

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 to permit the use of lands described as Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S., Town of Oakville

(Lower Fourth Development Limited & Pendent Developments Ltd. (Mattamy Homes), File No.Z.1317.05)

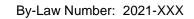
COUNCIL ENACTS AS FOLLOWS:

- 1. Map 12(4) of By-law 2009-189 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.## as follows:

##		Lower Fourth Development Limited &		Parent Zone: I	
Map 12(4)		Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.		(2021-###)	
8.##.1 Zone Provisions					
The following regulations apply to all lands identified as subject to this special provision:					
a)	Maxim	um building height	16.5 metres		
b)	Minimu	ım Floor Space Index (FSI)	0.20		
c)	Parking requirements in Table 5.1B shall only apply to classrooms within a permanent school building.				
d)	Parking spaces required by Table 5.1B for the elementary school are permitted to be located on the adjacent park block.				

3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.## as follows:

##	Lower Fourth Development Limited &	Parent Zone: NC
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Map 12(4)		Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.	(2021-###)	
8.##	ŧ.1 Zoı	ne Provisions		
The following regulations apply to all lands identified as subject to this special provision:				
a)	4.21(g), Bow Wir may be	standing the maximum width in Table the maximum width of Bay, Box Out and adows with or without foundations which a maximum of three storeys in height and ay include a door.	4.0 m	
b)	the build depths s	For corner lots, 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 lepths shall be provided for a minimum of 40% of the porch. However, teps and columns may encroach into the required depth.		
c)	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.			

4. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.## as follows:

	##	Lower Fourth Development Limited &	Parent Zone: GU	
Ма	Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.		(2021-###)	
8.##	8.##.1 Zone Provisions			
	The following regulations apply to all lands identified as subject to this special provision:			
a)	Notwiths 4.21(g), Bow Wi may be which m			
b)	For corner lots or lots abutting the Park (P) 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 and columns may encroach into the required depth.			





c) 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 *building* or insect screening.

5. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.## as follows:

## Lower Fourth Development Limited & Parent Zone: S					
Map 12(4)		Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.	(2021-###)		
8.##	‡.1 Zoı	ne Provisions			
	The following regulations apply to all lands identified as subject to this special provision:				
a)	Notwithstanding the maximum width in Table 4.0 m 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 <i>height</i> and which may include a door.				
b)	For <i>corner lots</i> or <i>lots</i> abutting the Natural Heritage System (NHS) <i>zone</i> , 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.				
c)	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.				
d)	Notwithstanding the minimum rear setback yard in Section 7.7.2, the minimum rear yard setback for a single detached dwelling street access attached private garage abutting the Natural Heritage System (NHS) zone.		a d		
e)	porch (la	standing Table 4.21, for single detached dwe anai) is permitted to project 3 metres into the onto the Natural Heritage System.			

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



By-Law Number: 2021-XXX

PASSED this XX th day of	, 2021	
	MAYOR	CL FRK



Schedule 'A' to