

**THE CORPORATION OF THE TOWN OF
OAKVILLE**

BY-LAW NUMBER 2026-XXX

A by-law to amend the Town of Oakville’s Zoning By-Law 2014-014, as amended, to permit the construction of two mixed use building on lands described as
2172 Wycroft Road
(File XXXX)

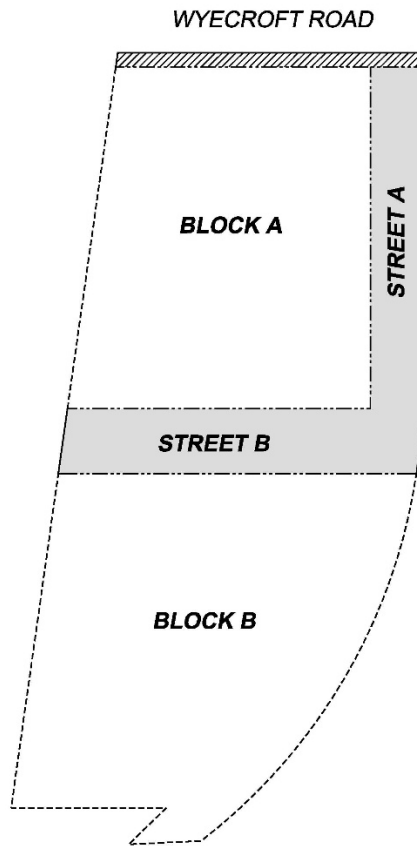
COUNCIL ENACTS AS FOLLOWS:

1. That Schedule “19(5)” to By-law 2014-014 as amended, is hereby further amended by rezoning lands municipally described as 2172 Wycroft Road in the Town of Oakville, Regional Municipality of Halton from the “E3-4” to the “HXX-MU4 – (XXX)” Zone as identified on Schedule A attached hereto.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is amended by adding new Sections 15.XX.1, 15.XX.2, and 15.XX.3 with respect to the lands municipally known as 2172 Wycroft Road:



XX	2172 Wycroft Road	Parent Zone: MU4
Map 19(5)		(2026-XXX)
15.XX.1 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum <i>gross floor area</i>	113,000 sq.m
b)	Minimum non-residential <i>floor area</i>	3,900 sq.m
c)	Minimum <i>main wall</i> proportion	60% of the length of all main walls oriented toward the <i>flankage lot line</i> shall be located within the area on the lot defined by the <i>minimum</i> and <i>maximum flankage yards</i> .
d)	Maximum <i>flankage yard</i>	20.0 m
e)	Maximum <i>height</i> for a podium connecting <i>building towers</i>	24.0 m
f)	Minimum <i>main wall</i> stepback above the podium	2.9 m
g)	Minimum <i>separation distance</i> between <i>building towers</i>	30.0 m

h)	Maximum total projection beyond the <i>main wall</i> for <i>balconies</i>	1.8 m
i)	Minimum <i>Landscaping</i> area	2,050 sq. m
15.XX.2 Zone Provisions for Block A		
The following regulations apply on lands identified as Block A on Figure 15.XX.1		
a)	Maximum number of <i>building</i> towers in Block A	2
b)	Maximum <i>height</i> for each <i>building</i> tower in Block A	82.0 m
c)	Maximum number of storeys for each <i>building</i> tower in Block A	24
15.XX.3 Zone Provisions for Block B		
The following regulations apply on lands identified as Block B on Figure 15.XX.1		
a)	Maximum number of <i>building</i> towers in Block B	2
b)	Maximum <i>height</i> for each <i>building</i> tower in Block B	82.0
c)	Maximum number of storeys for each <i>building</i> tower in Block B	24
d)	<i>Apartment dwellings</i> are permitted in the first 9.0 metres of depth of the <i>building</i> , measured in from the <i>main wall</i> oriented toward the <i>front lot line</i> , on the <i>first storey</i> .	
15.XX.3 Special Site Provisions		
The following additional provisions apply:		
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered to be one lot for the purposes of this By-law.	
b)	For the purposes of this By-law, the <i>established grade</i> shall be a Canadian Geodetic Datum of 108.30 metres above sea level.	
c)	For the purposes of this By-law, a <i>mezzanine</i> shall mean a <i>floor area</i> located between the floor and the ceiling of any room or storey. A <i>mezzanine</i> becomes a <i>storey</i> for the purposes of this by-law if: <ul style="list-style-type: none"> i. it is enclosed with walls and the area of the <i>mezzanine</i> is greater than 60% of the floor area in which it is located; or ii. it is open and unenclosed, and the area of the mezzanine is greater than 60% of the floor area in which it is located 	
15.XX.4 Special Site Figures		
Figure 15.XX.1		

SPECIAL SITE FIGURE TO BY-LAW 2026-XX



AMENDMENT TO BY-LAW 2014-014

- Existing property line
- - - - - Future property line
- - - - - Existing property line to remain
-  4.40 metre road widening
-  Buildings and required parking spaces will not be permitted within these lands



3. Section 16, Holding Provisions, of By-law 2014-014, as amended, is amended by adding a new Section 16.XXX with respect to the lands municipally known as 2172 Wycroft Road:

HXX	2172 Wycroft Road	Parent Zone: MU4
Map 19(5)		(2025-XXX)
16.3.X.X Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by Town Council (or delegated authority) passing a By-law under Section 36 of the <u>Planning Act</u> . The following conditions, if and as applicable, shall first be completed to the satisfaction of the Town of Oakville:		
a)	The owner shall submit a noise study, air quality study, wind study, and a detailed design plan, completed to the satisfaction of the Town of Oakville, with a Site Plan Control application for any sensitive land use. These studies shall demonstrate appropriate noise, air quality, and/or wind mitigation to be constructed. The Town of Oakville may undertake a peer review of the noise and air quality studies at the owner's expense.	
b)	The owner shall submit a hydrogeological study and geotechnical study, completed to the satisfaction of the Town of Oakville, with a Site Plan Control application.	
c)	The owner shall submit an updated Environmental Site Assessment, completed to the satisfaction of the Town of Oakville, with a Site Plan Control application and agree to filing a Record of Site Condition prior to occupancy, in accordance with Provincial requirements	

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.

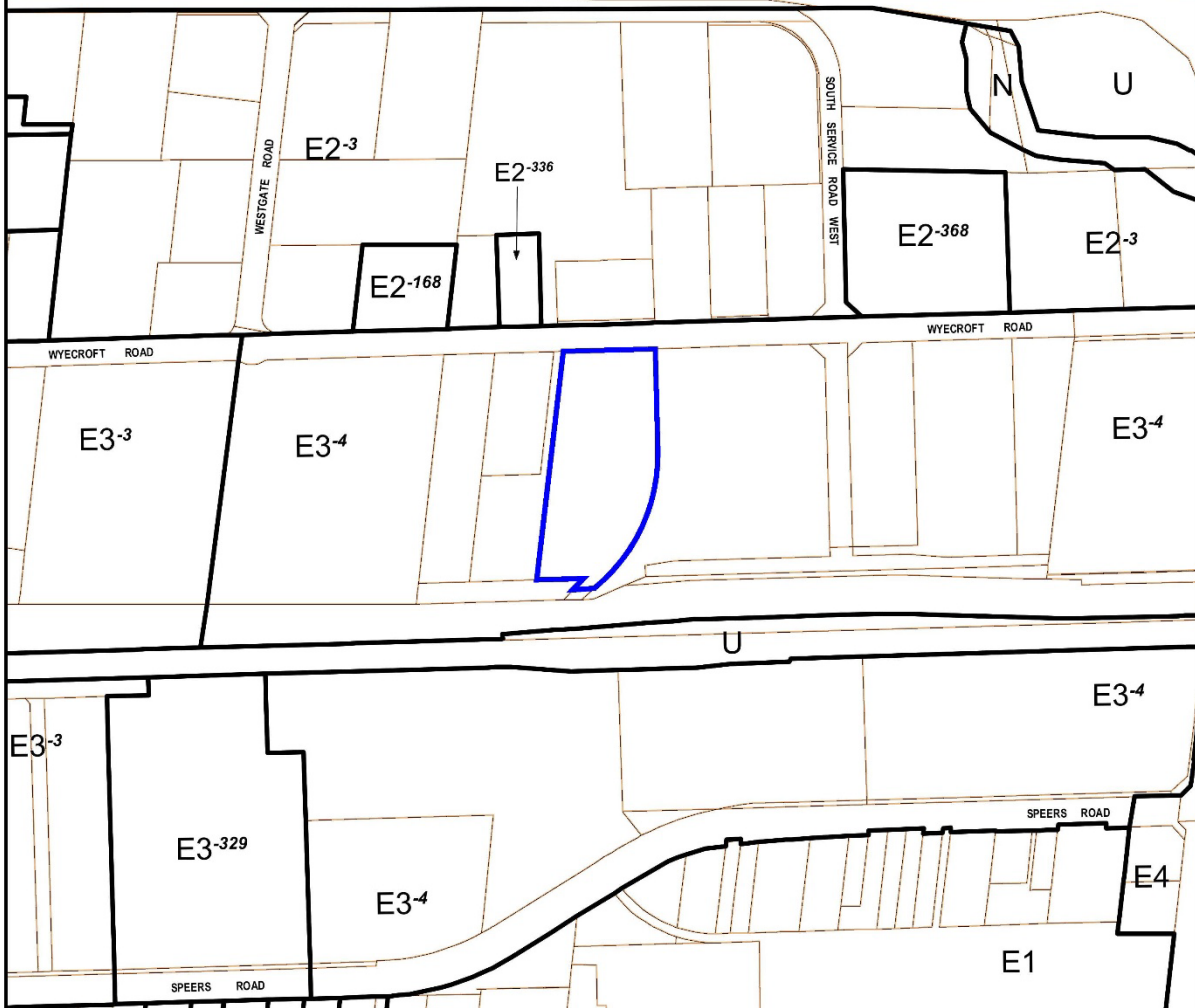
PASSED this day of, 2026

MAYOR

CLERK


**SCHEDULE 'A'
TO BY-LAW 2026-XX**

QUEEN ELIZABETH WAY



EXCERPT FROM MAP 19(5)

AMENDMENT TO BY-LAW 2014-014

 Lands Subject To Special Provision

