

DRAFT

THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW NUMBER 2014-____

A By-Law to amend the Town of Oakville’s Comprehensive Zoning By-law 1984-63 as amended, to permit the development of residential subdivision including mixed uses, parks and open spaces, on lands known legally as
Part of Lots 28, 29 and 30, Concession 2, Town of Oakville
(File Z.____)

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact a Zoning By-Law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF OAKVILLE ENACTS AS FOLLOWS:

1. Map 91(12) of By-Law 1984-63, as amended, is further amended as shown on Schedule ‘A’ by rezoning the lands identified as O5 – Parkway Belt Public Use Zone to:

R3
R6
R8(a)
R8(b)
R9
R11
MU1
O1
O4

2. Part VI of By-Law 1984-63, as amended, is hereby further amended by adding the following Special Provision:

Special Provision	Applies to / Location	By-law Number
(AAA)	<u>Bronte Green Corporation</u> Part of Lots 28, 29 and 30, Con 2	2014-____

The lands subject to Special Provision AAA may be used for the uses permitted in the general provisions of By-Law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail:

- a) For lands zoned R3

(i) Regulations: Subject to the R3 regulations for Detached Dwellings except where in conflict, the following shall apply:

1. Minimum front yard setback – 4.5 m
2. Minimum side yard setback with attached garage – 1.2 m on one side and 0.8m on the other side
3. Minimum flankage yard setback for corner lots – 3 m
4. Maximum lot coverage shall not apply.
5. Notwithstanding Section 12(3), porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundations, including the access stairs connecting the porch to the ground, may project into the required yard to a point 2.5m from the front or flankage property lines.
6. Notwithstanding Section 12(3), bay windows shall be permitted with or without foundations.

b) For lands zoned R6

(i) Regulations: Subject to the R6 regulations for Detached Dwellings except where in conflict, the following shall apply:

1. Minimum lot area for interior lots – 350 m²
2. Minimum lot area for corner lots – 410 m²
3. Minimum lot depth regulations shall not apply
4. Maximum floor area regulations shall not apply
5. Minimum front yard setback – 4.5 m
6. Minimum side yard setback – 1.2 m on one side and 0.8 m on the other side
7. Notwithstanding Section 12(3), porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without foundations, including the access stairs connecting the porch to the ground, may project into the required yard to a point 2.5m from the front or flankage property lines.
8. Notwithstanding Section 12(3), bay windows shall be permitted with or without foundations.

c) For lands zoned R8(a)

(i) Permitted Uses: All R8 uses including back-to-back multiple attached dwellings except detached dwellings, duplexes, maisonettes and apartments.

“Back-to-back multiple attached dwelling” means a building containing a minimum of 8 and no more than 12 dwelling units that is divided horizontally by common walls, including a rear wall and whereby each unit has an independent entrance to the unit from the outside.

(ii) Regulations: Subject to the R8(a) regulations for Back-to-Back Multiple Attached Dwellings except where in conflict, the following shall apply:

1. Minimum lot area – 82 m² per unit
2. Minimum lot frontage – 6 m per unit
3. Maximum lot coverage regulations shall not apply
4. Minimum front yard setback – 3 m, except for a garage, which shall have a minimum setback of 6 m
5. Minimum rear yard setback – 0 m
6. Notwithstanding Section 12(3), a front or flankage yard porch (with or without foundation) shall have a maximum projection of 1.5 metres into the required yard, except that access stairs connecting the porch to the ground may project an additional 0.6m.
7. Notwithstanding Section 12(3), bay windows shall be permitted with or without foundations.

d) For lands zoned R8(b)

(i) Regulations: Subject to the R8(b) regulations for Multiple Attached Dwellings except where in conflict, the following shall apply:

1. Minimum lot area – 165 m² per unit
2. Minimum lot frontage – 6 m per unit
3. Maximum lot coverage regulations shall not apply
4. Minimum front yard setback – 3 m, except for a garage, which shall have a minimum setback of 6 m
5. Minimum rear yard setback – 6 m
6. Notwithstanding Section 12(3), a front or flankage yard porch (with or without foundation) shall have a maximum projection of 1.5 metres into the required yard, except that access stairs connecting the porch to the ground may project an additional 0.6m
7. Notwithstanding Section 12(3), bay windows shall be permitted with or without foundations.

e) For lands zoned R9

(i) Regulations: Subject to the R9 regulations for Apartments except where in conflict, the following shall apply:

1. Minimum front yard setback – 0 m. The front lot line is deemed to be the southern lot line abutting Street 'A'.
2. Minimum flankage yard setback – 3 m
3. Maximum lot coverage regulations shall not apply
4. Minimum side yard regulations shall not apply
5. Maximum height – 6 storeys

6. A minimum of 1.5 parking spaces are required per unit, of which 0.25 parking spaces per unit shall be specifically designated as visitor parking
7. Notwithstanding Section 31 (1), a retail commercial use within an apartment building shall be permitted to have displays or advertising visible from the outside of the building.

f) For lands zoned R11

(i) Regulations: Subject to the R11 regulations for Detached Dwellings except where in conflict, the following shall apply:

1. Minimum lot area for interior and corner lots – 250m²
2. Minimum lot frontage for corner lots – 9m
3. Minimum rear yard setback – 6m
4. Notwithstanding Section 12(3), bay windows shall be permitted with or without foundations.

3. This By-Law comes into force upon the day it is passed if no appeal is filed pursuant to subsection 34(19) of the Planning Act, R.S.O. 1990, c.P.13, as amended. Where one or more appeals have been filed under subsection 34(19) of the Planning Act, R.S.O. 1990, c.P.13, as amended, this By- Law comes into effect when all such appeals have been withdrawn or finally disposed of, whereupon the By-Law, except for those parts which are repealed or amended by the Ontario Municipal Board pursuant to subsection 34(26) and 34(3) of the Planning Act, R.S.O. 1990, c.P.13, as amended, shall be deemed to have come into force on the day it was passed.

PASSED by Council this _____ day of _____, 2014

MAYOR

CLERK

SCHEDULE 'A'
TO BY-LAW 2014-_____

PROPOSED ZONING
BY-LAW AMENDMENT



— SUBJECT LANDS
TO REZONE FROM "O5" TO
"R3", "R6", "R8(a)", "R8(b)", "R9",
"R11", "MU1", "O1" and "O4"
SUBJECT TO SPECIAL PROVISION
"AAA".

SCALE 1:5000 METRIC
10 0 20 40 60 80 100 metres

