



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-XXX

(DRAFT)

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of lands described as 3269 and 3271 Dundas Street West (bcIMC Realty Corporation c/o QuadReal Property Group Z.1333.01, 24T-11001)

COUNCIL ENACTS AS FOLLOWS:

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

“###	3269 and 3271 Dundas Street West	Parent Zone: NHS, LE, GE, SA, SMF, P
Map 12(1)	(Part of Lot 33 and 34, concession 1, NDS)	20XX-XXX
8.###.1 Additional Permitted Uses in LE-1 zone		
The following additional <i>uses</i> are permitted:		
a)	<i>Cafe</i>	
8.###.2 Additional Permitted Uses in LE-2 zone		
The following additional <i>uses</i> are permitted:		
a)	<i>Cafe</i>	
8.###.3 Additional Zone Provisions for the LE-2 Zone		
The following additional regulations shall apply to uses on lands zoned LE-2 on Schedule A:		
a)	The minimum <i>building height</i> shall be 9.0 m for any <i>buildings</i> facing and located within 60.0 m of the <i>front lot line</i> abutting Dundas Street West.	

8.###.4 Additional Permitted Uses in GE-1 zone	
The following additional <i>uses</i> are permitted:	
a)	<i>Cafe</i>
8.###.5 Additional Permitted Uses in SA-1 zone	
The following additional <i>uses</i> are permitted:	
a)	<i>Limited Retail Uses</i> in accordance with the requirements of Section 7.9.1.1
b)	<i>Research and Development</i>
8.###.6 Uses Not Permitted in SA-1 zone	
The following <i>uses</i> are not permitted:	
a)	<i>Retail Store</i>
8.###.7 Additional Permitted Uses in SA-2 zone	
The following additional <i>uses</i> are permitted:	
a)	<i>Limited Retail Uses</i> in accordance with the requirements of Section 7.9.1.1
b)	<i>Research and Development</i>
c)	<i>Gas Bar</i>
8.###.8 Uses Not Permitted in SA-2 zone	
The following <i>uses</i> are not permitted:	
a)	<i>Retail store</i>
8.###.9 Additional Zone Provisions for the SA-2 Zone	
The following additional regulations shall apply to uses on lands zoned SA-2 on Schedule A:	
a)	The minimum <i>building height</i> shall be 9.0 m for any <i>buildings</i> facing and located within 60.0 m of the <i>front lot line</i> abutting Dundas Street West. This requirement shall not apply to a <i>gas bar</i> , which shall be subject to a minimum overall <i>building height</i> of 5.0 m.

3. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.XX as follows:

HX1	3269 and 3271 Dundas Street West (Part of Lot 33 and 34, concession 1, NDS)	Parent Zone: NHS, LE, GE, SA, SMF, P
Map XX		

The following provisions shall apply to the lands identified as Blocks 5, 6, 7, 10, and 26, and Arterial One, and Avenue Three as shown on the proposed Draft Plan of Subdivision 24T-11001 (Phase 1B).	
9.###.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 uses:	
a)	Legal uses, buildings and structures existing on the lot
9.###.2 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 the Planning Act. The following conditions shall first be completed to the satisfaction of the Town of Oakville and/or the Region of Halton:	
a)	That sufficient water and wastewater services are available to the satisfaction of the Region of Halton and the Town of Oakville.
b)	That an updated FSR be approved by Halton Region and the Town of Oakville.
c)	That an updated Transportation Impact Study be approved by the Town of Oakville and the Region of Halton.

4. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.XX as follows:

HX2	3269 and 3271 Dundas Street West (Part of Lot 33 and 34, concession 1, NDS)	Parent Zone: NHS, LE, GE, SA, SMF, P
Map XX		
The following provisions shall apply to the lands identified as Block 8 as shown on the proposed Draft Plan of Subdivision 24T-11001 (Phase 2).		
9.###.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 uses:		
a)	Legal uses, buildings and structures existing on the lot	
9.###.2 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 the Planning Act. The following conditions shall first be completed to the satisfaction of the Town of Oakville and/or the Region of Halton:

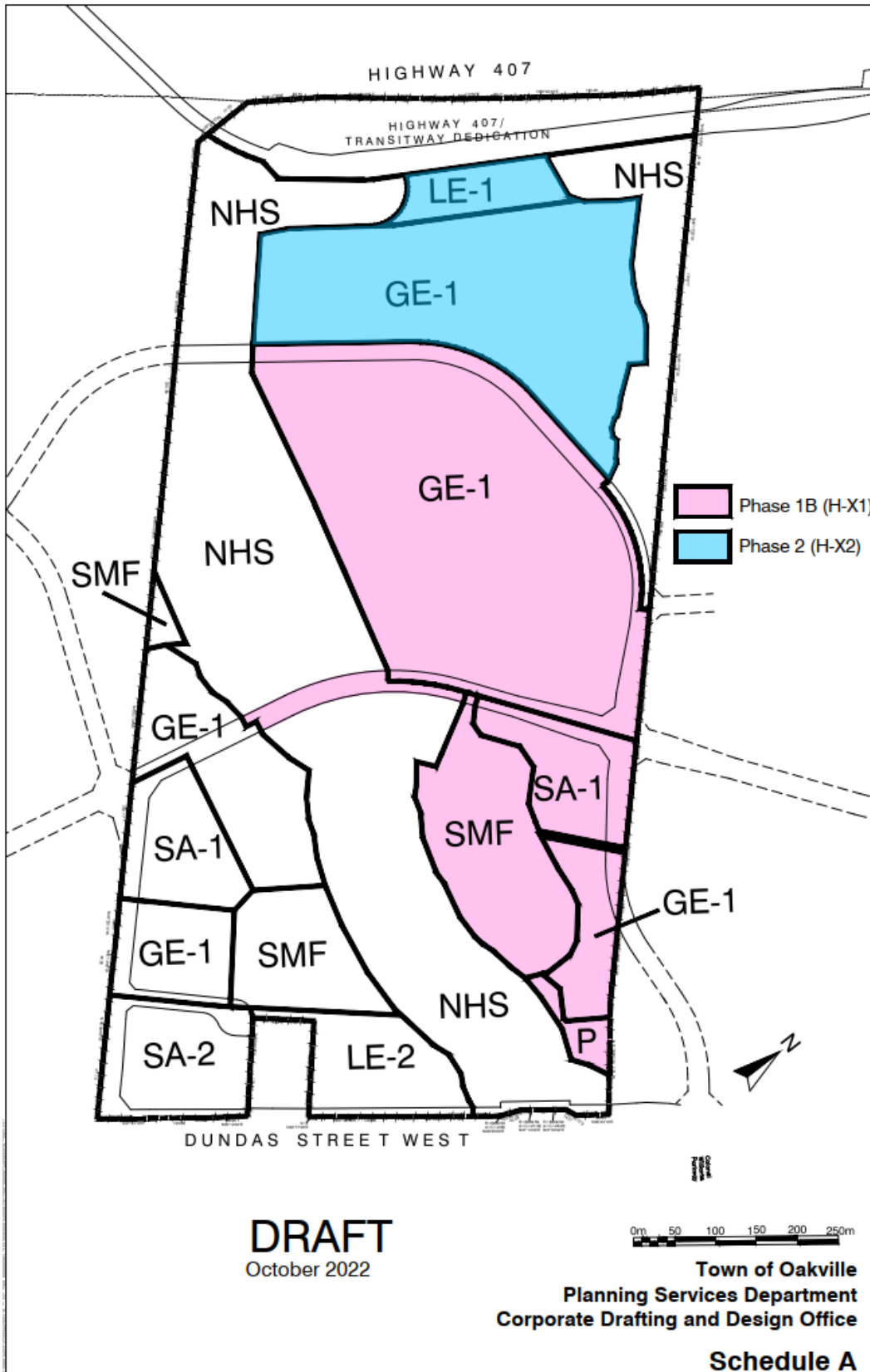
a)	That sufficient water and wastewater services are available to the satisfaction of the Region of Halton and the Town of Oakville.
b)	That an updated FSR be approved by Halton Region and the Town of Oakville.
c)	That an updated Transportation Impact Study be approved by the Town of Oakville and the Region of Halton.

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 ## day of MONTH, 2023

MAYOR

CLERK



DRAFT
October 2022

Town of Oakville
Planning Services Department
Corporate Drafting and Design Office

Schedule A