

# 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 15, Concession 1, North of Dundas Street  
(EMGO III Corp)

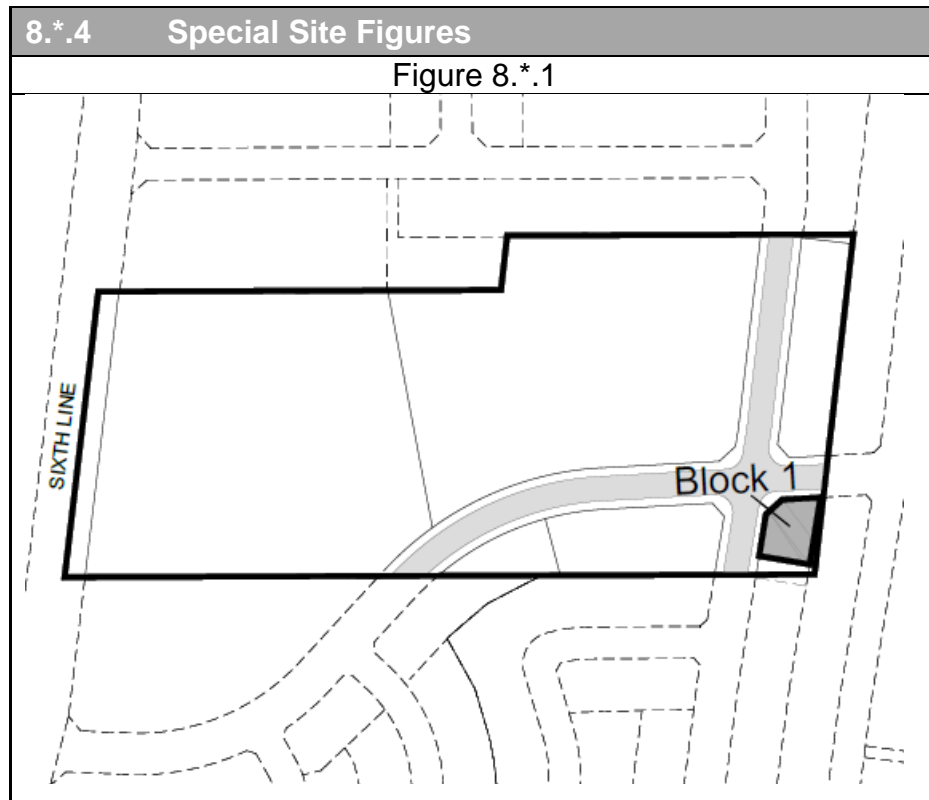
#### COUNCIL ENACTS AS FOLLOWS:

1. Map 12(5) 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.\* and 8.\*\* as follows:

*	<b>Part of Lot 15, Concession 1, NDS</b> (EMGO III Corporation)	Parent Zone: NC
Map 12(5)		(2016-098)
<b>8.*.1 Zone Regulations for All Buildings</b>		
The following regulations apply to all <i>buildings</i> :		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow <i>Windows</i> 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)	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.	

8.*.2 Parking Regulations for Block 1 Lands	
The following regulations apply to Block 1 lands identified in Figure 8.*.1:	
a)	The minimum parking aisle width of 7 metres for 90 degree angle parking shall not apply to <i>commercial uses</i> .
b)	<i>Tandem parking spaces</i> are permitted for <i>commercial uses</i> for a <i>connected commercial/residential building</i> , to a maximum of 2 <i>parking spaces</i> .

8.*.3 Special Site Provision for Block 1 Lands		
The following additional provision apply to Block 1 lands identified in Figure 8.*.1:		
a)	A <i>connected commercial/residential building</i> is a <i>building</i> divided into a minimum of three <i>dwelling units</i> , each <i>dwelling unit</i> being separated from the other vertically and/or horizontally, and where the ground floor, or part thereof, is used for commercial purposes and where the commercial and residential components are accessed by a common internal entrance.	
b)	Minimum rear yard setback to an attached private garage	0.6 m
c)	Maximum private garage door width	6.0 m



<b>8.**</b>	<b>Part of Lot 15, Concession 1, NDS</b>	Parent Zone: I
Map 12(4)	(EMGO III Corporation)	(2020-XXX)
<b>8.**.1 Additional Permitted Use</b>		
a)	Day Care	
<b>8.**.2 Zone Regulations</b>		
The following regulations apply:		
a)	Minimum <i>Floor Space Index</i>	0.20

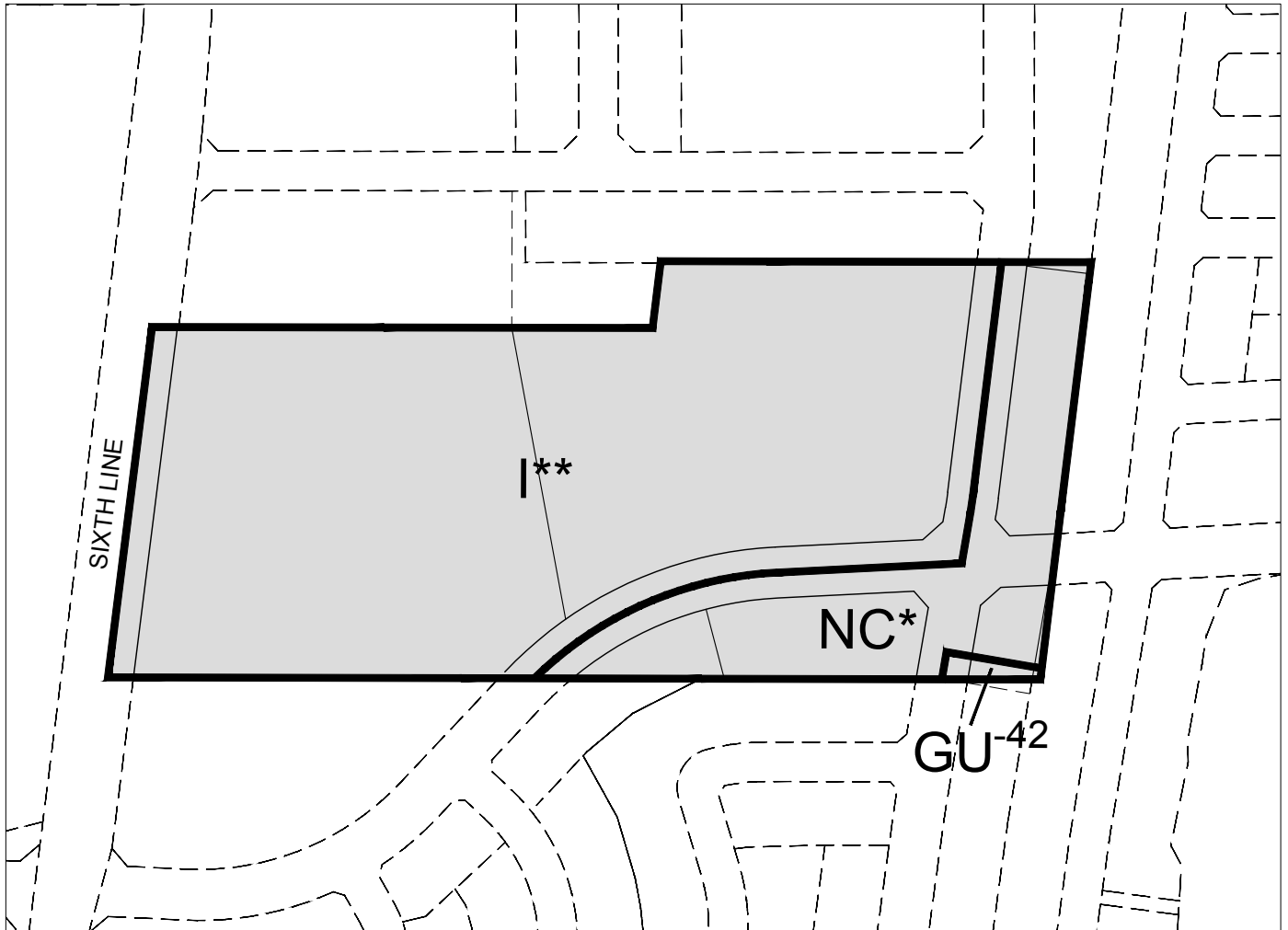
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

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


\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

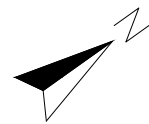
Schedule "A" To 2021 - \*\*\*



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

 Rezoned from Existing Development (ED) to Neighbourhood Centre (NC sp:\*); General Urban (GU sp:42) and Institutional (I sp:\*\*)

EXCERPT FROM MAP  
12 (5)



1:3000