



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 to permit the use of lands described as Part of Lot 16, Concession 1, N.D.S., Town of Oakville (Digram Developments Oakville Inc., File No.Z.1316308)

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.*, 8.**, 8.*** and 8.**** as follows:

8.*	Part of Lot 16, Concession 1, NDS (Digram Developments Oakville Inc.)		Parent Zone: NC
Map 12(4)			(2022-XXX)
8.*.1 Only Building Types Permitted			
The following <i>building types</i> are only permitted:			
a)	<i>Mixed Use Building</i>		
b)	<i>Apartment Building</i>		
8.*.2 Zone Regulations for All Lands			
The following regulations apply to all <i>buildings</i> :			
a)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i>		
b)	Maximum <i>height</i> of a mixed use or apartment <i>building</i>	6 storeys	
c)	Maximum density for a mixed use or apartment <i>building</i>	2.00 FSI	
e)	The maximum <i>building height</i> shall not apply to the portion of the building used to access the rooftop amenity area.		
f)	The maximum building height shall not apply to <i>accessory structures</i> associated with the roof top amenity area.		

The following regulations apply to all <i>buildings</i> :		
a)	Minimum storey height of the first storey	4.5 m
b)	<i>Minimum floor area for non-residential uses in mixed use building.</i>	300 m ²
c)	Non-residential uses are required within the main wall of mixed use buildings oriented towards Sixth Line.	

8.**	Part of Lot 16, Concession 1, NDS (Digram Developments Oakville Inc.)		Parent Zone: NC
Map 12(4)			(2022-XXX)
8.***.1 Zone Regulations for All Lands			
The following regulations apply to all <i>buildings</i> :			
a)	Section 4.17.1 i) shall not apply.		
b)	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	
c)	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 a maximum of 0.3 metres into the required depth.		
d)	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.		

8.***	Part of Lot 16, Concession 1, NDS (Digram Developments Oakville Inc.)	Parent Zone: GU
Map 12(4)		(2022-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 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)	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 a maximum of 0.3 metres 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.	

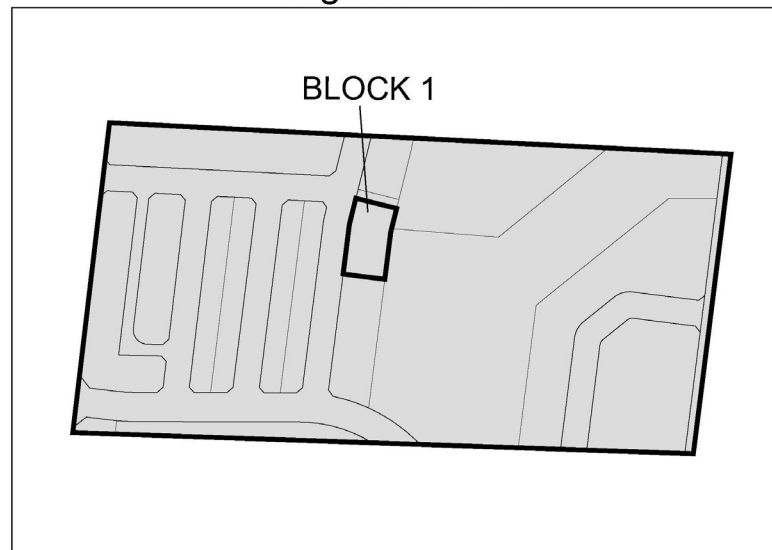
8.***.2 Additional Zone Regulations for Block 1 Lands

The following additional regulations apply to the lands identified as Block 1 on Special Site Figure 8.**.1

a)	Notwithstanding the minimum <i>rear yard</i> setback in Section 7.6.2, the minimum rear yard setback for a <i>townhouse dwelling unit street access private garage</i>	5.5 m
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8.***.3 Special Site Figure

Figure 8.**.1



8.****	Part of Lot 16, Concession 1, NDS	Parent Zone: S
Map 12(4)	(Digram Developments Oakville Inc.)	(2021-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 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)	For <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) 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 a maximum of 0.3 metres 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.	

3. Section 9, Holding Provision, of By-law 200-189, as amended, is further amended by adding a new section 9.3.XX.

HXX	Part of Lot 16, Concession 1, NDS (Digram Developments Oakville Inc.)	Parent Zone: NC
Map 12(4)		(2022-xxx)
9.3.XX.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	<i>Uses permitted in the ED zone.</i>	
9.3.XX.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:		
a)	That water and wastewater Servicing Allocation has been secured for the subject lands and the proposed development through Halton Region; and that Halton Region provides correspondence indicating that sufficient water and wastewater servicing allocation has been secured to support the development.	

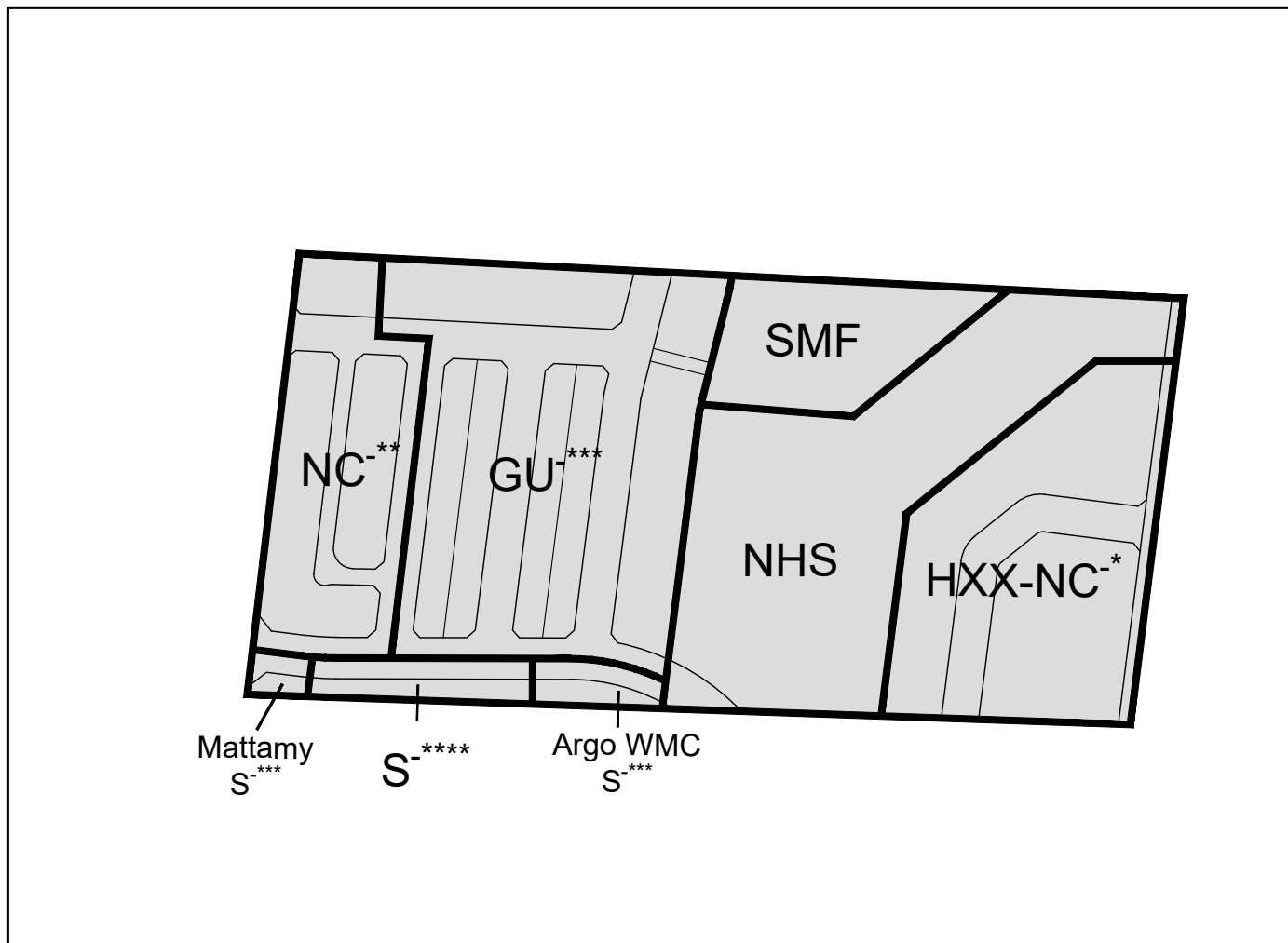
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2022

MAYOR

CLERK

Schedule "A" To 2022 - ***

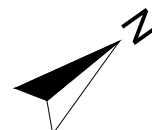


AMENDMENT TO BY-LAW 2009-189



Re-zoned From: Existing Development (ED) to
Neighbourhood Centre (HXX-NC sp: *);
Neighbourhood Centre (NC sp: **);
General Urban (GU sp: ***);
Suburban (S sp: ****);
Natural Heritage System (NHS); and
Storm Water Management Facility (SMF).

EXCERPT FROM MAP
12 (4)



1:3000