

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 20XX-XX**

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 Lot 21, Concession 1, NDS (Neatt (16 Mile Creek) Inc.; 3056 Neyagawa Boulevard; File Z.1321.02)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(3) of By-law 2009-189, as amended, is further amended by rezoning the lands depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.XX as follows:

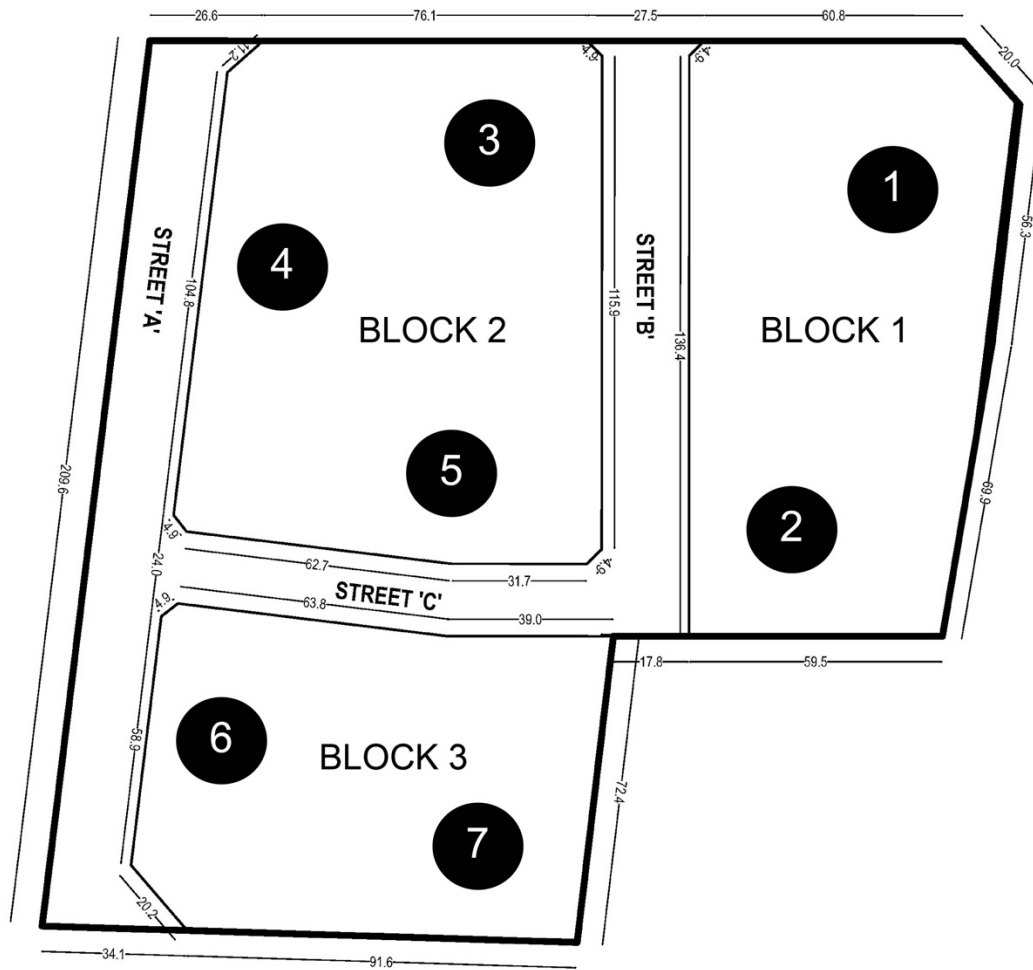
<b>XX</b>		<b>3056 Neyagawa Boulevard</b> (Part of Lot 21, Concession 1, NDS)	Parent Zone: DUC
Map 12(3)			(BY-LAW #)
<b>8.XX.1 – Zone Regulations for All Lands</b>			
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, the regulations of each Block identified in Figure 8.XX.7 shall apply to the whole of such lands as if no severance, partition or division had occurred.		
<b>8.XX.2 – Additional Zone Regulations for Block 1</b>			
The following additional regulations apply to all lands identified as Block 1 identified in Figure 8.XX.1			
a)	Minimum podium <i>height</i>	14.0 m (4 storeys)	
b)	Maximum podium <i>height</i>	27.0 m (8 storeys)	
c)	Maximum <i>height</i> for Block 1:	Building 1: 77.0 m (24 storeys)	
		Building 2: 65.0 m (20 storeys)	
d)	Maximum <i>height</i> of mechanical and/or elevator penthouse, rooftop equipment, and stair tower	6.0 m	
e)	Minimum <i>first storey area</i> for non-residential <i>uses</i> permitted in accordance with Table 6.1	1,030 square metres	
f)	Maximum <i>front yard</i>	7.5 m	
g)	Maximum <i>flankage yard</i>	33.0 m	
h)	Minimum <i>rear yard</i>	1.0 m	
i)	Maximum <i>floor space index</i>	4.95	
<b>8.XX.3 – Additional Zone Regulations for Block 2</b>			

The following additional regulations apply to all lands identified as Block 2 identified in Figure 8.XX.1		
a)	Minimum podium <i>height</i>	14.0 m (4 storeys)
b)	Maximum podium <i>height</i>	27.0 m (6 storeys)
c)	Maximum <i>height</i> for Block 2:	Building 3: 58.0 m (18 storeys)
		Building 4: 77.0 m (24 storeys)
		Building 5: 83.0 m (26 storeys)
d)	Maximum <i>height</i> of mechanical and/or elevator penthouse, rooftop equipment, and stair tower	6.0 m
e)	Minimum <i>first storey area</i> for non-residential <i>uses</i> permitted in accordance with Table 6.1	870 square metres
f)	Maximum <i>front yard</i>	7.0 m
g)	Maximum west <i>flankage yard</i>	38.0 m
g)	Minimum <i>rear yard</i>	3.0 m
i)	Maximum <i>floor space index</i>	6.05
<b>8.XX.4 – Additional Zone Regulations for Block 3</b>		
The following additional regulations apply to all lands identified as Block 3 identified in Figure 8.XX.1		
a)	Minimum podium <i>height</i>	4.0 m (1 storey)
b)	Maximum podium <i>height</i>	21.0 m (6 storeys)
c)	Maximum <i>height</i> for Block 3:	Building 6: 48.0 m (15 storeys)
		Building 7: 65.0 m (20 storeys)
d)	Maximum <i>height</i> of mechanical and/or elevator penthouse, rooftop equipment, and stair tower	6.0 m
e)	Maximum <i>front yard</i>	11.0 m
f)	Minimum <i>rear yard</i>	3.0 m
h)	Maximum <i>floor space index</i>	5.18
<b>8.XX.5 – Parking Regulations</b>		
a)	Despite Table 5.1B – Parking Requirements for Non-Residential Uses, <i>parking spaces</i> for all non-residential uses shall be provided at a minimum rate of 1 <i>parking spaces</i> per 30 square metres of <i>leasable floor area</i> and at a maximum rate of 1 <i>parking space</i> per 20 square metres of <i>leasable floor area</i> .	
b)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
<b>8.XX.6 – Special Site Provisions</b>		

The following additional provisions apply:	
a)	For Block 1, the <i>lot line</i> abutting Neyagawa Boulevard shall be deemed to be the <i>front lot line</i> .
b)	For Block 2, the <i>lot line</i> abutting the future Sixteen Mile Boulevard extension shall be deemed the <i>front lot line</i> .
c)	For Block 3, the <i>lot line</i> abutting Dundas Street West shall be deemed to be the <i>front lot line</i> .
d)	“Bicycle parking space – occupant (stacked)” means where the bicycles are stacked, shall have horizontal dimensions of at least 0.45m by 1.8m, and the minimum vertical dimension for each stacked bicycle space shall be 1.2m, with a total vertical dimension of 2.4m.

**8.XX.7 – Special Site Figures for All Lands**

Figure 8.XX.1



# Building numbers and general locations as referenced in Section 8.XX of this By-law.

3. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.XX as follows:

HXX	3065 Neyagawa Boulevard (Part of Lot 21, Concession 1, NDS)	Parent Zone: DUC
Map 12(3)		(BY-LAW #)
<b>9.3.XX.1 Conditions for Removal of the “H”</b>		
<p>The “H” symbol shall, upon application by the Owner, be removed for all or part of a block by <i>Town</i> Council passing a By-law under Section 36 of the <u>Planning Act</u>. The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i>:</p>		
a)	<p>Prior to any development proceeding on Block 1, as identified in Figure 8.XX.1, the Owner shall provide written confirmation from the Region of Halton that:</p> <ul style="list-style-type: none"> <li>i. The Owner has secured the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;</li> <li>ii. The Owner has signed the applicable Allocation Agreement or any required Amending Agreements;</li> <li>iii. The Owner has made all required payments associated with the Allocation Program; and</li> <li>iv. The Owner is in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.</li> </ul>	
b)	<p>Prior to any development proceeding on Block 2, as identified in Figure 8.XX.1, the Owner shall provide written confirmation from the Region of Halton that:</p> <ul style="list-style-type: none"> <li>v. The Owner has secured the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;</li> <li>vi. The Owner has signed the applicable Allocation Agreement or any required Amending Agreements;</li> <li>vii. The Owner has made all required payments associated with the Allocation Program; and</li> <li>viii. The Owner is in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.</li> </ul>	
c)	<p>Prior to any development proceeding on Block 3, as identified in Figure 8.XX.1, the Owner shall provide written confirmation from the Region of Halton that:</p> <ul style="list-style-type: none"> <li>i. The Owner has secured the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;</li> <li>ii. The Owner has signed the applicable Allocation Agreement or any required Amending Agreements;</li> <li>iii. The Owner has made all required payments associated with the Allocation Program; and</li> </ul>	

	iv. The Owner is in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.
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4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

SCHEDULE A TO BY-LAW NUMBER 20XX-XX

