

**THE CORPORATION OF THE TOWN OF OAKVILLE
DRAFT
BY-LAW NUMBER 2017-XX**

“Being a By-law to amend Zoning By-law 2014-014”, as amended, to introduce new zoning for lands within the Bronte Village Growth Area

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2014-014, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, c.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

1. That Schedule “19(2a)” to By-law 2014-014, as amended, is hereby further amended by rezoning lands legally described as Lot 67, Part of Lot 68, Registered Plan M-8, Town of Oakville, Regional Municipality of Halton from the “H1-Main Street 1” (MU1) Zone to the “H1-Urban Core” (MU4) Zone as identified on Schedule “19(2a).” Schedule “19(2a)” is attached hereto and forms part of this By-law.

2. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended to include a new special provision as follows:

XXX	83 East Street and 2266 Lakeshore Road West (Lot 67, Part of Lot 68, Registered Plan M-8	Parent Zone: MU4
Map 19(2a)		
15.xxx.1 Zone Provisions		
a)	Minimum front yard	0.0 m
b)	Minimum flankage yard	0.0 m
c)	Minimum interior side yard for all buildings and structures less than 8.0 metres in height	0.0 m
d)	Minimum interior side yard for all buildings and structures exceeding 8.0 metres in height	3.0 m
e)	Minimum average interior side yard for all buildings and structures exceeding 8.0 metres in height	13.0 m
f)	Minimum rear yard for all buildings and structures up to 8.0 metres in height	0.0 m
g)	Minimum average rear yard for all buildings and structures exceeding 8.0 metres in height. For the purposes of this by-law the average rear yard will be defined as the average	30.0 m

	distance between the south lot line and the north-east and the south-east corners of the building, as measured from the portions of the building above 8 m in height.	
h)	Maximum number of <i>storeys</i> for a one <i>building</i> tower (upon execution of a bonusing agreement)	20
i)	Maximum <i>height</i> measured to main roof (upon execution of a bonusing agreement)	60.5 m
j)	Maximum <i>height</i> measured to roof of mechanical penthouse (upon execution of a bonusing agreement)	63.5 m
k)	Maximum number of <i>dwelling units</i>	142
l)	Maximum gross floor area devoted to permitted non-residential uses	855 m ²
15.xxx.2 Parking Provisions		
a)	Minimum number of parking spaces for permitted non-residential uses and residential visitors	33
15.xxx.3 Special Site Provisions		
a)	An urban square with a minimum area of 420 m ² (including the daylight triangle) will be located at the southeast corner of Lakeshore Road and East Street.	
15.xxx.4 Bonusing Provisions		
In order to permit the increased permissions contained in this Special Provision, zoning compliance shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The owner of the subject lands shall provide to the satisfaction of the <i>Town</i> the facilities, services, and matters in the form of one or more of the following:		
a)	Streetscape enhancements including an urban square	
b)	Enhanced architectural design distinguishing this gateway site	

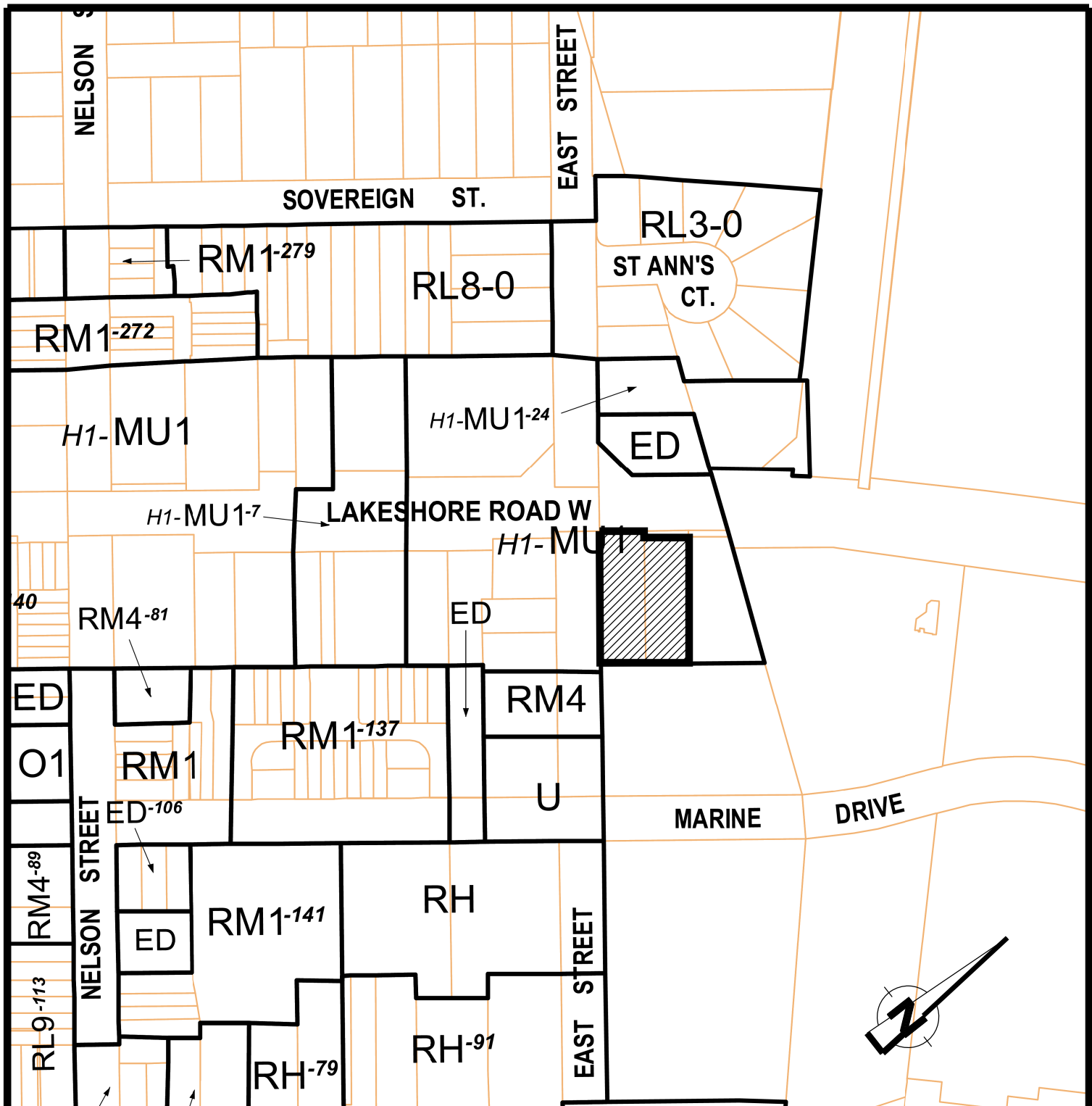
In all other respects the provisions of By-law 2014-014 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O 1990, C.P.13.

This By-law read a FIRST, SECOND, and a THIRD time and finally PASSED on the _____ day of _____, 2017.

Mayor

Clerk



LOCATION:

LOT 67 AND PART OF LOT 68
 REGISTERED PLAN M-8
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

Not To Scale



LANDS TO BE REZONED FROM
 H1-MAIN STREET 1 (MU1) ZONE TO
 H1-URBAN CORE (MU4) ZONE

**THIS IS SCHEDULE '19(2a)
 TO BY-LAW AMENDMENT _____**

PASSED THE ___ DAY OF ___, 2017

SIGNING OFFICERS

_____ MAYOR

_____ CLERK