



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 to permit the use of lands described as Part of Lot 16, Concession 1, N.D.S., Town of Oakville ARGO (West Morrison Creek) Limited, File No.Z.1316.07

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189 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:

8.*	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))		Parent Zone: NC
Map 12(4)			(2021-XXX)
8.*.1 Zone Regulations for All Lands			
The following regulations apply to all <i>buildings</i> :			
a)	The <i>lot line</i> abutting Sixth Line shall be deemed to be the <i>front lot line</i>		
c)	Maximum <i>Floor Space Index</i> of a <i>mixed use building</i>	4.0 FSI	
d)	Maximum <i>height</i> of a <i>mixed use building</i>	8 storeys	
f)	Minimum <i>height</i> of the first storey of a <i>mixed use building</i>	4.5 m	
f)	Minimum commercial <i>floor area, leasable</i> , in a <i>mixed use building</i>	135 m ²	
e)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.		
f)	The maximum <i>building height</i> shall not apply to the portion of the building used to access the rooftop amenity area.		

g)	The maximum building height shall not apply to <i>accessory structures</i> associated with the roof top amenity area.
h)	Section 4.14.1 does not apply to <i>accessory structures</i> associated with the rooftop amenity area so long as they comply with the setback requirements of the main building and are located within the rooftop amenity area.

8.**	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))	Parent Zone: NC
Map 12(4)		(2021-XXX)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	Minimum <i>lot depth</i> for <i>townhouse dwelling units street access private garage</i>	22 m
	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 in a <i>front and/or flankage yard</i> , with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	3.7 m
c)	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 may encroach into the required depth.	
d)	<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.	
e)	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.	

8.***	Part of Lot 16, Concession 1, NDS (ARGO (West Morrison Creek) Limited))	Parent Zone: GU
Map 12(4)		(2021-XXX)
8.***.1 Zone Regulations for All Lands		

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 in a <i>front</i> and/or <i>flankage yard</i> , with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	3.7 m
b)	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 may encroach into the required depth.	
c)	<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.	

8.****	Part of Lot 16, Concession 1, NDS	Parent Zone: S
Map 12(4)	(ARGO (West Morrison Creek) Limited))	(2021-XXX)
8.****.1 Zone Regulations for All Lands		
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 in a <i>front</i> and/or <i>flankage yard</i> , with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	3.7 m
b)	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 may encroach into the required depth.	
c)	<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.	

8.*****	Part of Lot 16, Concession 1, NDS	Parent Zone: S
Map 12(4)	(ARGO (West Morrison Creek) Limited))	(2021-XXX)
8.*****.1 Zone Regulations for All Lands		

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 in a <i>front</i> and/or <i>flankage yard</i> , with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	3.7 m
b)	For <i>corner lots</i> or <i>lots</i> abutting the Stormwater Management Facility (SWF), 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)	<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.	
e)	The minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i>	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	

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.

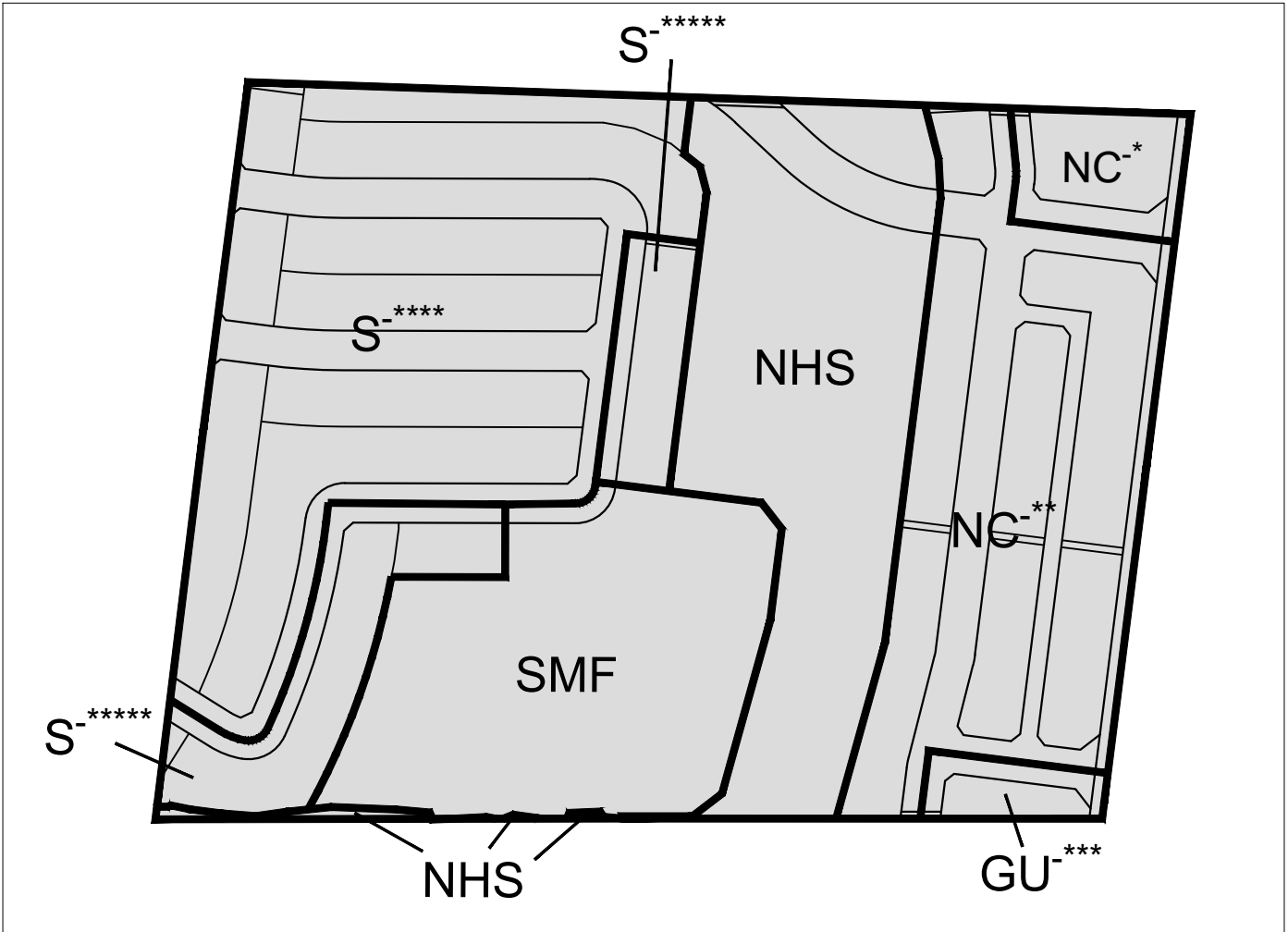
PASSED this XXth day of _____, 2021

MAYOR

CLERK



Schedule "A" To 2021 - ***

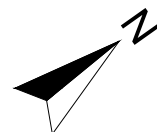


AMENDMENT TO BY-LAW 2009-189



Re-zoned From: Existing Development (ED) to
 Neighbourhood Centre (NC sp: x);
 Neighbourhood Centre (NC sp: xx);
 General Urban (GU sp: xxx);
 Sub-Urban (S sp: xxxx);
 Sub-Urban (S sp: xxxxx);
 Natural Heritage System (NHS); and
 Storm Water Management Facility (SMF).

EXCERPT FROM MAP
 12 (4)



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