON PLAN B) SHOWN ON PLAN C) SHOWN ON PLAN D) SHOWN ON PLAN E) SHOWN ON PLAN F) SHOWN ON PLAN G) SHOWN ON PLAN H) SHOWN ON PLAN I) SHOWN ON PLAN J) SHOWN ON PLAN K) SHOWN ON PLAN L) SHOWN ON PLAN M) SHOWN ON PLAN N) SHOWN ON PLAN O) SHOWN ON PLAN P) SHOWN ON PLAN Q) SHOWN ON PLAN R) SHOWN ON PLAN S) SHOWN ON PLAN T) SHOWN ON PLAN U) SHOWN ON PLAN V) SHOWN ON PLAN W) SHOWN ON PLAN X) SHOWN ON PLAN Y) SHOWN ON PLAN Z) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached (13.2m)	1, 3, 4, 10, 13, 14, 17-19, 25, 26, 38, 44, 46, 48, 49, 105-107, 109-111, 113-115, 122-124, 126-128, 136, 137	33	0.90	33
Single Detached (15.2m)	2, 5, 6, 11, 12, 20, 21, 23, 58, 64, 80-83, 85-87, 108, 112, 120	23	0.76	23
Single Detached (14.00m)	15, 16, 22, 24, 31, 98, 103, 104, 117, 118, 133, 134	12	0.34	12
Single Detached (10.30m)	89, 90, 95-102, 116, 119-121, 129-132, 135	15	0.29	15
Single Detached (11.00m)	27-32, 40-43, 45-48, 60-63, 70-79, 95-97	31	0.98	31
Single Detached (12.00m)	33-37, 39, 49-57, 59, 66-69	20	0.69	20
Single Detached (11.00m)	92-94	3	0.09	3
Street Townhouse (7.30m)	138-150, 250, 260	34	2.17	122
Street Townhouse (5.60m)	164-173, 261-264	14	1.30	90
Dual Front Townhouse (5.60m)	177-183	7	0.77	45
Dual Front Townhouse (6.00m)	160-163, 174-176	7	0.80	49
Back-to-Back Townhouse (6.40m)	184-191	8	0.91	92
Rear Lane Townhouse (6.05m)	192-223	32	2.78	193
Neighbourhood Commercial Reserve	224	1	0.07	
Servicing Easement	225	1	0.04	
Residential Condominium Block	226, 227	2	2.83	
Mixed Use	229-234	7	5.75	
Road Widening	235-237	3	0.44	
Walkway (6m)	238, 239	2	0.04	
Urban Square	240	1	0.30	
Transit Terminal	241	1	0.72	
Stormwater Management Pond	242	1	0.05	
School	243	1	1.42	
Park	244	1	2.53	
Village Square	245	1	0.27	
Open Space	246-249	4	1.30	
MTO Setback	250	1	0.22	
Transway	251	1	1.34	
South Transway Buffer	252	1	0.55	
Natural Heritage System (NHS)	253, 254	2	5.59	
Reserve	255	1	0.07	
Residential Reserve	256	1	0.04	
0.3m Reserve	257, 258	2	0.00	
7.5m ROW (655 m)			0.52	
11m ROW (31 m)			0.02	
17m ROW (3.754 m)			6.50	
20m ROW (444 m)			0.91	
22m ROW (942 m)			2.13	
23m ROW (363 m)			0.86	
35m ROW (85 m)			0.39	
Totals	1-264	264	47.67	728

NOTES:
 - Pavement illustration is diagrammatic
 - Avenue or Local to Regional Road daylight triangle = 15m
 - Avenue or Local to Major Arterial daylight triangle = 15m
 - Avenue or Local to Minor Arterial daylight triangle = 10.5m
 - Avenue to Avenue daylight triangle = 10m
 - All other daylight triangles = 3.5m



SCALE 1:2000 September 26, 2025
 DRAWN BY KC CHECKED BY: [Signature]



DATE REVISION

Sep. 23, 2025	Consolidate school block	I	KC
Sep. 22, 2025	MTO setback, lotting and block revisions	H	KC
Sep. 15, 2025	MTO setback and lotting revisions	G	KC
Aug. 6, 2025	MTO setback revisions	F	KC
Jul. 4, 2025	Revisions to Park and Urban Square	E	KC
Jun. 20, 2025	Lotting Revisions	D	KC
Apr. 14, 2025	Resubmission - General Revisions	C	KC
Mar. 31, 2025	Second Submission	B	KC
Aug. 24, 2023	First Submission	A	HS
Jan. 17, 2023	Draft for Review	A	KC
		DWG	BY

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