

THE CORPORATION OF THE TOWN OF OAKVILLE  
BY-LAW NUMBER 2025-XXX

A by-law to amend the Town of Oakville Zoning By-law  
2009-189, as amended, to permit the development of a  
medium and low density residential subdivision, for the  
lands described as 1303 Dundas Street West  
(Argo Lions Valley Limited, File No. Z.XXXX.XX)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(3) of By-law 2009-189, as amended, is further amended by rezoning the lands depicted on Schedule 'A' of this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding new Section 8.XX as follows:

XXX	1303 Dundas Street West	Parent Zone: GU
Map 12(3)	(Part of Lot 21, Concession 1, Trafalgar NDS)	(2025-XXX)
<b>8.XXX.1 Zone Provisions for Single Detached Dwelling Street Access</b>		
a)	Minimum Rear Yard Setback	<p>7.0 m, except for lots adjacent to the NHS where a minimum yard of 6.0 m is required.</p> <p>The above minimum rear yard shall be permitted to be reduced to 3.0 m for a one storey addition for a maximum of 45% of the dwelling width measured at the rear of the main building.</p> <p>The one storey addition shall have a maximum vertical distance of 4.5 m for any sloped roof construction and 4.0 m to top of flat roof construction, measured between the finished floor level of the first storey and the highest point of the one storey addition.</p>
b)	Notwithstanding Section 4.21 of this By-law, the maximum width of a Bay, Box Out and Bow Windows, with or without	4.0 m

	foundations which may be a maximum of three storeys in height and which may include a door	
c)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 m. Required depths shall be provided for a minimum of 40% of the porch. However, steps, columns and supporting structures may encroach into the required depth. Porches shall have walls that are open and unclosed for at least 40% of the total area of the vertical planes forming its perimeter other than where it abuts the exterior of the building or inset screening	
d)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms 0.6 m or greater in height measured from surrounding grade and porches, exclusive of stairs, including a balcony on top of a porch including vertical supports and a roof above and landing shall be permitted to encroach into any required front yard	2.0 m
e)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.0 m of the front or flankage lot line	
f)	Notwithstanding Section 4.21 of this By-law, a covered porch (lanai) is permitted to project 3.0 m into the required rear yard	
<b>8.XXX.2 Zone Provisions for Townhouse Dwelling with Street Access Private Garage [e.g., street-oriented towns]</b>		
a)	Minimum Lot Depth	22.0 m
b)	Notwithstanding Section 4.21 of this By-law, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 m. Required depths shall be provided for a minimum of 40% of the porch. However, steps, columns and supporting structures may encroach into the required depth. Porches shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter other than where it abuts the exterior of the building or inset screening.	
c)	Notwithstanding Section 4.21 of this By-law, the maximum width of a Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three storeys in height and which may include a door	4.0 m
d)	Notwithstanding Section 4.18.3 of this By-law, a maximum driveway width of 6.0 m is permitted	

<b>8.XXX.3 Zone Provisions for Townhouse Dwelling with Street Access Private Garage [e.g., dual front towns]</b>		
a)	The lot line abutting Harasym Trail shall be deemed the front lot line	
b)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms 0.6 m or greater in height measured from surrounding grade and porches, exclusive of stairs, including a balcony on top of a porch including vertical supports and a roof above and landing shall be permitted to encroach into any required front yard	2.0 m
c)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.0 m of the front or flanking lot line	
d)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 m. Required depths shall be provided for a minimum of 40% of the porch. However, steps, columns and supporting structures may encroach into the required depth. Porches shall have walls that are open and unclosed for at least 40% of the total area of the vertical planes forming its perimeter other than where it abuts the exterior of the building or inset screening	
e)	Notwithstanding Section 4.18.3 of this By-law, a maximum driveway width of 5.8 m is permitted	
f)	Minimum landscaped area per lot	2.0 m x 2.4 m
g)	Minimum landscaped area within the entirety of the block	10%
<b>8.XXX.4 Zone Provisions for Townhouse Dwelling Unit Back to Back</b>		
a)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms 0.6 m or greater in height measured from surrounding grade and porches, exclusive of stairs, including a balcony on top of a porch including vertical supports and a roof above and landing shall be permitted to encroach into any required front yard	2.0 m
b)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.0 m of any lot line	
c)	Notwithstanding Section 4.21 of this By-law, a porch shall be permitted to have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 m. Required depths shall be provided for a minimum of 40% of the porch. However, steps, columns and supporting structures may encroach into the required depth. Porches shall have walls that are open and unclosed for at least	

	40% of the total area of the vertical planes forming its perimeter other than where it abuts the exterior of the building or inset screening	
d)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.95 metres for a single car private garage or a tandem double car private garage	
e)	Minimum landscaped area per lot	0.9 m by 1.0 m
f)	Minimum landscaped area within the entirety of the block	7.5%
<b>8.XXX.5 Zone Provisions for Residential Reserve Block 50</b>		
a)	The regulations of NC sp. 83 shall apply to any townhouse dwelling with rear lane access	

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 XXth day of \_\_\_\_\_, 2025.

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Mayor

\_\_\_\_\_  
Clerk