

# DRAFT



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2020-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 Lots 8 & 9, Concession 1, North of Dundas Street (Mattamy (Joshua Creek) Limited)

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 12(6) 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.\*, 8.\*\*, 8.\*\*\* and 8.\*\*\*\*as follows:

<b>8.*</b>	<b>Part of Lot 8 &amp; 9, Concession 1, NDS</b>	Parent Zone: NC-2
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2020-XXX)
<b>8.*.1 Zone Regulations</b>		
The following regulations apply to all <i>buildings</i> :		
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 height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, a <i>porch</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.	

c)	Notwithstanding Section 4.27, 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 may encroach into the required depth.
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .

8.**	<b>Part of Lot 8 &amp; 9, Concession 1, NDS</b>	Parent Zone: GU
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2020-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 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
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Park (P) zone or Natural Heritage System (NHS) 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 may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</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 Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	Notwithstanding Table 7.6.2, the minimum <i>rear yard</i> for <i>single detached dwellings</i> with a <i>lot depth</i> of 27.5 m or less.	6.0 m

<b>8.***</b>	<b>Part of Lot 8 &amp; 9, Concession 1, NDS</b> (Mattamy (Joshua Creek) Limited)	Parent Zone: S
Map 12(6)		(2020-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 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
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Natural Heritage System (NHS) 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 may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</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 Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	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	6.0 m

<b>8.****</b>	<b>Part of Lot 8 &amp; 9, Concession 1, NDS</b> (Mattamy (Joshua Creek) Limited)	Parent Zone: I
Map 12(6)		(2020-xxx)
<b>8.****.1 Additional Permitted Uses</b>		
a)	<i>Day Care</i>	
<b>8.****.2 Zone Provisions</b>		
The following regulations apply:		
a)	Minimum Floor Space Index	0.2

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 XX<sup>th</sup> day of \_\_\_\_\_, 2020

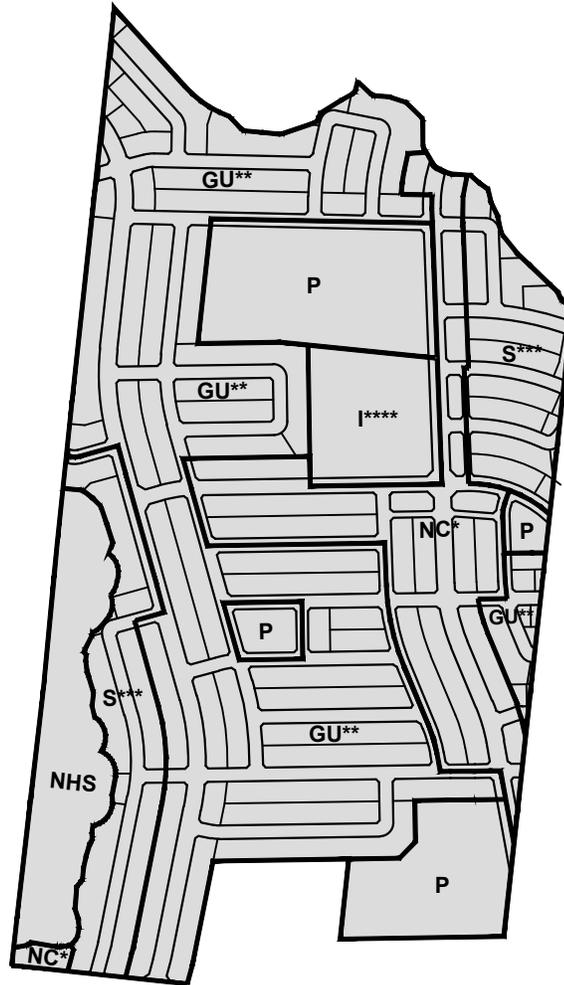
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MAYOR

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CLERK

SCHEDULE "A"  
To By-Law 2020-\*\*\*



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

-  Rezoned from Existing Development (ED) to Neighbourhood Centre (NC sp:\*);
- General Urban (GU sp:\*\*);
- Sub Urban (S sp:\*\*\*);
- Institutional (I sp:\*\*\*\*);
- Natural Heritage System (NHS); and
- Park (P)

EXCERPT FROM MAP  
12 (6)



1:9000