



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: RM2, RM1, RL6
Map 19(11)		(2023-###)
15.*.1 General Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	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> .	
b)	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. .	
c)	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.	
d)	Notwithstanding Table 4.3, <i>landscaping</i> features (i.e., ornamental and garden walls, retaining walls, planters, etc.) are permitted to encroach up to 0.0 m to any <i>lot line</i> .	

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)	Section 5.8.1.c) shall not apply.	
g)	Notwithstanding Section 5.2.3 b), the minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres, and: <ul style="list-style-type: none">• Where one <i>parking space</i> is provided, 2.9 metres in width; and,• Where two <i>parking spaces</i> are provided, 5.6 metres in width.	
h)	Notwithstanding Section 5.8.2, the minimum width of a <i>driveway</i> shall be 2.7 metres.	
i)	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> .	
j)	Despite j) above, a porte-cochere is not considered as part of the <i>private garage</i> and may be setback 3.0 m from the applicable <i>lot line</i> .	
k)	<i>Corner lots</i> shall be deemed to be <i>interior lots</i> for the purpose of measuring <i>established grade</i> .	
l)	Section 5.2.1.3 shall not apply.	
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, no non-conformity will be created as a result of any severance of the land for the purpose of mortgaging or conveying to a condominium corporation or any public authority.	
15.*.2 Zone Provisions for RL6 Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i>	200 m ²
b)	Minimum <i>lot frontage</i>	11.0 metres

c)	Minimum <i>front yard</i>	3.0 metres
d)	Minimum <i>flankage yard</i>	2.5 metres
e)	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 60% of the <i>dwelling</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 4.0 m measured between the finished floor level of the first <i>storey</i> and the highest point of the roof of the one <i>storey</i> addition
f)	Maximum <i>building height</i>	13.0 metres
g)	Maximum number of <i>storeys</i>	3
h)	Maximum <i>residential floor area ratio</i>	n/a
i)	Notwithstanding Table 4.3, where abutting the Natural Area 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> .	
i)	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> .	
j)	Notwithstanding 5.8.2, for lots greater or equal to 12.5 m in width, the <i>driveway</i> width shall not exceed 6.0 m.	

k)	Notwithstanding 5.8.2, one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length	
l)	Section 5.8.6, “ <i>Private Garage Maximum Sizes</i> ” shall not apply	
m)	Notwithstanding Section 4.27, 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> .	
15.*.4 Zone Provisions for RM1 Lands		
The following regulations apply:		
a)	For the purposed 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 the <i>lot line</i> opposite of the <i>lot line</i> crossed by the <i>driveway</i> accessing the <i>lot</i>.	
b)	Minimum <i>lot area</i>	110 square metres per <i>dwelling</i> unit
c)	Minimum <i>lot frontage</i>	6.0 metres per <i>dwelling</i> unit
d)	Minimum <i>front yard</i>	2.5 metres
f)	Minimum <i>rear yard</i> , where a <i>private garage</i> is accessed by a <i>driveway</i> crossing a <i>rear lot line</i> from a <i>private road</i>	5.5 metres to <i>private garage</i> , 2.5 m to the <i>dwelling face</i>
h)	Maximum building <i>height</i>	14.0 m
i)	Notwithstanding anything to the contrary, where a unit has <i>frontage</i> onto Bronte Road, access stairs may encroach up to 0.0 m from the <i>front lot line</i> .	
j)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	
k)	The minimum <i>landscaping coverage</i> means the calculation of the total horizontal area of a <i>townhouse</i> block covered by <i>landscaping</i> .	
l)	Notwithstanding Table 4.3, <i>porches</i> with or without a foundation may encroach up to 1.0 metres from the <i>rear lot line</i> .	
m)	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.	

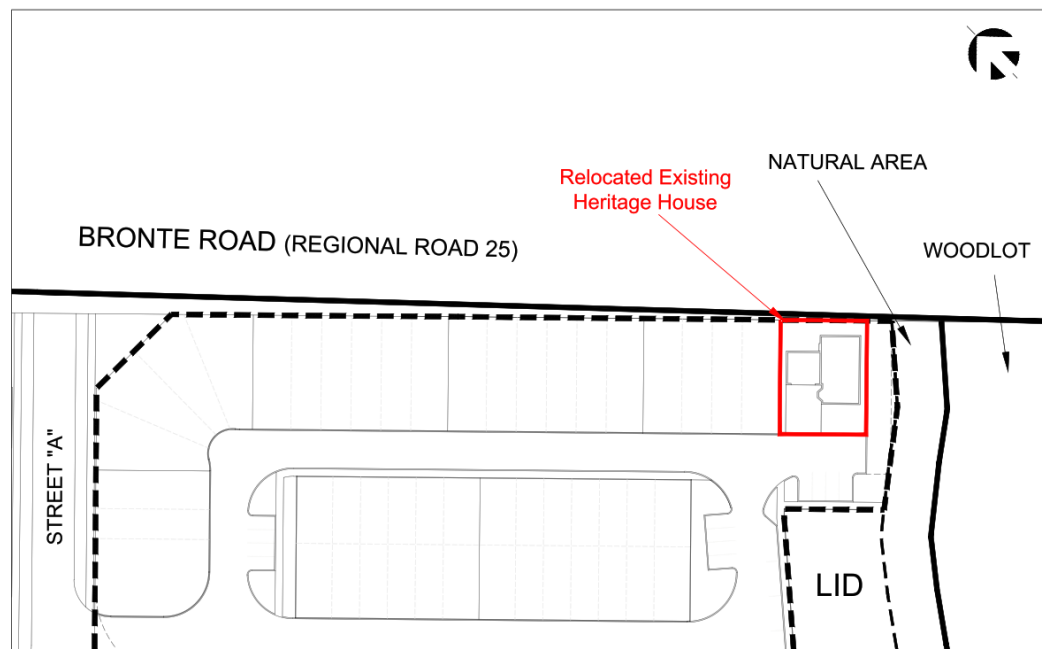
n)	A porte cochere may be setback 1.0 m from the <i>rear lot line</i> .
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15.*.5 Additional Zone Provisions for RM1, Relocated Heritage House as Identified on Figure 15.**.1

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.*.6 Zone Provisions for RM2 Lands

The following regulations apply:

a)	Minimum <i>lot area</i>	70 square metres per <i>dwelling</i> unit
b)	Minimum <i>lot frontage</i>	5.6 metres per <i>dwelling</i> unit
c)	Minimum <i>front yard</i>	3.0 metres
d)	Minimum flankage yard	2.0 metres
e)	Maximum building <i>height</i>	14.0 metres

f)	Minimum number of <i>parking spaces</i>	1 resident <i>parking space</i> plus 0.25 visitor <i>parking spaces</i> per <i>dwelling unit</i>
g)	The minimum number of <i>parking spaces</i> may be provided on the <i>driveway</i> .	
h)	The maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
i)	One walkway access may be connected to the side of a <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
j)	A porte cochere may be setback 1.0 m from <i>the front lot line</i> .	
k)	Notwithstanding Section 4.7, a garbage enclosure is permitted within the front yard if setback behind the front <i>porch</i> and located beneath a porte-cochere or second floor projection.	

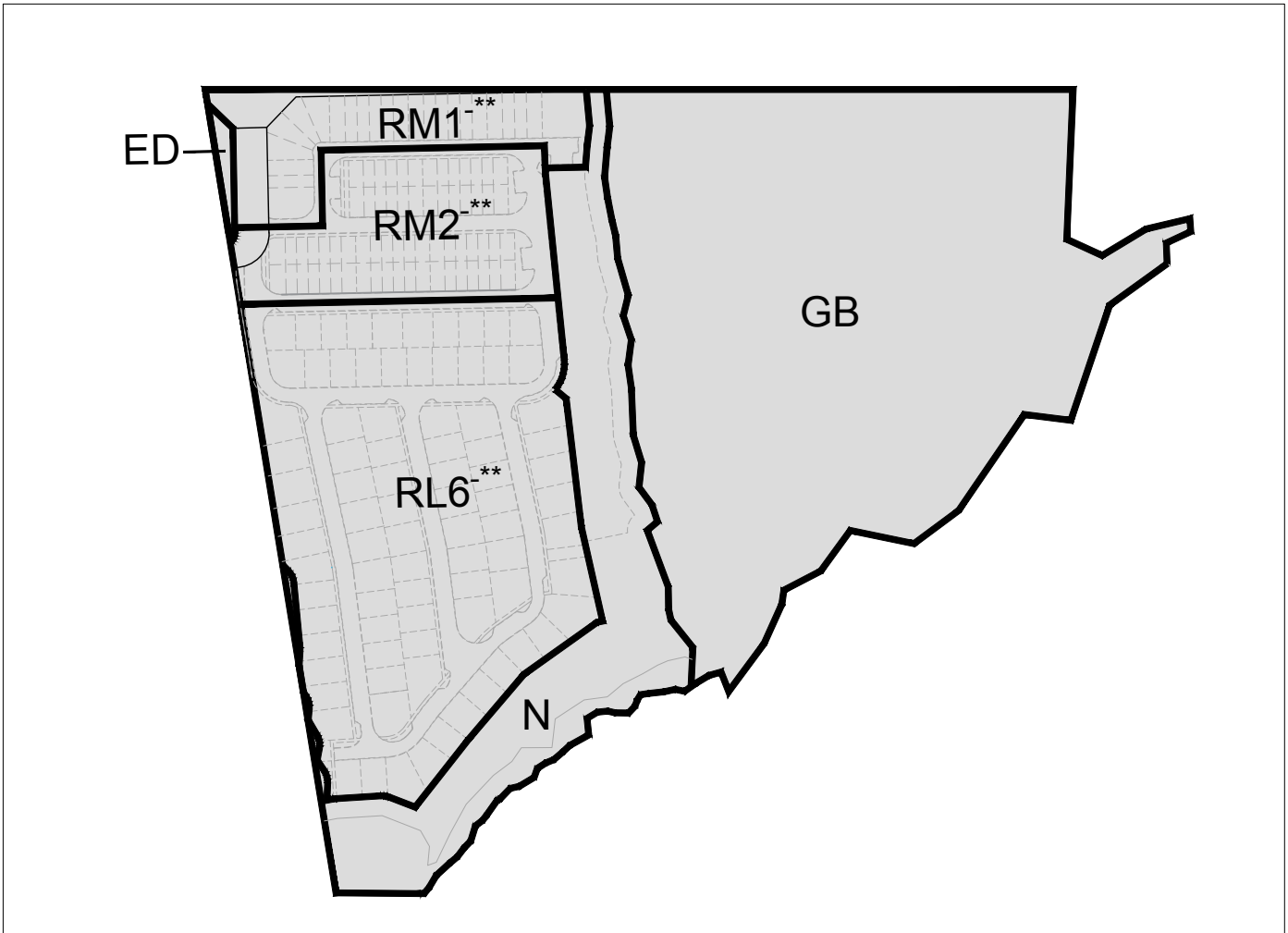
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2023

MAYOR

CLERK

Schedule "A" To 2023 - ***

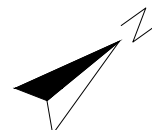


AMENDMENT TO BY-LAW 2014-014



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); Natural Area (N); and Greenbelt (GB).

EXCERPT FROM MAP
19 (11)



1:3500