

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XXX

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of the lands described as 1320 Wheat Boom Drive, Town of Oakville

COUNCIL ENACTS AS FOLLOWS:

1. Part 8, Special Provisions, of By-law 2009-189 is further amended by updating Section 8.98 as follows:

98	1320 Wheat Boom Drive	Parent Zone: NC
Map 12(6)		(2025-XXX)

8.98.1 Only Permitted Building Type

The following Building Types are the only Building Types permitted:

a)	Mixed use building
b)	Office building
c)	Institutional building
d)	Commercial building
e)	Commercial/residential building
f)	Stacked townhouse

8.98.2 Zone Provisions

The following regulations apply to all lands identified as subject to this Special Provision:

a)	Minimum height	4 storeys and 13 m
b)	Maximum height	6 storeys and 20 m
c)	Minimum height of the first storey	2.7 m
d)	Permitted Yard Encroachments – Exterior Stairways	1.8 m (rear/side yard)
e)	Permitted Yard Encroachments – Balconies/Porches	2.3 m (all sides)
f)	Commercial Residential – combined (mixed-use)	3 shared visitor/commercial parking spaces 3 dedicated commercial parking spaces

2. 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 _____, 2025.

MAYOR

CLERK

