



## DRAFT

### THE CORPORATION OF THE TOWN OF OAKVILLE

#### BY-LAW NUMBER 2025-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 14, Concession 1, North  
of Dundas Street (Argo Oakville Woods  
Corporation)

#### 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 a new Section 8.\* as follows:

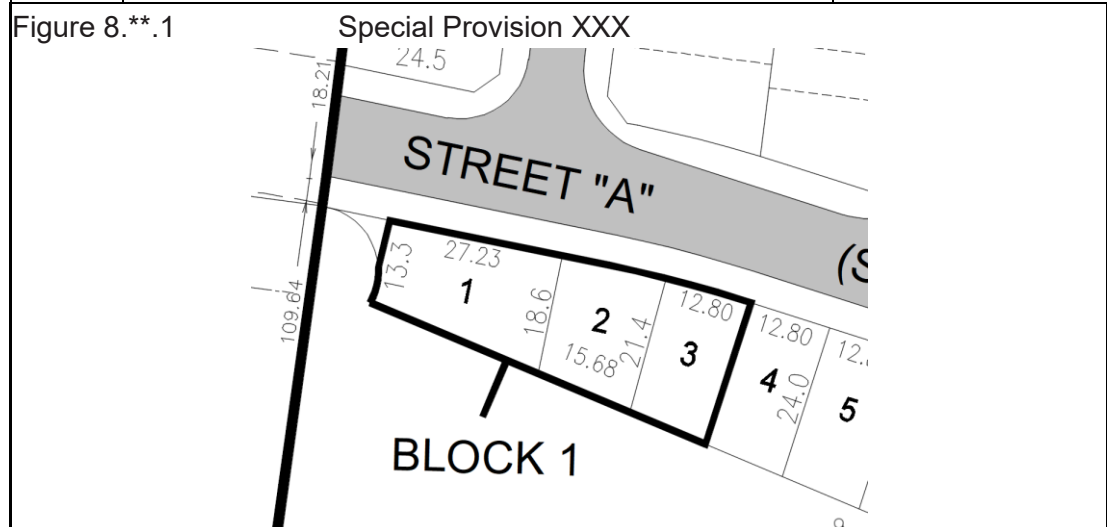
8.*	Argo Oakville Woods Corporation (Part of Lot 14, Concession 1, NDS)	Parent Zone: NC
Map 12(5)		(2025-xxx)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.0 m of the front or flankage lot line.	

b)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms that are 0.6 metres or greater in height measured from the surrounding grade, and porches including balconies on top of porches, vertical supports, roofs above, and landings, exclusive of stairs, shall be permitted to encroach into a required front yard:	2.0 m
c)	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 height and which may include a door.	4.0 m
d)	Notwithstanding Section 4.27, 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, columns, and supporting structures may encroach into the required depth.	
e)	Notwithstanding Section 4.27, the requirement to have walls that are open and unenclosed for at least 70% of the total area of the vertical planes forming its perimeter shall not apply to inset porches.	
f)	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.	
g)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage or a tandem double car private garage, and one step may encroach into the width of a parking space within a garage at the side of the parking space.	
h)	For any through lot, any lot line abutting a street shall be a front lot line.	
i)	Notwithstanding Section 4.18.3 of this By-law, a maximum driveway width of 6.0 metres is permitted.	
8.*.2 Zone Provisions for Townhouse Dwelling Unit Street Access Private Garage		
a)	Minimum <i>lot depth</i>	22.0 metres

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

8.**	Argo Oakville Woods Corporation (Part of Lot 14, Concession 1, NDS)	Parent Zone: GU
Map 12(5)		(2025-xxx)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.6.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access</i> attached <i>private garage</i> abutting the Natural Heritage System (NHS) <i>zone</i> .	6.0 m
b)	Notwithstanding Section 4.21.d) of this By-law, a balcony shall be permitted within 1.0 m of the front or flankage lot line.	
c)	Notwithstanding Section 4.21.e) of this By-law, uncovered platforms that are 0.6 metres or greater in height measured from the surrounding grade, and porches including balconies on top of porches, vertical supports, roofs above, and landings, exclusive of stairs, shall be permitted to encroach into a required front yard:	2.0 m
d)	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 height and which may include a door	4.0 m
e)	Notwithstanding Section 4.27, 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, columns, and supporting structures may encroach into the required depth.	
f)	Notwithstanding Section 4.27, the requirement to have walls that are open and unenclosed for at least 70% of the total area of the vertical planes forming its perimeter shall not apply to inset porches.	
g)	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.	

h)	Notwithstanding Section 5.4.1.2 of this By-law, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage or a tandem double car private garage, and one step may encroach into the width of a parking space within a garage at the side of the parking space.	
i)	The minimum rear yard setback may be reduced to 3.0 m for a one storey addition for a maximum of 45% of the dwelling width measured at the rear of the main building. The one storey addition shall have a maximum vertical distance of 4.5 m for any sloped roof construction and 4.0m to top of flat roof construction, measured between the finished floor level of the first storey and the highest point of the roof of the one storey addition.	
j)	Notwithstanding Section 4.21 of this By-law, a covered porch (lanai) is permitted to project 3 metres into the required rear yard.	
8.**.2 Additional Zone Provisions for Block 1 Lots 1-3 identified in Special Site Figure 8.**.1		
a)	Minimum <i>lot depth</i>	13 m
b)	Minimum <i>rear yard setback</i>	1.3 m



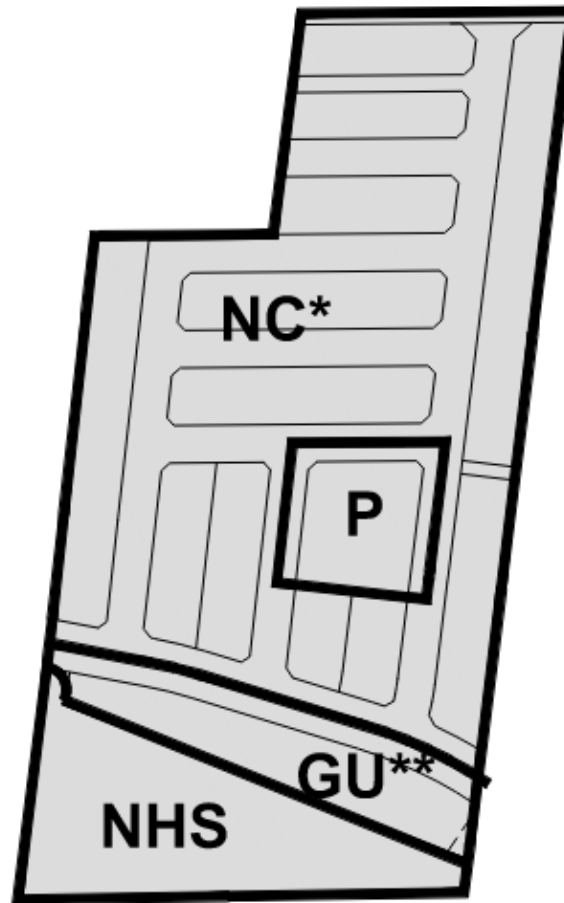
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XX<sup>th</sup> day of \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "A"  
To By-Law 2025-\*\*\*



**AMENDMENT TO BY-LAW 2009-189**



Rezoned from Future Development (FD) to  
Neighbourhood Centre (NC sp:\*);  
General Urban (GU sp:\*\*);  
Park (P) and  
Natural Heritage System (NHS)

EXCERPT FROM MAP  
12 (5)



1:3000