



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-XXX

A by-law to amend Zoning By-law 2014-014 to permit
the use of lands described as Part of Lot 31,
Concession 2, S.D.S, Town of Oakville (Bronte River,
LP)
File No. Z.1531.03

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(11) of By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.* as follows:

15.*	Bronte River, LP - Part of Lot 31, Concession 2, S.D.S	Parent Zone: RL6
Map 19(11)		(2023-###)
15.*.1 Zone Provisions		
The following regulations apply:		
a)	Minimum lot area	200 m²
b)	Minimum flankage yard	2.5 metres

c)	Minimum <i>rear yard</i>	4.5 metres, except that the <i>first storey</i> may project a maximum 3.3 m into the <i>rear yard</i> for a maximum of 55% of the <i>lot</i> width measured at the rear of the main <i>building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.5 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
d)	Maximum <i>height</i>	13.0 metres
e)	Maximum number of <i>storeys</i>	3
f)	Maximum <i>residential floor area ratio</i>	n/a
g)	<i>Corner lots</i> shall be deemed to be <i>interior lots</i> for the purpose of measuring <i>established grade</i> .	
h)	Notwithstanding Section 4.27, for detached dwellings that are 3-storeys in height, a <i>rooftop terrace</i> is permitted on the roof over the second <i>storey</i> , and shall be setback a minimum of 0.0 m from the edge of the roof, subject to a maximum 2.0 m depth, measured from the <i>main wall</i> .	
i)	Notwithstanding Table 4.3, <i>porches</i> with or without a foundation may encroach up to 1.0 metres from the <i>front lot line</i> or <i>flankage lot line</i> .	
j)	Notwithstanding Table 4.3, where abutting the Natural Area or Stormwater Management Facility zone, <i>uncovered platforms</i> having a floor <i>height</i> equal to or greater than 0.6 metres measured from <i>grade</i> , may be setback 0.6 metres from the rear and interior side lot line associated access stairs may be setback 0.6 m from the applicable <i>lot line</i> .	

k)	Notwithstanding Table 4.3, <i>uncovered platforms</i> having a floor <i>height</i> equal to or greater than 0.6 metres but less than 3.0 metres, measured from <i>grade</i> , may be setback 1.2 m from the <i>rear lot line</i> and associated access stairs may be setback 0.6 m from the applicable <i>lot line</i> .
15.*.2 Special Parking Provisions	
a)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> or driveway shall have a depth of 5.5 metres, and: <ul style="list-style-type: none"> Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and, Where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width.
b)	Notwithstanding Section 5.8.7.a, where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .
c)	The minimum dimensions of a parking space provided with the length parallel to the aisle or driveway shall be 2.5 metres in width and 7.0 metres in length

15.**	Bronte River, LP - Part of Lot 31, Concession 2, S.D.S	Parent Zone: RM1
Map 19(11)		(2023-###)
15.**.1 Additional Permitted Uses		
The following additional use is permitted:		
a)	One <i>detached dwelling</i> as shown on Block 1 in figure 15.**.1	
15.**.2 Zone Provisions		
The following regulations apply:		
a)	For the purpose of determining the front lot line: <ul style="list-style-type: none">For <i>townhouses</i> and the relocated heritage house, the <i>front lot line</i> is deemed to be \ Bronte Road or Street A.	
b)	Minimum <i>lot area</i>	110 square metres per <i>dwelling</i>
c)	Minimum <i>lot frontage</i>	6.0 metres per <i>dwelling</i>

d)	Minimum <i>front yard</i>	2.5 metres
e)	Minimum <i>rear yard</i>	2.5 m
f)	Maximum <i>height</i>	16.0 m
g)	<i>Corner lots</i> shall be deemed to be <i>interior lots</i> for the purpose of measuring <i>established grade</i> .	
h)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	
i)	Notwithstanding Table 4.3, <i>porches</i> with or without a foundation may encroach up to 1.0 metres from the <i>front lot line</i> , <i>rear lot line</i> or <i>flankage lot line</i> .	
j)	Notwithstanding Table 4.3, <i>balconies</i> are permitted in the <i>flankage yard</i> and may encroach up to 1.0 metres from the <i>front lot line</i> or <i>flankage lot line</i> and are not subject to the maximum total projection beyond the <i>main wall</i> in Table 4.3. .	
k)	Notwithstanding Table 4.3, an air conditioner may be installed on a <i>balcony</i> within the <i>front</i> or <i>rear yard</i> and no maximum <i>height</i> shall apply.	
l)	Notwithstanding Table 4.3, <i>landscaping</i> features (i.e., ornamental and garden walls, retaining walls, planters, etc.) are permitted to encroach up to 0.3 m to any <i>lot line</i> .	
m)	Notwithstanding Section 4.11.1 a), the minimum <i>landscaping</i> dimension shall be 2.0 x 2.5 m and the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension	
n)	For the purpose of calculating the required <i>yards</i> , <i>lot area</i> and <i>frontage</i> on a street, a publicly-owned 0.3 m. reserve adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .	
o)	Notwithstanding anything to the contrary, where a unit has <i>frontage</i> onto Bronte Road, access stairs may encroach up to 0.3 m from the <i>front lot line</i> .	
15.**.3 Special Parking Provisions		
a)	A porte cochere may be setback 1.0 m from the <i>rear lot line</i> .	
b)	Notwithstanding Section 5.2.3 a), the minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5 metres in length.	

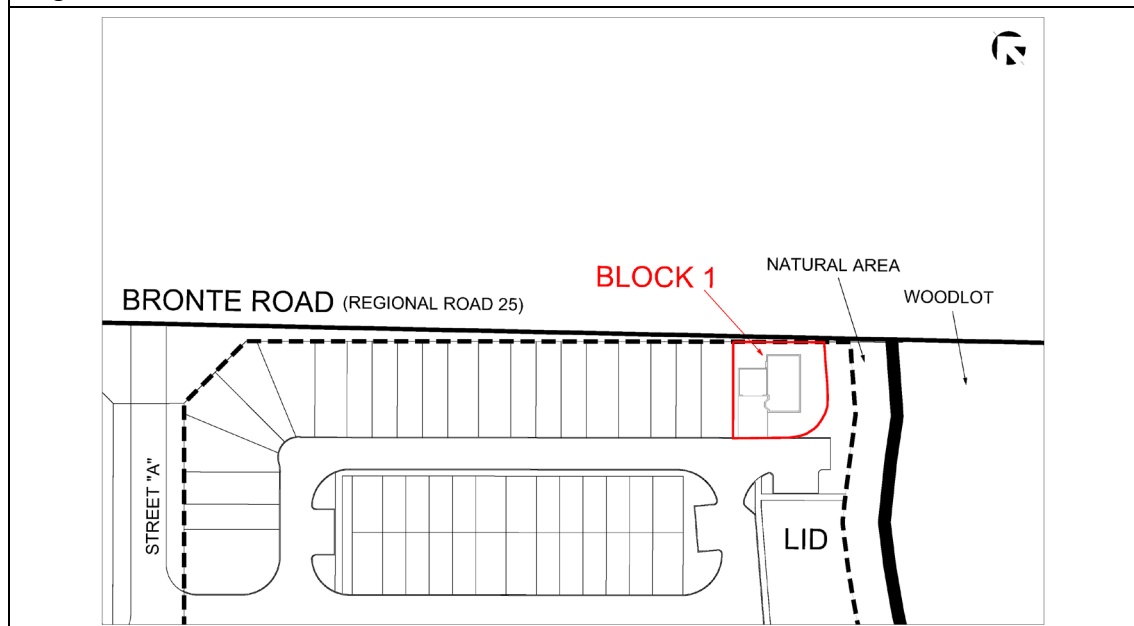
c)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> or driveway shall have a depth of 5.5 metres, and: <ul style="list-style-type: none">• Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and,• Where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width.	
d)	Notwithstanding Section 5.8.2, the minimum width of a <i>driveway</i> shall be 2.7 metres.	
e)	Notwithstanding Section 5.8.2, where driveways on different lots are combined, the maximum driveway width does not apply.	
f)	Minimum setback to the garage	5.5 m
g)	The minimum dimensions of a parking space provided with the length parallel to the aisle or driveway shall be 2.5 metres in width and 7.0 metres in length	

15.4 Additional Zone Provisions for Block 1 as Identified on Figure 15.**.1**

The following regulations apply:

a)	Minimum <i>front yard</i>	2.5 m
b)	Minimum <i>interior side yard</i>	0.6 m on one side, 1.2 m on the other
c)	Minimum <i>rear yard</i>	5.3 m

Figure 15.**.1



15.***	Bronte River, LP - Part of Lot 31, Concession 2, S.D.S	Parent Zone: RM2
Map 19(11)		(2023-###)
15.***.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot area</i>	80 square metres per <i>dwelling</i>
b)	Minimum <i>lot frontage</i>	6.0 metres per <i>dwelling</i>
c)	Minimum <i>front yard</i>	3.0 metres
d)	Minimum flankage yard	2.0 metres
e)	Maximum <i>height</i>	14.0 metres
f)	<i>Corner lots</i> shall be deemed to be <i>interior lots</i> for the purpose of measuring <i>established grade</i> .	
g)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	
h)	Notwithstanding Table 4.3, <i>porches</i> with or without a foundation may encroach up to 1.0 metres from the <i>front lot line</i> or <i>flankage lot line</i> .	
i)	Notwithstanding Table 4.3, <i>balconies</i> are permitted in the <i>flankage yard</i> and may encroach up to 1.0 metres from the <i>front lot line</i> or <i>flankage lot line</i> and are not subject to the maximum total projection beyond the <i>main wall</i> in Table 4.3. .	
j)	Notwithstanding Table 4.3, an air conditioner may be installed on a <i>balcony</i> within the <i>front</i> and no maximum <i>height</i> shall apply.	
k)	Notwithstanding Section 4.11.1 a), the minimum <i>landscaping</i> dimension shall be 2.0 x 2.5 m and the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension	
15.**.2 Special Parking Provisions		
a)	A porte cochere may be setback 1.0 m from the <i>rear lot line</i> .	
b)	Section 5.2.1.3 shall not apply.	
c)	Notwithstanding 5.8.2.c) i), for a <i>townhouse dwelling</i> ,the maximum <i>driveway</i> width is 6.0 metres for a <i>lot</i> having a <i>lot</i> frontage of 12.0 metres or less.	

d)	Notwithstanding Section 5.8.2, where driveways on different lots are combined, the maximum driveway width does not apply.
e)	Notwithstanding Section 5.2.3 a), the minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5 metres in length.
f)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> or driveway shall have a depth of 5.5 metres, and: <ul style="list-style-type: none"> • Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and, • Where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width.
g)	Notwithstanding Section 5.8.7.a, where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .
h)	Despite the above, a porte-cochere is not considered as part of the <i>private garage</i> and may be setback 1.0 m from the applicable <i>lot line</i> .
i)	Notwithstanding Section 5.8.2, the minimum width of a <i>driveway</i> shall be 2.7 metres.
j)	The minimum dimensions of a parking space provided with the length parallel to the aisle or driveway shall be 2.5 metres in width and 7.0 metres in length

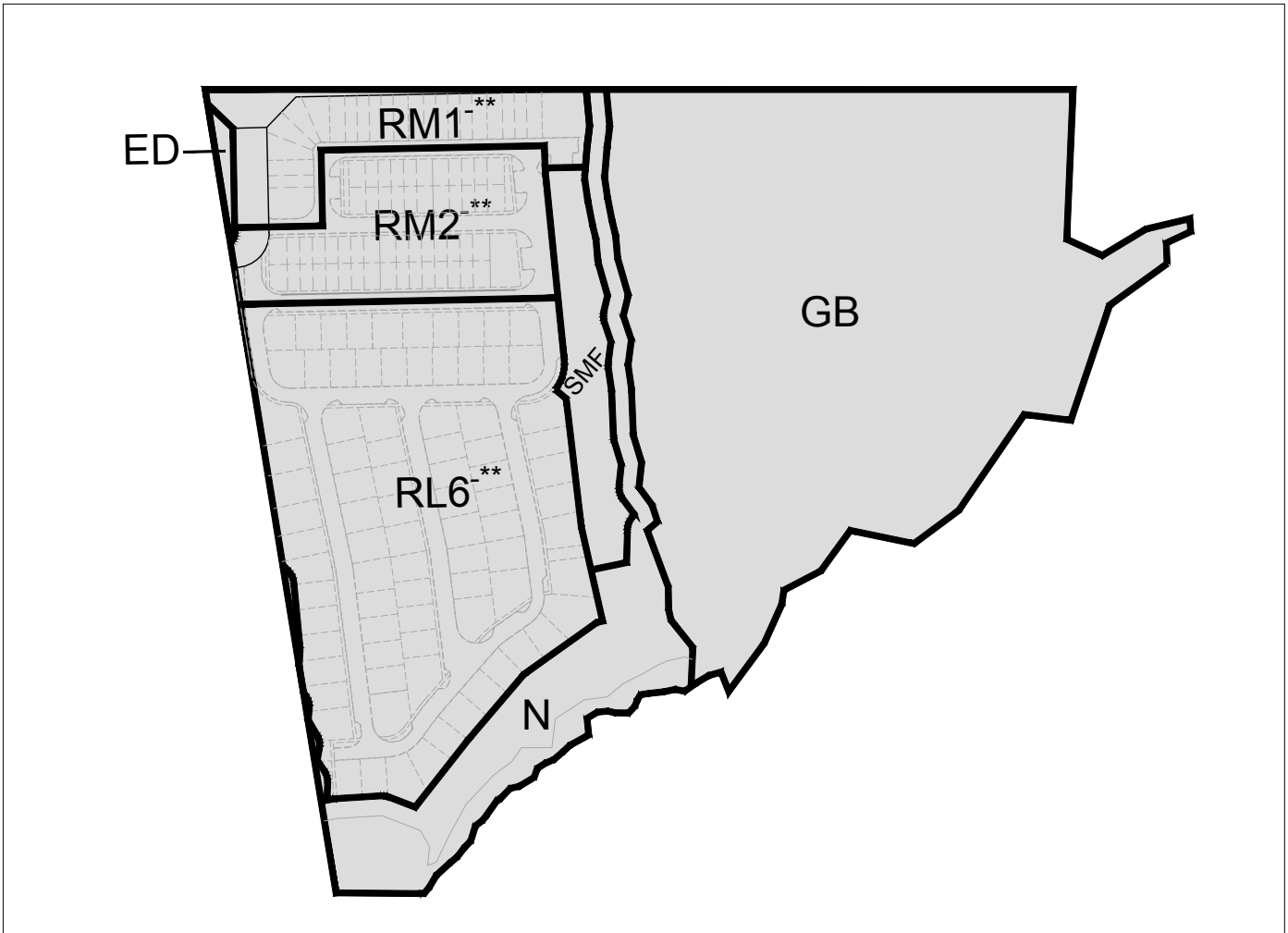
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2023

MAYOR

CLERK

Schedule "A" To 2023 - ***

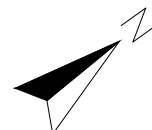


AMENDMENT TO BY-LAW 2014-014



Re-zoned From: Existing Development (ED), Parkway Belt Complementary Use (PB2), Natural Area (N) and Greenbelt (GB) to Residential Low (RL6 sp: xx); Residential Medium (RM1 sp: xx); Residential Medium (RM2 sp: xx); Stormwater Management Facility (SMF); Natural Area (N); and Greenbelt (GB).

EXCERPT FROM MAP
19 (11)



1:3500