

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 (Part of Lot 21, Concession 1, Trafalgar NDS)	Parent Zone: GU (2025-XXX)
<b>8.XXX.1 Zone Provisions for Single Detached Dwelling Street Access</b>		
a)	Minimum Rear Yard Setback	7.0 m, except for lots adjacent to the NHS where a minimum yard of 6.0 m is required.  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.  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.
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	

**8.XXX.2 Zone Provisions for Townhouse Dwelling with Street Access Private Garage [e.g., street-oriented towns]**

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 flankage 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

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Clerk