

DRAFT



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-xxx

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 7, Concession 1, North of Dundas Street (Mattamy (Joshua Creek) Limited)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(6) of By-law 2009-189, as amended, is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.*as follows:

8.*	Part of Lot 7, Concession 1, NDS	Parent Zone: GU
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2021-xxx)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Natural Heritage System (NHS) zone, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	

c)	Notwithstanding Section 4.27, a <i>porch</i> 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 <i>building</i> or insect screening.
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .
e)	Notwithstanding the maximum permitted balcony projection into a required yard in table 4.21 (d), an egress balcony may project 0.75m into a rear yard for a townhouse dwelling unit or single detached dwelling unit lane access with a minimum distance of 0m from the rear lot line.

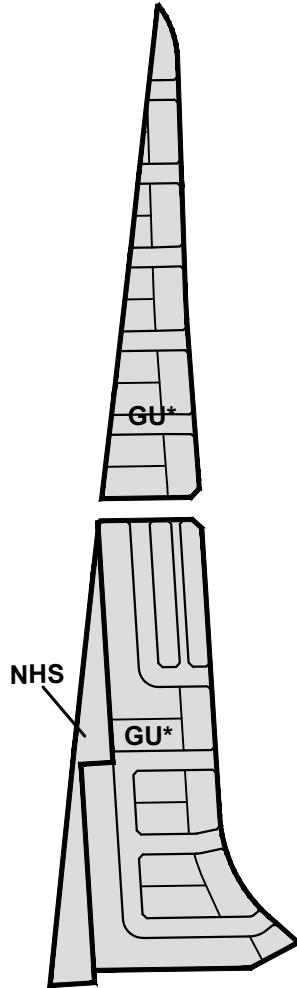
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2021


MAYOR

CLERK

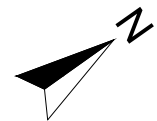
SCHEDULE "A"
To By-Law 2020-***



AMENDMENT TO BY-LAW 2009-189

 Rezoned from Existing Development (ED) to
General Urban (GU sp:*) and
Natural Heritage System (NHS)

EXCERPT FROM MAP
12 (6)



1:6500