

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-XXX

A by-law to amend the North Oakville Zoning By-law
2009-189 to permit the use of the lands described as
3000 Sixth Line & 21 Dundas Street West, Town of Oakville

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189 is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law from "FD – Future Development" Zone and "H5-DUC-1-sp:1 – Dundas Urban Core – Special Provision" to "HXX-DUC-1-sp:XX - Dundas Urban Core – Special Provision" Zone.
2. Part 8, Special Provisions, of By-law 2009-189 is further amended by adding a new Section 8.XX as follows:

XX	3000 Sixth Line and 21 Dundas Street West	Parent Zone: DUC-1
Map 12(2)	(Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	(2025-XXX)
8.XX.1 Zone Provisions		
The following regulations apply:		
a)	The lands shown as "Subject Lands" on Schedule 'A' to this By-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of Plan of Condominium, Consent, Conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply.	
b)	Notwithstanding the provisions of this By-law, should the development proceed by individual phases, each phase will not be deemed to be non-conforming to the provisions of the By-law provided that an overall plan for all phases is provided demonstrating compliance.	
c)	For the purpose of this By-law, the <i>lot line abutting</i> Dundas Street West shall be deemed the front lot line.	
c)	Minimum <i>floor space index</i> for a standalone commercial building	0.075
d)	Maximum <i>floor space index</i>	3.0
e)	Maximum <i>front yard setback</i>	10.0 m
f)	Maximum <i>front yard setback</i> for a standalone commercial building	60.0 m
g)	Minimum setback from a <i>lot line</i> abutting Dundas Street West for a <i>townhouse dwelling, stacked townhouse dwelling or townhouse dwelling back to back</i>	25.0 m

Commented [AH1]: Note, if provision b) is not accepted by the Town this must increase to 3.3 to account for Phase 3.

Commented [AH2]: Took this to the inside of the daylight triangle at Dundas and Sixth. If taken to the outside along Dundas increase to 75m.

Commented [AH3]: 25.0m would be to the north edge of the sidewalk on the north side of the apartment buildings fronting Dundas. Allows for flexibility in the event the towns need to shift to accommodate drainage.

h)	Minimum setback from a <i>lot line</i> abutting Sixth Line for a <i>townhouse dwelling, stacked townhouse dwelling or townhouse dwelling back to back</i>	30.0 m
i)	Minimum <i>rear yard setback</i>	2.2 m
j)	Maximum <i>building height</i> 9 storeys	
8.XX.2 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Townhouse dwellings</i>	
b)	<i>Stacked townhouse dwellings</i>	
c)	<i>Back-to-back townhouse dwellings</i>	
8.XX.3 Parking Regulations		
The following parking regulations apply:		
a)	Notwithstanding Section 5.4.1.3, the minimum parking space size of not more than 10% of such required parking spaces shall be a width of 2.3 metres and length of 4.9 metres and provided that any such parking space is clearly identified as being reserved for the parking of small cars only.	
8.XX.4 Special Site Provisions		
For the purpose of this Special Provision, the following definition shall apply:		
a)	<p><i>“Bicycle Parking Space - Occupant”</i> means an area that is equipped with a bicycle rack, locker, or stacking system that is accessible, secure, weather-protected and suitable for the purpose of long term-bicycle parking and:</p> <ul style="list-style-type: none"> i. Where the bicycles are to be parked on a horizontal surface: <ul style="list-style-type: none"> a. has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres; and, b. in the case of a bicycle rack, is designed for frame (not wheel-only) support, is securely anchored to the ground or wall and is located in a secured room or area; and, ii. Where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 0.5 metres and a vertical dimension of at least 1.9 metres; iii. Where the bicycles are to be stacked, vertically or horizontally, has a width of at least 0.6 metres, length of at least 1.8 metres, and minimum vertical clearance of at least 1.2 metres; and, iv. is not to be provided within a dwelling unit, suite, or on a balcony. 	

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

4.

XX	3000 Sixth Line and 21 Dundas Street West (Part of Lot 16 and Block 114, Conc. 1, Trafalgar N.D.S)	Parent Zone: DUC-1
Map 12(2)		(2025-XXX)
9.3.XX Only permitted Uses Prior to Removal of the “H” – Block 2		
For such time as the “H” symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the lot.	
b)	Retail and commercial uses not subject to the Regional Allocation Program.	
9.3.XX Conditions for Removal of the “H”		
That prior to the lifting of the “H”, the Owner shall have addressed the following requirements for all 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)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;	
b)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;	
c)	The Owner shall have made all required payments associated with the Allocation Program; and,	
d)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter	

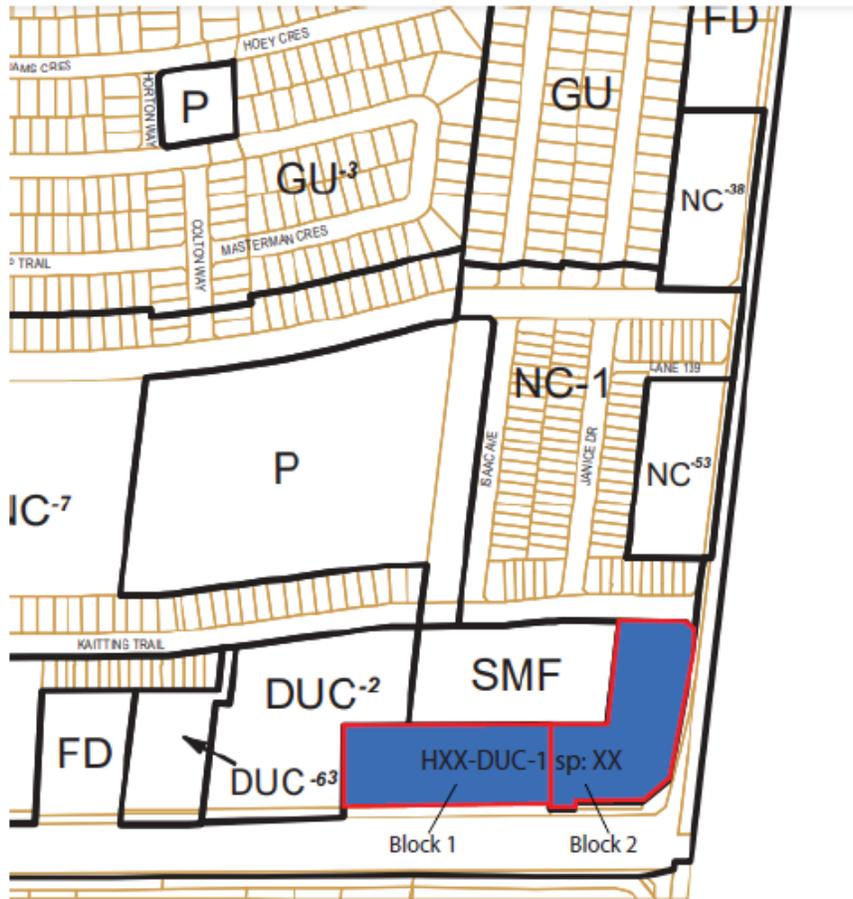
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this xx day of xxxx, 2026

MAYOR

CLERK

**SCHEDULE "A"
TO BY-LAW 2023-XXX**



AMENDMENT TO BY-LAW 2009-189

Rezoned from Future Development (FD) and Dundas Urban Core (H5-DUC-1) to Dundas Urban Core - Special Provision (HXX-DUC-1 sp: XX)

Excerpt from Map 12(4)