



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2022-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 Lot 17, Concession 1, North of Dundas Street (Docasa Group Ltd.)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(5) 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 new Sections 8. \*, 8. \*\*, 8. \*\*\* and 8\*\*\*\* as follows:

<b>8.*</b>	<b>Docasa Group Ltd.</b>	Parent Zone: GU
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2022-XXX)
<b>8.*.1 Zone Regulations for All Lands</b>		
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 a 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 the door.	4.0m
b)	For corner <i>lots</i> , a porch shall have a minimum depth from the exterior of the building to the outside edge of the <i>porch</i> of 1.5m. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and other obstructions may encroach a maximum of 0.3m into the required depth.	
c)	For interior lots a <i>porch</i> shall have a minimum depth from the exterior of the building to the outside edge of the <i>porch</i> of 1.5m. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3m 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 building or insect screening. The total area of the vertical plane shall be measured from the top of <i>porch</i> slab to the underside of the <i>porch</i> ceiling.	

8.*.2 Additional Zone Provisions for Lots with Single Detached Dwellings, Street Accessed Attached Private Garage for GU Lands		
a)	<p><i>Minimum Rear Yard Setback</i> for <i>single-detached dwelling, street access attached private garage</i> on lots with a <i>lot depth</i> of 28.0m or less.</p> <p>Footnote #1 of GU Table 7.6.2. is prohibited on lots with buildings constructed with a minimum 6.0m rear yard setback.</p> <p>The rear yard encroachment provisions of Table 4.21., Permitted Encroachments into Required Yards, as amended, continues to apply on lots with buildings constructed with a minimum 6.0m rear yard setback.</p>	6.0m
b)	Notwithstanding 8.* 2 a) above, Footnote #1 of GU Table 7.6.2. continues to apply when the <i>Minimum Rear Yard Setback</i> is 7.0m.	

8.**	Docasa Group Ltd. (Part of Lot 17, Concession 1, NDS)	Parent Zone: NC (2022-XXX)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum Floor Space Index/Density for an <i>Apartment</i>	2.0
b)	The maximum density of 150 residential units per <i>Net hectare</i> for an <i>Apartment</i> in Table 7.5.2 shall not apply.	
c)	Residential <i>dwelling units</i> are permitted at-grade, including facing a <i>public street</i> .	
d)	Maximum <i>height</i> - 6 <i>storeys</i> .	
e)	Notwithstanding Section 7.5.3.1, an <i>Apartment</i> is permitted to have a minimum <i>front yard setback</i> of 0.0 metres.	
f)	Minimum Flankage Setback	1.0m
g)	Notwithstanding Section 5.1.3, the required parking spaces for any use may be located on the lot on which the use is located or on the lands identified as NC*** on Schedule 'A' to this by-law.	
h)	The front lot line shall be deemed to be the <i>lot line</i> on the east side of the block abutting Street 'A' identified as NC** on Schedule 'A' to this By-law.	

8.***	<b>Docasa Group Ltd.</b>		Parent Zone: NC
Map 12(5)	(Part of Lot 17, Concession 1, NDS)		(2022-XXX)
<b>8.***.1 Zone Regulations for All Lands</b>			
The following regulations apply to all lands identified as subject to this Special Provision:			
a)	Residential <i>dwelling units</i> are permitted at-grade, including facing a <i>public street</i> .		
b)	Maximum <i>height</i> - 6 storeys.		
c)	Minimum Flankage Setback	1.0 m	
d)	Minimum <i>Leasable Floor Area</i> for Non-Residential Uses	350 m <sup>2</sup>	
e)	Notwithstanding Section 5.1.3, the required parking spaces for any use may be located on the lot on which the use is located or on the lands identified as NC** on Schedule 'A' to this by-law.		
f)	Notwithstanding Table 5.1B, all permitted non-residential uses will only require a minimum of 1 <i>parking space</i> per 30 square metres of <i>leasable floor area</i> .		
g)	The front lot line shall be deemed to be the <i>lot line</i> on the east side of the block abutting Street 'A' identified as NC*** on Schedule 'A' to this By-law.		

<b>8.****</b>	<b>Docasa Group Ltd.</b>	Parent Zone: I
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2022-XXX)
<b>8.****.1 Zone Provisions</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum <i>front yard</i>	Shall not apply
b)	Maximum <i>flankage yard</i>	Shall not apply
c)	Minimum <i>building height</i> for a <i>public school elementary</i>	Shall not apply
d)	Maximum <i>building height</i> for a <i>public school elementary</i>	18m
e)	Minimum <i>landscape strip</i> width along the <i>rear lot line</i> or <i>interior lot line</i>	4.5m
f)	Section 1.7 (iii)	Shall not apply
g)	Section 4.13.1	Shall not apply
<b>8.****.1 Parking Regulations</b>		
a)	Parking requirements for a <i>Public School Elementary</i>	3 <i>parking spaces</i> per classroom maximum
b)	Parking requirements for <i>Day Care Centre</i> inclusive of <i>parking spaces</i> for queuing	1 <i>parking space</i> per 18 m <sup>2</sup> of <i>leasable floor area</i> minimum; and no maximum

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 \_\_\_ day of \_\_\_\_\_, 2022

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MAYOR

\_\_\_\_\_

CLERK