

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
3000 Sixth Line & 21 Dundas Street West, Town of Oakville

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189 is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law from "FD – Future Development" Zone and "H5-DUC-1-sp:1 – Dundas Urban Core – Special Provision" to "DUC-1 - Dundas Urban Core – Special Provision" Zone.
2. Part 8, Special Provisions, of By-law 2009-189 is further amended by adding a new Section 8.XX as follows:

XX	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(2)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2025-XXX)
8.XX.1 Zone Provisions		
The following regulations apply:		
a)	The lands shown as "Subject Lands" on Schedule 'A' to this By-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of Plan of Condominium, Consent, Conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply.	
b)	Notwithstanding the provisions of By-law 2009-189, previously approved and legally existing uses, as of the date of the approval of this amendment, shall be permitted. Minor additions to legally existing uses shall also be permitted.	
c)	For the purpose of this By-law, the <i>lot line abutting</i> Dundas Street West shall be deemed the front lot line.	
d)	Minimum <i>floor space index</i>	0.3
e)	Maximum <i>floor space index</i>	3.3
f)	Maximum <i>front yard setback</i>	10.0 m
g)	Minimum <i>rear yard setback</i>	1.65 m
h)	Maximum <i>building height</i>	9 storeys
8.XX.2 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Townhouse dwellings</i>	
b)	<i>Stacked townhouse dwellings</i>	

c)	<i>Back-to-back townhouse dwellings</i>
8.XX.3 Parking Regulations	
The following parking regulations apply:	
a)	Notwithstanding Section 5.4.1.3, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.3 metres and length of 4.9 metres and provided that any such parking space is clearly identified as being reserved for the parking of small cars only.
8.XX.4 Special Site Provisions	
For the purpose of this Special Provision, the following definition shall apply:	
a)	<p><i>“Bicycle Parking Space - Occupant”</i> means an area that is equipped with a bicycle rack, locker, or stacking system that is accessible, secure, weather-protected and suitable for the purpose of long term-bicycle parking and:</p> <ul style="list-style-type: none"> i. Where the bicycles are to be parked on a horizontal surface: <ul style="list-style-type: none"> a. has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres; and, b. in the case of a bicycle rack, is designed for frame (not wheel-only) support, is securely anchored to the ground or wall and is located in a secured room or area; and, c. may be stacked vertically or horizontally provided access to either space is not obstructed. ii. Where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 0.5 metres and a vertical dimension of at least 1.9 metres; and, iii. is not to be provided within a dwelling unit, suite, or on a balcony.

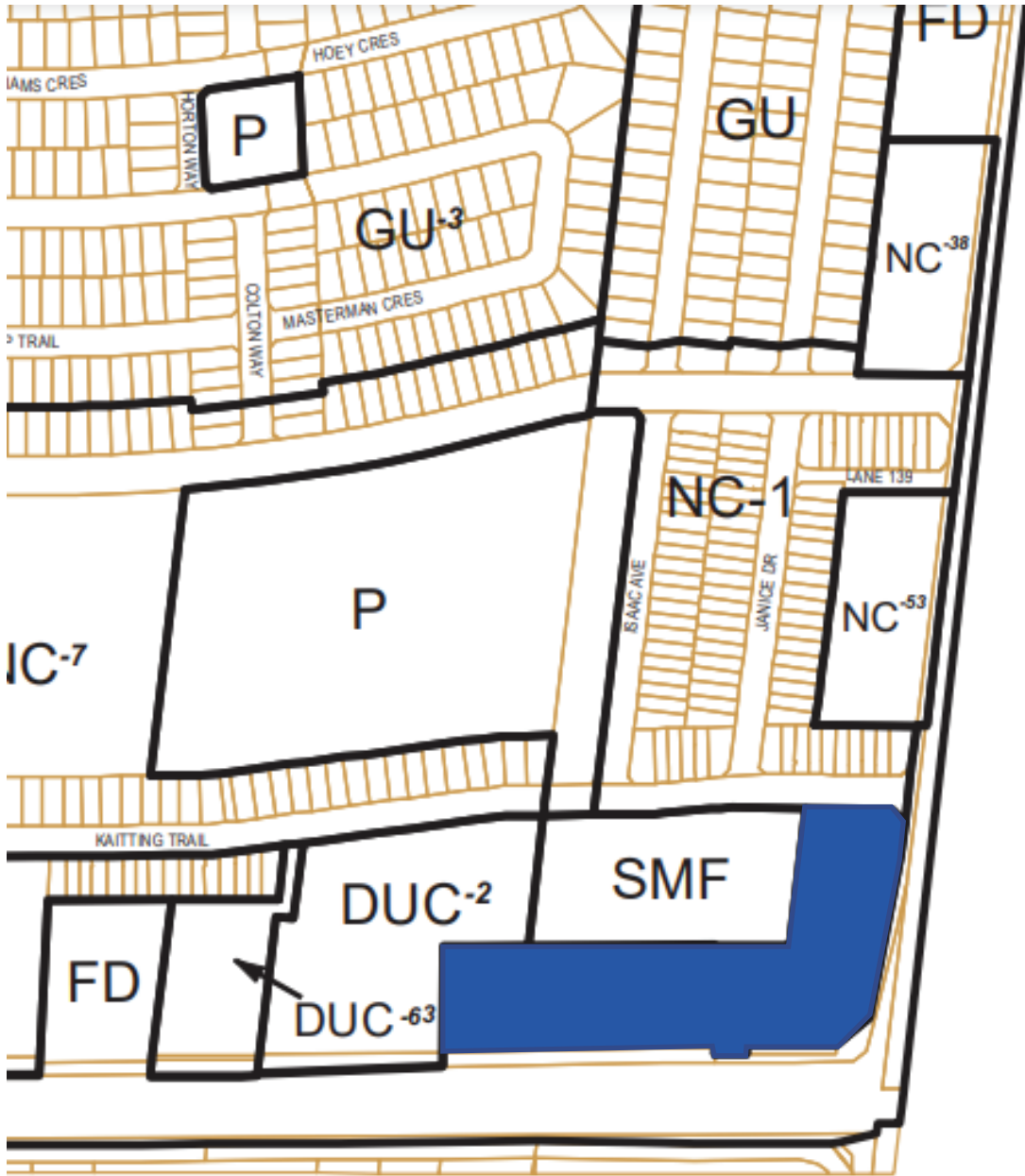
- 3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this xx day of xxxx, 2025

MAYOR

CLERK

**SCHEDULE "A"
TO BY-LAW 2023-XXX**



AMENDMENT TO BY-LAW 2009-189

Rezoned from Future Development (FD) and Dundas Urban Core (H5-DUC-1) to Dundas Urban Core - Special Provision (DUC-1 sp: XX)



Excerpt from Map 12(4)