



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 & Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.		Parent Zone: I
Map 12(4)			(2021-###)
8.##.1 Zone Provisions			
The following regulations apply to all lands identified as subject to this special provision:			
a)	Maximum building height	16.5 metres	
b)	Minimum <i>Floor Space Index (FSI)</i>	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.##.1 Zone Provisions		
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 <i>height</i> and which may include a door.	4.0 m
b)	For <i>corner lots</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)	<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 <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 & Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: GU
Map 12(4)		(2021-###)
8.##.1 Zone Provisions		
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 <i>height</i> and which may include a door.	4.0 m
b)	For <i>corner lots</i> or <i>lots</i> abutting the Park (P) 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.	

c)	<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 <i>building</i> or insect screening.
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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 & Pendent Developments Ltd. (Mattamy Homes) - Part of Lot 16, 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: S (2021-###)
8.##.1 Zone Provisions		
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 <i>height</i> and which may include a door.	4.0 m
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)	<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 <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</i> access attached <i>private garage</i> abutting the Natural Heritage System (NHS) <i>zone</i> .	6.0 m
e)	Notwithstanding Table 4.21, for single detached dwellings, a covered porch (lanai) is permitted to project 3 metres into the required rear yard backing 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.

PASSED this XXth day of _____, 2021

MAYOR

CLERK

Schedule 'A' to