

# 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 8, Concession 1, North of Dundas Street (formerly Diam)  
(Argo (Joshua Creek) Developments Ltd.)

#### 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.\*, 8.\*\*, 8.\*\*\*, 8.\*\*\*\*, and 8.\*\*\*\*\* as follows:

<b>8.*</b>	<b>Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)</b>	Parent Zone: NC-2
Map 12(4)		(2021-XXX)
<b>8.*.1 Zone Regulations for All Lands</b>		
The following regulations apply to all <i>buildings</i> :		
a)	Maximum <i>height</i> of an <i>apartment</i> or <i>mixed use building</i> .	6 storeys
b)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	

<b>8.**</b>	<b>Part of Lot 8, Concession 1, NDS (formerly Diam)</b>		Parent Zone: NC
Map 12(6)	(Argo (Joshua Creek) Developments Ltd.)		(2021-XXX)
<b>8.**.1 Zone Regulations for All Lands</b>			
The following regulations apply to all <i>buildings</i> :			
a)	Section 4.17.1 i) shall not apply.		
b)	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	
c)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.		
d)	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.		
e)	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> or a tandem double 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> .		
f)	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.		

<b>8.***</b>	<b>Part of Lot 8, Concession 1, NDS (formerly Diam)</b>		Parent Zone: GU
Map 12(6)	(Argo (Joshua Creek) Developments Ltd.)		(2021-xxx)
<b>8.***.1 Zone Regulations for All Lands</b>			

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 <i>corner lots</i> or lots abutting the Park (P) zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . 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)	Section 4.18.1 shall not apply to a porte-cochère associated with a back-to-back townhouse dwelling.	
f)	Notwithstanding Table 4.21, for single detached dwellings, a covered porch (lanai) is permitted to project 3 metres into the required rear yard.	

8.****	<b>Part of Lot 8, Concession 1, NDS (formerly Diam)</b> (Argo (Joshua Creek) Developments Ltd.)	Parent Zone: S
Map 12(6)		(2021-xxx)
<b>8.****.1 Zone Regulations for All Lands</b>		
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 <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . 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 minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i> backing onto the Natural Heritage System	6.0 m
f)	Notwithstanding Table 4.21, for single detached dwellings, a covered porch (lanai) is permitted to project 3 metres into the required rear yard.	

<b>8.****</b>	<b>Part of Lot 8, Concession 1, NDS (formerly Diam)</b>	Parent Zone: DUC
Map 12(6)	(Argo (Joshua Creek) Developments Ltd.)	(2021-xxx)
<b>8.****.1 Additional Permitted Building Types</b>		
The following additional buildings are permitted:		
a)	<i>Townhouse dwelling unit street access private garage</i> , subject to the standards of the Neighbourhood Centre (NC) Zone unless modified by this Special Provision.	
b)	<i>Stacked townhouse dwelling</i> including each <i>dwelling unit</i> having an independent entrance subject to the regulations of the NC Zone unless modified by this Special Provision.	
c)	Temporary sales office	
<b>8.****.2 Zone Regulations for All Lands</b>		

a)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.
b)	Notwithstanding Section 7.2.4 height, the minimum height for a temporary sales office shall be 1 storey.
c)	Notwithstanding Section 5.7.1, no bicycle parking requirement applies to the temporary sales office use.
d)	Notwithstanding Section 7.2.2, no maximum front yard and flankage yard setback shall apply to the temporary sales office.
e)	Maximum <i>height</i> for an <i>apartment</i> or <i>mixed use building</i> shall be 12 storeys.
f)	Increases of up to 4 storeys beyond the maximum permitted building height is permitted through density bonusing.

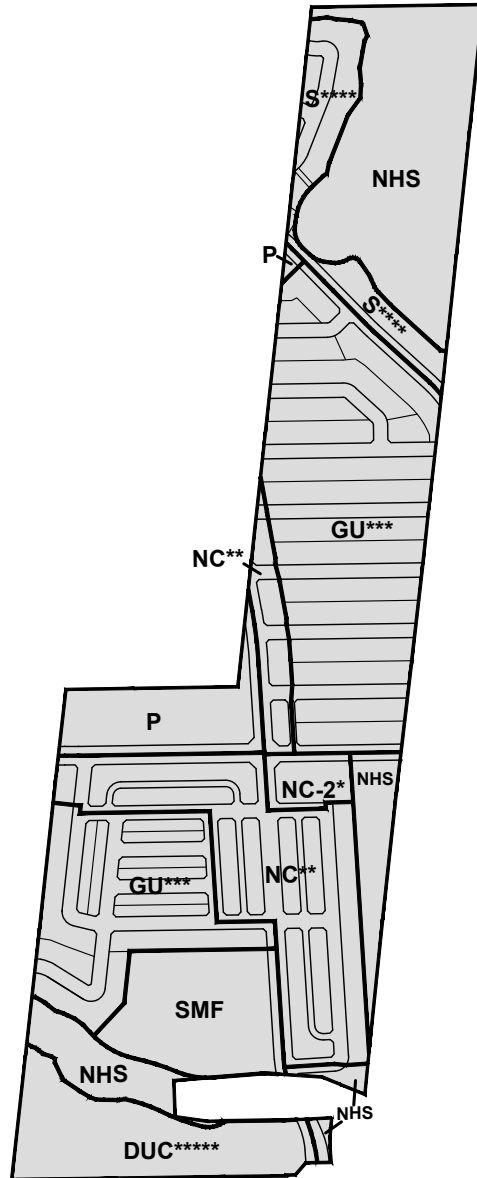
3. This By-law comes into force in accordance with Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XX<sup>th</sup> day of \_\_\_\_\_, 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "A"  
To By-Law 2021-\*\*\*

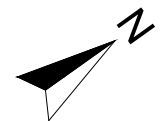


**AMENDMENT TO BY-LAW 2009-189**



Rezoned from Existing Development (ED) to  
Neighbourhood Centre (NC-2 sp.\*, NC sp.\*\*);  
General Urban (GU sp.\*\*\*);  
Sub-Urban (S sp.\*\*\*\*);  
Dundas Urban Core (DUC sp.\*\*\*\*\*);  
Natural Heritage System (NHS);  
Park (P); and  
Storm Water Management Facility (SMF)

EXCERPT FROM MAP  
12 (6)



1:9000