

DRAFT



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, as amended, to permit the use of lands described as Part of Lots 8 & 9, Concession 1, North of Dundas Street (Mattamy (Joshua Creek) Limited)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(6) of By-law 2009-189, as amended, 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.*** and 8.****as follows:

8.*	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: NC-2
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2021-XXX)
8.*.1 Zone Regulations		
The following regulations apply to all <i>buildings</i> :		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Porches 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.	

c)	For <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, 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 columns may encroach into the required depth.	
8.*.2 Additional Zone Regulations for Block # (Block 747)		
The following additional regulations apply to lands identified as Block # on Figure 8.*.1:		
a)	Notwithstanding the minimum lot depth in Section 7.5.2, the minimum lot depth for a Townhouse dwelling Unit Street Access Private garage	22.4 m
b)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.5.2, the minimum <i>rear yard setback</i> for a Townhouse dwelling Unit Street Access Private garage	1.3 m

8.** Map 12(6)	Part of Lot 8 & 9, Concession 1, NDS (Mattamy (Joshua Creek) Limited)	Parent Zone: GU (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 with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Park (P) zone or Natural Heritage System (NHS) zone , a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</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.	

d)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.6.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access</i> attached <i>private garage</i> backing onto the Natural Heritage System	6.0 m
8.**.2 Additional Zone Regulations for Block # (Lot 28)		
The following additional regulations apply to lands identified as Block # on Figure 8.**.1:		
a)	Notwithstanding the minimum lot depth in Section 7.6.2, the minimum lot depth for a single detached dwelling street access attached private garage	20.3 m

8.***	Part of Lot 8 & 9, Concession 1, NDS (Mattamy (Joshua Creek) Limited)	Parent Zone: S
Map 12(6)		(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 with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Natural Heritage System (NHS) zone, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</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.	
d)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access</i> attached <i>private garage</i> backing onto the Natural Heritage System	6.0 m
8.***.2 Additional Zone Regulations for Blocks # (Lots 689, 698, 708)		
The following additional regulations apply to lands identified as Blocks # on Figure 8.***.1:		

a)	Notwithstanding the minimum lot depth in Section 7.7.2, the minimum lot depth for a single detached dwelling street access attached private garage	20.4 m
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8.****	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: I
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2021-xxx)
8.****.1 Additional Permitted Uses		
a)	<i>Day Care</i>	
8.****.2 Zone Provisions		
The following regulations apply:		
a)	Minimum Floor Space Index	0.2

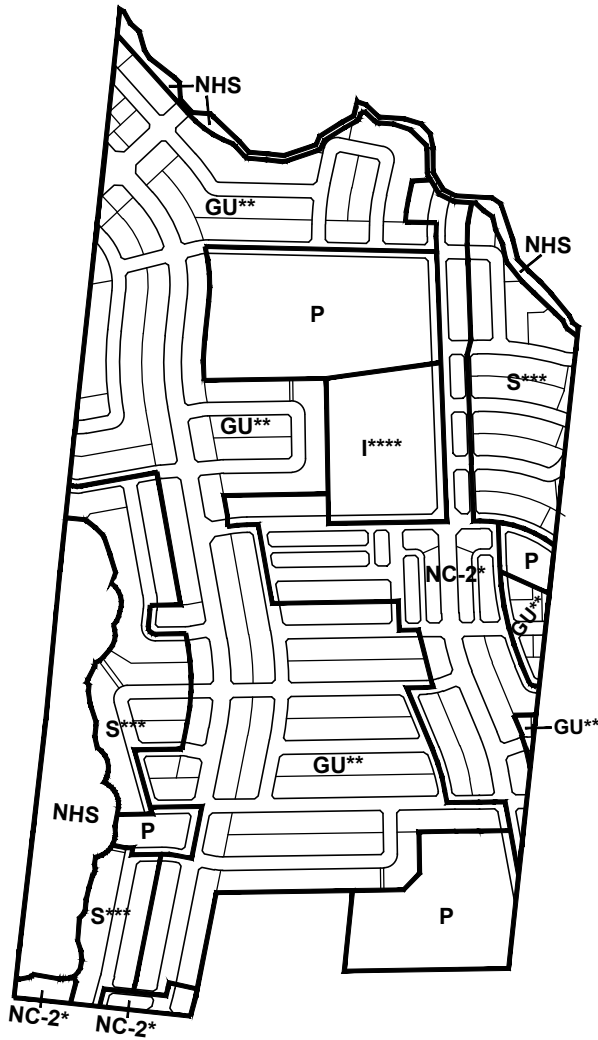
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2021

MAYOR

CLERK

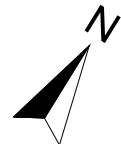
SCHEDULE "A"
To By-Law 2021-***



AMENDMENT TO BY-LAW 2009-189

- Resized from Existing Development (ED) to Neighbourhood Centre (NC-2 sp.*);
- General Urban (GU sp.**);
- Sub Urban (S sp.***);
- Institutional (I sp.****);
- Natural Heritage System (NHS); and
- Park (P)

EXCERPT FROM MAP
12 (6)



1:9000