

**THE CORPORATION OF THE TOWN OF OAKVILLE
DRAFT
BY-LAW NUMBER 2023-XX**

A by-law to amend Zoning By-law 2014-014 as amended, to permit the development of the lands municipally described as 3171 Lakeshore Road West for semi-detached and townhouse dwelling units.

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. Map 19 (1) of By-law 2014-014, as amended, is hereby further amended by rezoning the lands municipally described as 3171 Lakeshore Road West from RL3-0 Zone and RL8 Zone to RL8-XX and RM1-XX as shown on Schedule 'A' to 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	3171 Lakeshore Road West (PT LT 32, CONC 4 TRAF, SDS, PT 4 20R12966; OAKVILLE & PCL BLOCK 79-1, SEC M257; BLK 79, PL M257; Oakville)	Parent Zones: RL8, RM1 (2021-xxx)
Map 19(1)		
15.xxx.1 Zone Provisions for RL8 Lands – Semi-detached Dwellings, Block A		
The following regulations apply to lands identified as Block A on Figure 15.xxx.10:		
a)	Minimum <i>interior side yard</i>	1.4 m
b)	Minimum <i>rear yard</i>	7.0m
c)	Maximum number of <i>storeys</i>	3
d)	Maximum <i>residential floor area</i> for a <i>semi-detached dwelling</i> on Map 19(1)	260.0 m ²
e)	Maximum balcony depth	2.0 m
f)	Minimum front yard	3.2 m
15.xxx.2 Zone Provisions for RL8 Lands – Semi-detached Dwellings, Block B, C and D		
The following regulations apply to lands identified as Block B, C and D on Figure 15.xxx.10:		

a)	Minimum <i>interior side yard</i>	1.2 m
b)	Maximum number of <i>storeys</i>	3
c)	Maximum <i>residential floor area</i> for a <i>semi-detached dwelling</i> on Map 19(1)	250.0 m ²
d)	Maximum <i>balcony depth</i>	2.0 m
e)	Minimum <i>front yard</i>	3.2 m
15.xxx.3 Zone Provisions for RM1 Lands, Block E		
The following regulations apply to lands identified as Block E on Figure 15.xxx.10:		
a)	Minimum <i>lot frontage</i>	19.8 m
b)	Minimum <i>flankage yard</i>	1.2 m
15.xxx.4 Zone Provisions for RM1 Lands, Block F		
The following regulations apply to lands identified as Block F on Figure 15.xxx.10:		
a)	Minimum <i>flankage yard</i>	1.8 m
b)	Minimum <i>front yard</i>	3.0 m
15.xxx.5 Zone Provisions for RM1 Lands, Block G		
The following regulations apply to lands identified as Block G on Figure 15.xxx.10:		
a)	Minimum <i>flankage yard</i>	1.8 m
b)	Minimum <i>front yard</i>	3.0 m
15.xxx.6 Zone Provisions for RM1 Lands, Block H		
The following regulations apply to lands identified as Block H on Figure 15.xxx.10:		
a)	The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot area per dwelling</i>	127.0 m ²
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>front yard</i>	3.0 m
15.xxx.7 Zone Provisions for RM1 Lands, Block I		
The following regulations apply to lands identified as Block I on Figure 15.xxx.10:		
a)	The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot area per dwelling</i>	116.0 m ²
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>flankage yard</i>	2.4 m
e)	Minimum <i>front yard</i>	3.0 m
15.xxx.8 Additional Zone Provisions For All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum encroachment into <i>minimum yard</i> for <i>porches</i> with or without a foundation and including access stairs	Up to 1.5 m from the applicable <i>lot line</i>
b)	Maximum encroachment into a <i>rear yard</i> for an <i>uncovered platform</i>	2.0 m

- c) Established Grade means the grade elevation measured at:
- a) The centre point of the front lot line for interior lots; and,
 - b) The average of the centre points of each lot line abutting a road for corner lots, through lots, through corner lots and interior lots having more than one separate front lot line.

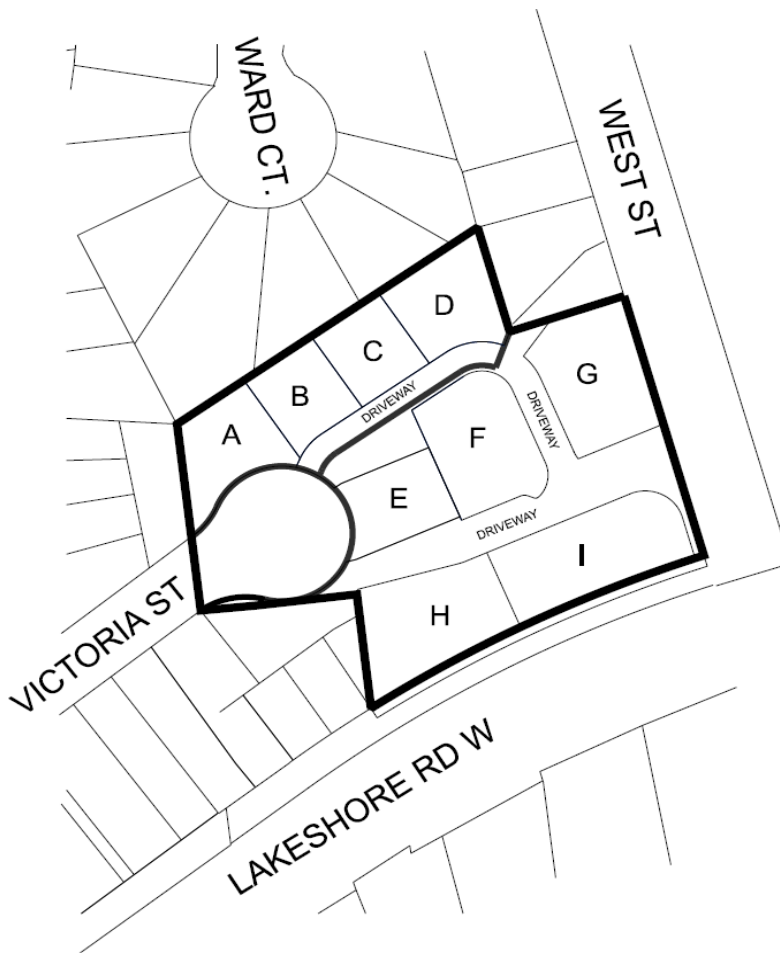
15.xxx.9 Parking Provisions

The following parking regulations apply:

a)	Minimum number of visitors <i>parking spaces</i>	0.35 <i>parking spaces per dwelling unit</i>
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15.xxx.10 Special Site Figures

Figure 15.xxx.10



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.

ORDERED by the Local Planning Appeals Tribunal dated
File No. PLxxxx.

2021 for LPAT

Mayor

Clerk