

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF OAKVILLE DRAFT BY-LAW NUMBER 2025-XX

Being a By-law to amend the Town of Oakville Zoning By-law 2009-189, as amended, to permit the use of lands Described as Blocks 1 to 7 of Lot 12, Concession 1;

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2009-189, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, C.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2009-189, as amended, be further amended as follows:

1. This By-law applies to the lands municipally addressed as 3275 Trafalgar Road, as identified on Schedule “A” to this By-law.
2. Map 12 (5) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule “A” to this By-law.
3. Part 8, Special Provisions, of By-law 2009-189 as amended, is further amended by a revision to Section 8.XX.X as follows:

XX	3275 Trafalgar Road (Blocks 1 to 7 of Lot 12, Concession 1)	Parent Zone: TUC
Map 12 (5)		(2025-XXX)
Section Number 8.XX.X Zone Provisions - Block 1 – (TUC-3)		
The permitted uses and regulations in Sections 7.1 and 7.1.7.3 apply except where in conflict with the following, in which case the following regulations apply to all lands within Block 1:		
a)	Maximum Floor Space Index	8.25
b)	Minimum Rear Lot Line Setback (easterly lot line abutting William Colston Avenue)	3.0 m
c)	Maximum Height – Block 1A	27 storeys

d)	Maximum Height – Block 1B	33 storeys
e)	Maximum Tower Floor Plate (above 6th floor)	800 m ²
f)	Minimum number of accessible parking spaces (Type A or B)	10
g)	Minimum Ground Floor Area for Commercial or Institutional Uses	370 m ² or 14%
h)	Trafalgar Road shall be deemed the front lot line.	

Section Number 8.XX.X Zone Provisions - Block 2 – (GU)

The permitted uses and regulations in Sections 7.6 apply except where in conflict with the following, in which case the following regulations apply to all lands within Block 2:

a)	The following buildings are the only buildings permitted: Townhouse Dwelling unit with street access	
b)	Minimum Rear Yard Setback	2.5 m
c)	Minimum Lot Frontage	4 m / unit

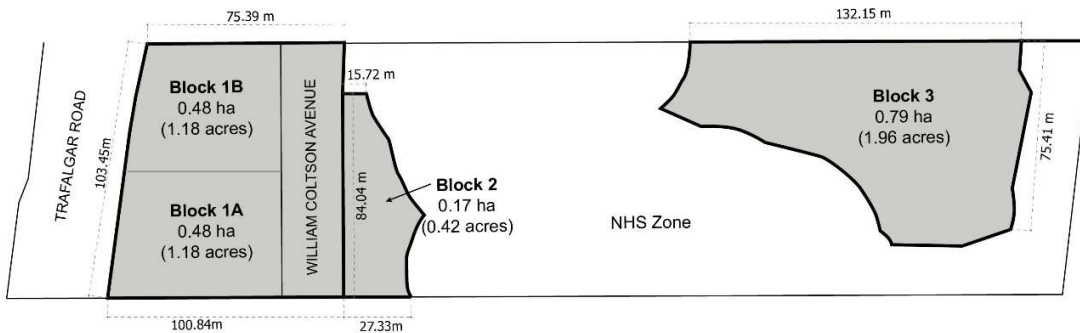
Section Number 8.XX.X Zone Provisions - Block 3 – (TUC-3)

The permitted uses and regulations in Sections 7.1 and 7.1.7.3 apply except where in conflict with the following, in which case the following regulations apply to all lands within Block 3:

a)	Minimum Rear Yard Setback	5.0 m
b)	Maximum Tower Floor Plate (above 6th floor)	800 m ²

Section Number 8.XX.X Parking Requirements for Residential Uses

a)	Minimum parking requirements for apartment uses more than 4 storeys.	0.85 parking spaces per unit
b)	The minimum visitor parking for apartment units.	0.15 parking spaces per unit

c)	Visitor parking for residential uses may be counted towards parking for retail and/or office uses.																
Section Number 8.XX.X Parking Requirements for Non-Residential Uses and Visitor Parking																	
a)	There shall be no minimum parking requirements for non-residential uses.																
b)	Parking for non-residential uses may be shared with visitor parking spaces.																
c)	There are no minimum loading space requirements for non-residential uses. Loading spaces for residential uses may be shared with non-residential uses.																
Section Number 8.XX.X Special Site Provisions																	
The following additional provisions apply:																	
a)	No vehicular parking is allowed along Trafalgar Road.																
Section Number 8.XX.X Special Site Figures																	
Figure XXX																	
 The diagram is a site plan for a property divided into four blocks. Block 1A and Block 1B are located on the left, separated by William Colton Avenue. Block 2 is a narrow strip between Block 1B and Block 3. Block 3 is on the right. Dimensions are provided for various boundaries and internal divisions. Areas are given in hectares and acres. <table border="1"> <thead> <tr> <th>Block</th> <th>Area (ha)</th> <th>Area (acres)</th> </tr> </thead> <tbody> <tr> <td>Block 1A</td> <td>0.48</td> <td>1.18</td> </tr> <tr> <td>Block 1B</td> <td>0.48</td> <td>1.18</td> </tr> <tr> <td>Block 2</td> <td>0.17</td> <td>0.42</td> </tr> <tr> <td>Block 3</td> <td>0.79</td> <td>1.96</td> </tr> </tbody> </table>			Block	Area (ha)	Area (acres)	Block 1A	0.48	1.18	Block 1B	0.48	1.18	Block 2	0.17	0.42	Block 3	0.79	1.96
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Block 2	0.17	0.42															
Block 3	0.79	1.96															

4. Part 9.3, Holding Provisions, of By-law 2009-189 as amended, is further amended by adding a new Holding Provision to Section 9.3.XXX as follows:

HX	3275 Trafalgar Limited Partnership (Blocks 1 to 7 of Lot 12, Concession 1)	Parent Zone: TUC
Map 12(5)		(2025-XXX)
9.3.XXX Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, buildings and structures existing on the lot;	

b)	Buildings and/or structures, which shall not exceed 192 single dwelling equivalents (SDE's") as permitted by the Region of Halton Allocation Program, located on Block 1
c)	Notwithstanding provision 9.3xxx.b, the owner has entered into any required site plan agreement for the development of any building and/or structures

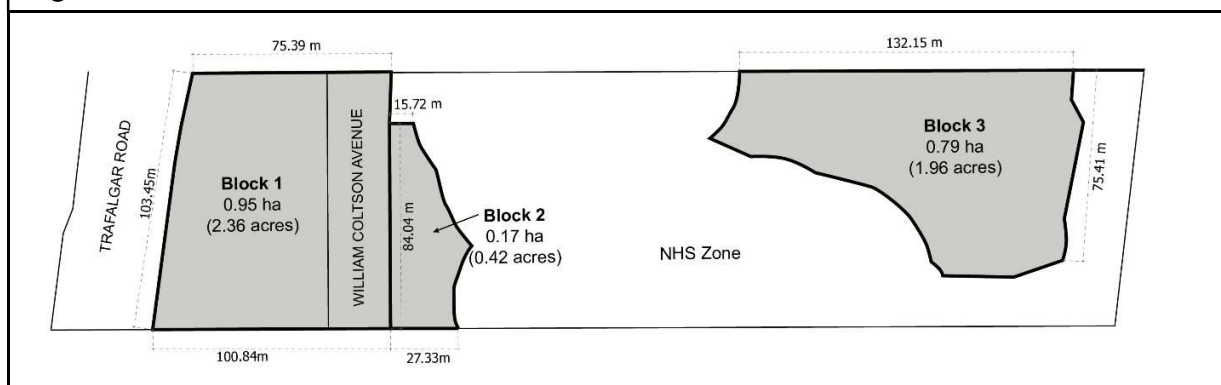
9.3.XXX Conditions for Removal of the "H"

That prior to the lifting of the "H", the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:

a)	That sufficient water and wastewater services are available to the satisfaction of the Region of Halton and the Town of Oakville.
b)	That the EIR-FSS be updated to the satisfaction of Conservation Halton and the Town of Oakville
c)	Updated Functional Servicing Report to the satisfaction of the Region of Halton
d)	The owner has entered into any required servicing agreement(s) with the Town of Oakville
e)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;
f)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;
g)	The Owner shall have made all required payments associated with the Allocation Program; and,
h)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.

Section Number 9.XX.X Special Site Figures

Figure XXX



5. In all other respects the provisions of By-law 2009-189 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O 1990, C.P.13.

This By-law read a FIRST, SECOND, and a THIRD time and finally PASSED on the _____ day of _____, 2025.

Mayor

Clerk

Schedule “A”

