

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-056

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in an apartment built form.

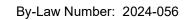
COUNCIL ENACTS AS FOLLOWS:

- 1. Map 19(14) & 19(15) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
- 2. Section 15, <u>Special Provisions</u>, of By-law 2014-014, as amended, is further amended by adding new Sections 15.434, 15.435 and 15.436 as follows:

434	Area Surrounding Sheridan College (Lands identified in Schedule 'A')	Parent Zone: RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0	
Maps 19(14) & 19(15)		(2014-014)	
15.434.1 Ad	ditional Permitted Uses		
The following	additional <i>uses</i> are permitted:		
a) Apartme	ment Dwellings		
b) Stacked) Stacked Townhouse Dwelling		
c) Back-to	Back-to-Back Townhouse Dwelling		
d) Townho	Townhouse Dwelling		
15.434.2	15.434.2 Additional Regulations for Permitted Uses		
The following uses are only permitted within Detached Dwellings:			
a) Lodging	a) Lodging House		
15.434.3 Zone Provisions for Apartment Dwellings			
The following regulations apply to Apartment Dwellings:			



a)	Minimum lot area	1486.5 m ²
b)	Minimum lot frontage	24.0 m
c)	Minimum front yard	6.0 m
d)	Minimum flankage yard	3.0 m
e)	Minimum interior side yard	4.5 m
f)	Minimum separation distance between buildings containing dwelling units	2.4 m
g)	Minimum rear yard	6.0 m
h)	Maximum number of s <i>toreys</i>	4
i)	Maximum <i>height</i>	15.0 m
j)	Maximum lot coverage for the dwelling	n/a
k)	Minimum landscaping coverage	10 %
l)	Minimum width of landscaping along a lot line abutting a Residential Low or Residential Medium Zone	3.0 m
15.4	34.4 Zone Provisions for Stacked Townhouse Dwell	ings
The	following regulations apply to Stacked Townhouse Dwe	llings:
a)	Minimum lot area	1486.5 m ²
b)	Minimum lot frontage	24.0 m
c)	Minimum front yard	6.0 m
d)	Minimum flankage yard	3.0 m
e)	Minimum interior side yard	1.2 m
f)	Minimum separation distance between buildings containing dwelling units	2.4 m
g)	Minimum rear yard	6.0 m
h)	Maximum number of s <i>toreys</i>	3
i)	Maximum height	12.0 m
j)	Maximum lot coverage for the dwelling	n/a
k)	Minimum landscaping coverage	10 %
15.4	34.5 Zone Provisions for Back-to-Back Townhou	se Dwellings
The	following regulations apply to back-to-back townhouse of	dwellings:
a)	Minimum lot area	135.0 m ² per dwelling
b)	Minimum lot frontage	30.5 m
c)	Minimum front yard	6.0 m



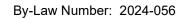


d)	Minimum flankage yard	3.0 m
e)	Minimum interior side yard	1.2 m
f)	Minimum separation distance between buildings containing dwelling units	2.4 m
g)	Minimum rear yard	6.0 m
h)	Maximum number of s <i>toreys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum lot coverage for the dwelling	n/a
k)	Minimum landscaping coverage	10 %
15.4	34.6 Zone Provisions for Townhouse Dwellings	
The	following regulations apply to townhouse dwellings:	
a)	Minimum <i>lot area</i>	135.0 m ² per dwelling
b)	Minimum lot frontage	30.5 m
c)	Minimum front yard	4.5 m
d)	Minimum flankage yard	3.0 m
e)	Minimum interior side yard	1.2 m
f)	Minimum separation distance between buildings containing dwelling units	2.4 m
g)	Minimum rear yard	6.0 m
h)	Maximum number of storeys	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum lot coverage for the dwelling	n/a
L	NAI	10 %
k)	Minimum landscaping coverage	10 %

	435	Area Surrounding Sheridan	Parent Zone: RM1	
Maps 19(14) & 19(15)		College (Lands identified in Schedule 'A')	(2014-014)	
15.4	15.435.1 Additional Permitted Uses			
The	The following additional <i>uses</i> are permitted:			
a)	a) Apartment Dwellings			
b)	b) Stacked Townhouse Dwelling			
c)	c) Back-to-Back Townhouse Dwelling			
15.435.2 Zone Provisions for Apartment Dwellings				



The	following regulations apply to <i>Apartment Dwellings</i> :		
a)	Minimum <i>lot area</i>	1486.5 m ²	
b)	Minimum lot frontage	24.0 m	
c)	Minimum front yard	6.0 m	
d)	Minimum flankage yard	3.0 m	
e)	Minimum interior side yard	4.5 m	
f)	Minimum separation distance between buildings containing dwelling units	2.4 m	
g)	Minimum rear yard	6.0 m	
h)	Maximum number of s <i>toreys</i>	4	
i)	Maximum <i>height</i>	15.0 m	
j)	Maximum lot coverage for the dwelling	n/a	
k)	Minimum landscaping coverage	10 %	
15.4	35.3 Zone Provisions for Stacked Townhouse Dwel	lings	
The	following regulations apply to Stacked Townhouse Dwe	ellings:	
a)	Minimum <i>lot area</i>	1486.5 m ²	
b)	Minimum lot frontage	24.0 m	
c)	Minimum front yard	6.0 m	
d)	Minimum flankage yard	3.0 m	
e)	Minimum interior side yard	1.2 m	
f)	Minimum separation distance between buildings containing dwelling units	2.4 m	
g)	Minimum rear yard	6.0 m	
h)	Maximum number of s <i>toreys</i>	3	
i)	Maximum <i>height</i>	12.0 m	
j)	Maximum lot coverage for the dwelling	n/a	
k)			
15.435.4 Zone Provisions for Back-to-Back Townhouse Dwellings			
The	following regulations apply to back-to-back townhouse	dwellings:	
a)	Minimum <i>lot area</i>	135.0 m ² per <i>dwelling</i>	
b)	Minimum lot frontage	30.5 m	
c)	Minimum front yard	6.0 m	
d)	d) Minimum flankage yard 3.0 m		





e)	Minimum interior side yard	1.2 m
f)	Minimum separation distance between buildings containing dwelling units	2.4 m
g)	Minimum rear yard	6.0 m
h)	Maximum number of s <i>toreys</i>	3
i)	Maximum <i>height</i>	12.0 m
j)	Maximum lot coverage for the dwelling	n/a
k)	Minimum landscaping coverage	10 %

Мар	436 es 19(14) 19(15)	1311 Sixth Line 1500 Sixth Line 1534 Queensbury Crescent 1289-1379 Marlborough Court		ent Zone: C1 2014-014)
15.4	36.1 A	Additional Permitted Uses		
The	following	additional <i>use</i> is permitted:		
a)	Apartment Dwellings			
15.4	36.2 Z	one Provisions		
The following regulations apply:				
a)	Maximur	aximum number of s <i>toreys</i> 4		
b)	Maximur	num <i>height</i> 15.0 m		15.0 m
15.436.3 Special Site Provisions				
The following additional regulations apply:				
a)	Apartment dwellings shall only be permitted above the first storey.			
b)	An ancillary residential use on the first storey is permitted to occupy a maximum of 15% of the length of the main wall oriented toward a front lot line.			

3. Section 16, <u>Holding Provisions</u>, of By-law 2014-014, as amended, is further amended by adding new Sections 16.3.60 as follows:

H60	Area Surrounding Sheridan College	Parent Zone: RL3-0, RL5, RL5-0, RL7,
	(Lands identified on Schedule A)	RL7-0, RL8, RL8-0, RM1, C1

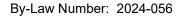


By-Law Number: 2024-056

	19(14) 19(15)		(2014-014)		
16.3	16.3.60.1 Only Permitted Uses Prior to Removal of the "H"				
	such time he follow	e as the "H" symbol is in place, these la ing:	nds shall only be used		
a)	All <i>uses</i> permitted in the applicable zone, subject to the applicable zone regulations, except for the additional uses permitted in special provisions 434, 435 or 436.				
16.3	3.60.2	Conditions for Removal of the "H"			
Tow follo	The "H" symbol shall, upon application by the landowner, be removed by <i>Town</i> Council 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)	Municipathere is the subj	e Owner submits to the satisfaction of the ality of Halton, a Functional Servicing Resulting sufficient capacity for water and/or sanification and to discuss any required sons/requirements to support the propositions.	Report establishing that itary sewer to service ervicing		
b)	That the Owner submit block plan(s) for the proposed development that demonstrates a coordinated, integrated and comprehensive approach to redevelopment for the subject lands.				
c)		hip of subject lands has been legally co able parcel.	ensolidated under one		
d)	Town w	ation on title of an agreement between to ith respect to the <i>road</i> and <i>infrastructur</i> ent shall also address any security and of credit for the full cost of the <i>road</i> and ements.	e improvements. This advancing of funds, or		
his B	y-law cor	mes into force in accordance with Secti	on 34 of the <i>Planning</i>		

4. 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 XX day of MONTH, 20##	
MAYOR	CLERK





SCHEDULE "A" To By-law 2024-056



AMENDMENT TO BY-LAW 2014-014



Resoned from RL/ (Residential Low); RL/ sp.79 (Residential Low); RL/ sp.716 (Residential Low); RL/ sp.115 (Residential Low); RL/ sp.144 (Residential Low); and, RL/3-0, RL/5-0, RL/5-0, RL/7-0, RL/5-0, RL/5-0



Rezoned from RM1 sp:63 (Residential Medium); RM1 sp:139 (Residential Medium); and, RM1 (Residential Medium) to H60-RM1 sp:63,435 (Residential Medium); and, H60-RM1 sp:139,435 (Residential Medium); and, H60-RM1 sp:435 (Residential Medium);





Rezoned from C1 sp.49 (Neighbourhood Commercial); and, C3 sp.86 (Neighbourhood Commercial); and, C4 sp.86 (Neighbourhood Commercial); H60-C1 sp.86.436 (Neighbourhood Commercial); H60-C1 sp.86.436 (Neighbourhood Commercial); and, H60-C1 sp.436 (Neighbourhood Commercial);

EXCERPT FROM MAP 19 (14) & 19(15)



SCALE: 1:10,000