

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2022-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 16, Concession 1, NDS  
(Star Oak Developments Limited, File No.: Z. \_\_\_\_\_)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(4) of By-law 2009-189, as amended, is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189, as amended, is amended by adding new Sections 8.A and 8.B, as follows:

<b><u>A</u></b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: NC
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2022-xxx)
<b>8.A.1 Zone Regulations for Townhouse dwellings with attached private garages accessed by lanes</b>		
The following regulations apply to Townhouse dwellings with attached private garages accessed by lanes:		
a)	Notwithstanding Section 7.5.5, minimum <i>height</i> of any portion of a building within 55% of the lot depth from the <i>rear lot line</i>	1 storey
<b>8.A.2 Zone Regulations for All Buildings</b>		
The following regulations apply to all <i>buildings</i> :		
a)	Section 4.27 shall not apply.	

b)	<p>The following provisions apply for porches except for inset porches:</p> <ul style="list-style-type: none"> <li>i. For <i>corner lots</i>, 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 and other obstructions may encroach a maximum of 0.3 metres into the required depth.</li> <li>ii. For interior <i>lots</i>, 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 70% of the <i>porch</i>. Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.</li> <li>iii. <i>Porches</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. The total area of the vertical plane shall be measured from the top of the porch slab to the underside of the porch ceiling.</li> </ul>	
c)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i> .	
d)	Notwithstanding Section 7.5.5, the minimum <i>height</i> requirement shall not apply to permitted encroachments listed in Table 4.21, and shall not apply to an attached private garage accessed by a driveway from a street.	
e)	Notwithstanding the maximum width in Table 4.21.(g) to the contrary, the maximum width of a Bay, Box Out, and Bow Window with or without foundations which may be a maximum of Three Storeys height and which may include a door.	4.0 m

<b>B</b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: GU
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2022-xxx)
<b>8.B.1 Zone Regulations</b>		
The following regulations apply:		
a)	The minimum <i>rear yard setback</i> for a <i>single-detached dwelling street</i> access attached private garage where the rear lot line abuts lands in the Stormwater Management Facility (SMF) or Natural Heritage System (NHS) zones:	6 m

b)	For a <i>single-detached dwelling street</i> access attached private garage where the rear lot line abuts lands in the Stormwater Management Facility (SMF) or Natural Heritage System (NHS) zones, the minimum <i>rear yard setback</i> may be reduced to 3.0 m for a one <i>storey</i> addition for a maximum of 45% of the dwelling width measured at the rear of the <i>main building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	
c)	The minimum <i>rear yard setback</i> for a <i>single-detached dwelling street</i> access attached private garage on a lot with a lot depth of no more than 28.5 metres:	6 m
d)	For a <i>single-detached dwellings street</i> access attached private garage, the minimum <i>rear yard setback</i> may be reduced to 3.0 m for a one <i>storey</i> addition for a maximum of 45% of the dwelling width measured at the rear of the <i>main building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	
e)	Sections 4.27 and 4.31 shall not apply.	
f)	<p>The following provisions apply for porches except for inset porches:</p> <ul style="list-style-type: none"> <li data-bbox="444 1138 1386 1318">i. For <i>corner lots</i>, 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 and other obstructions may encroach a maximum of 0.3 metres into the required depth.</li> <li data-bbox="444 1339 1409 1520">ii. For interior <i>lots</i>, 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 70% of the <i>porch</i>. Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.</li> <li data-bbox="444 1541 1406 1753">iii. <i>Porches</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. The total area of the vertical plane shall be measured from the top of the porch slab to the underside of the porch ceiling.</li> </ul>	

g)	Notwithstanding section 4.18.1.ii, no part of a <i>private garage</i> shall project beyond the front wall of the first storey of the dwelling except where a <i>porch</i> or <i>landing</i> is provided, in which case the <i>private garage</i> shall not project beyond the front of the <i>porch</i> or <i>landing</i> .	
h)	Notwithstanding the maximum width in Table 4.21.(g) to the contrary, the maximum width of a Bay, Box Out, and Bow Window with or without foundations which may be a maximum of Three Storeys height and which may include a door.	4.0 m

<b>C</b>	<b>Star Oak Developments Ltd.</b>	Parent Zone: GU
Map 12(4)	(Part of Lot 16, Concession 1, NDS)	(2022-xxx)
<b>8.B.1 Zone Regulations</b>		
The following regulations apply:		
a)	Sections 4.27 and 4.31 shall not apply.	
b)	<p>The following provisions apply for porches except for inset porches:</p> <ul style="list-style-type: none"> <li data-bbox="443 989 1417 1171">i. For <i>corner lots</i>, 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 and other obstructions may encroach a maximum of 0.3 metres into the required depth.</li> <li data-bbox="443 1192 1417 1375">ii. For interior <i>lots</i>, 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 70% of the <i>porch</i>. Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.</li> <li data-bbox="443 1396 1417 1612">iii. <i>Porches</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. The total area of the vertical plane shall be measured from the top of the porch slab to the underside of the porch ceiling.</li> </ul>	
c)	Notwithstanding section 4.18.1.ii, no part of a <i>private garage</i> shall project beyond the front wall of the first storey of the dwelling except where a <i>porch</i> or <i>landing</i> is provided, in which case the <i>private garage</i> shall not project beyond the front of the <i>porch</i> or <i>landing</i> .	

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d)	Notwithstanding the maximum width in Table 4.21.(g) to the contrary, the maximum width of a Bay, Box Out, and Bow Window with or without foundations which may be a maximum of Three Storeys height and which may include a door.	4.0 m
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3. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, amended.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2022.

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MAYOR

\_\_\_\_\_  
CLERK

