



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-XX

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the mixed-use redevelopment of the lands described as 420 South Service Road East
(File XXXX)

COUNCIL ENACTS AS FOLLOWS:

1. That Schedule “19(8b)” to By-law 2014-014, as amended, is hereby further amended by rezoning lands municipally described as 420 South Service Road East in the Town of Oakville, Regional Municipality of Halton from the “MTE” to the “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 Section 15.XX.1 to 15.XX.10, with respect to the lands municipally known as 420 South Service Road East as follows:

XX	420 South Service Road East	Parent Zone: MU4
Map 19(8b)	(Part of Lot 12, Concession 3, South of Dundas Street & Lots 113 and 114 Registered Plan 1009)	(2026-XX)
15.XX.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Mixed Use Building</i>	
b)	<i>Townhouse Dwelling</i>	
c)	<i>Townhouse Dwelling sharing a common wall within an Apartment Building or Mixed Use Building</i>	
d)	<i>Semi-detached Dwelling</i>	
e)	<i>Commercial Self-storage contained within a Mixed Use Building</i>	
f)	<i>Park, Private</i>	
g)	<i>Live-work Dwelling</i>	
h)	<i>Surface Parking Area</i>	

i)	<i>Rooftop terraces</i>	
j)	<i>Patio</i>	
15.XX.2 Zone Provisions		
The following regulations apply to all blocks:		
a)	For the purpose of this By-law, the <i>lot line abutting</i> Davis Street shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>yards</i> , all yards, below <i>established grade</i>	1.0 metre
c)	Minimum <i>yards</i> , abutting a <i>public park</i> , below <i>established grade</i>	0.3 metres
d)	Minimum number of <i>storeys</i>	Not applicable
e)	Minimum <i>height</i>	6.0 metres
f)	Maximum number of <i>storeys</i>	Not applicable
g)	Maximum <i>height</i>	238 metres Above Sea Level
h)	Minimum distance between <i>building</i> towers above the podium	30.0 metres
i)	Maximum <i>gross construction area</i> of a <i>building</i> tower floorplate	800 m ²
j)	Maximum <i>balcony</i> encroachment into any required <i>yard</i>	1.8 metres
k)	Minimum setback for rooftop mechanical equipment from all edges of a roof, if not fully enclosed within a <i>mechanical penthouse</i>	3.0 metres
l)	Notwithstanding Section 4.18 b), minimum <i>yards</i> shall not apply to <i>patios</i> .	
m)	Section 8.4 shall not apply.	
n)	Notwithstanding Footnote 3a and 3b to Table 8.2, a minimum percentage of the frontage of the <i>first storey</i> , to a depth of 6 metres of <i>Apartment Buildings</i> and <i>Mixed Use Buildings</i> shall be occupied by <i>ancillary residential uses</i> , <i>non-residential uses</i> , <i>community uses</i> , and / or <i>live-work dwelling</i> . The minimum required frontage shall be: <ul style="list-style-type: none"> • 70 percent for lands abutting Davis Road; • 40 percent for lands abutting Local Road A; and, • 40 percent for lands abutting Local Road B. 	
15.XX.3 Zone Provisions for Block 1 Lands		
The following additional regulations apply to the lands identified as Block 1 on Figure 15.XX.8:		
a)	<i>Established grade</i> shall be the 107.00 metres geodetic elevation.	
b)	Maximum <i>flankage yard</i> adjacent to the N-S Arterial Road	13.0 metres
15.XX.4 Zone Provisions for Block 2 Lands		
The following additional regulations apply to the lands identified as Block 2 on Figure 15.XX.8:		
a)	<i>Established grade</i> shall be the 107.00 metres geodetic elevation.	

b)	Maximum <i>flankage yard</i> adjacent to the N-S Arterial Road	13.0 metres
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15.XX.5 Zone Provisions for Block 3 Lands

The following additional regulations apply to the lands identified as Block 3 on Figure 15.XX.8:

a)	<i>Established grade</i> shall be the 104.50 metres geodetic elevation.	
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15.XX.6 Zone Provisions for Block 4 Lands

The following additional regulations apply to the lands identified as Block 4 on Figure 15.XX.8:

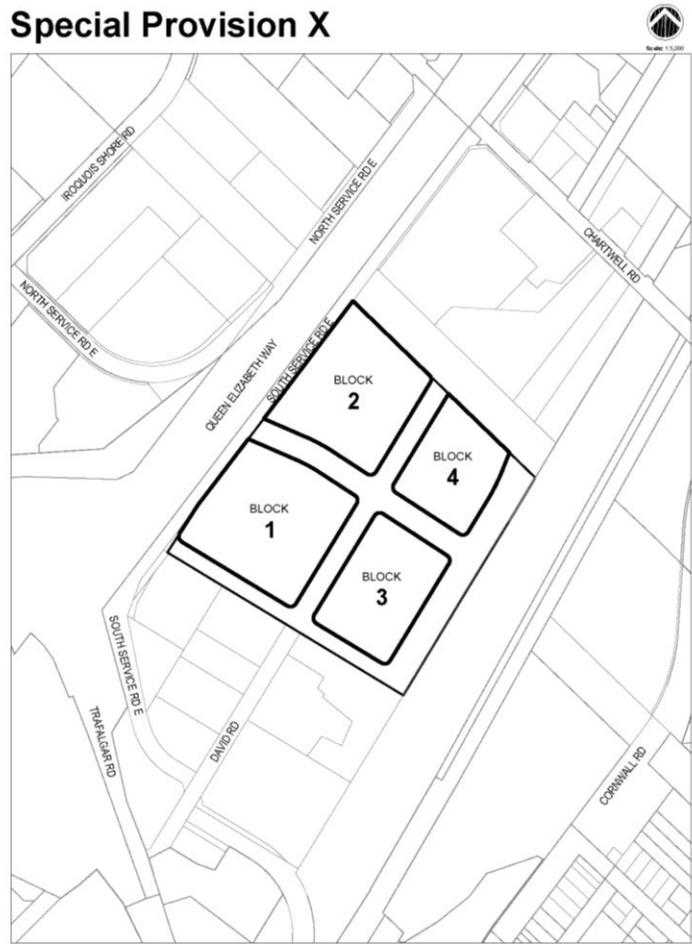
a)	<i>Established grade</i> shall be the 105.00 metres geodetic elevation	
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15.XX.7 Special Site Provision

a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, each development block subject to this by-law shall be considered to be one <i>lot</i> for the purposes of this By-law.	
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15.XX.8 Special Site Figure

Figure 15.XX.8



15.XX.9 Parking Provisions	
The following parking provisions apply:	
a)	Notwithstanding Section 5.2.2. of the Zoning By-law 2014-014, minimum parking shall not apply to all lands subject to this By-law.

3. Part 16, **Holding Provisions** of By-law 2014-014, as amended, is further amended by adding a new Section 16.3.X as follows:

HX	420 South Service Road East	Parent Zone: MU4
Map 19(8b)	(Part of Lot 12, Concession 3, South of Dundas Street & Lots 113 and 114 Registered Plan 1009)	(2026-XX)
16.3.X.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 <i>used</i> for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
16.3.X.2 Conditions for "H" Removal		
The "H1" symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <i>Planning Act</i> . The following conditions, if and as applicable, shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the <i>Regional Municipality of Halton</i> .	
b)	The owner has entered into any required servicing agreement(s) with the <i>Town of Oakville</i> regarding stormwater management.	
c)	That new public roads are constructed in accordance with <i>Town of Oakville</i> standards to provide access to the <i>Subject Lands</i> .	
d)	The completion of detailed design drawings required for the construction of road and infrastructure improvements.	
e)	Registration on title of an agreement between the owner and the <i>Town of Oakville</i> with respect to road and infrastructure improvements required for the phase of development, and provision of community benefits.	
f)	The removal of the "H1" symbol shall be phased with the registration of each phase of development.	

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.

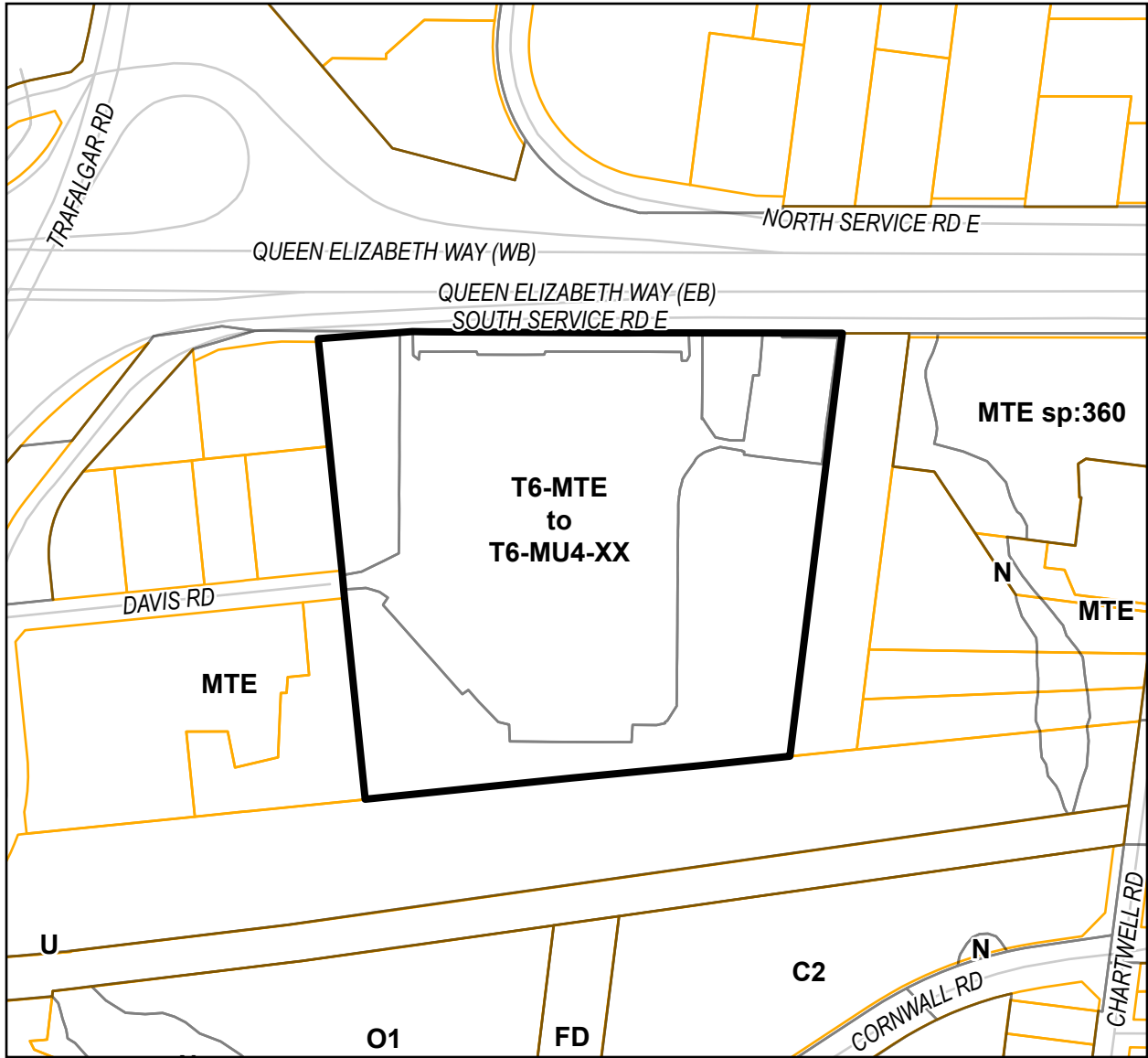
PASSED this day of, 2026

MAYOR

CLERK






SCHEDULE "A" to
By-Law 2026-***



AMENDMENT TO BY-LAW 2014-014

LEGEND

-  Rezoned from "T6-MTE" to "T6-MU4-XX"
-  Zoning By-law 2014-014 Assessment
-  Parcels

EXCERPT FROM MAP
19(8b)



Scale: 1:5,000