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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, 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:

8.*	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: NC
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2022-XXX)
8.*.1 Only Permitted Building Types		
a) Commercial / residential building.		
8.*.2 Zone Regulations		
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)	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.	

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 into the required depth.
d)	Minimum and maximum Floor Space Index shall not apply to a commercial/residential building

8.**	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: NC
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2022-XXX)
8.**.1 Zone Regulations		
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)	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.	
c)	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 into the required depth.	
8.**.2 Additional Zone Regulations for Block # (Block 703)		
The following additional regulations apply to lands identified as Block # on Figure 8.**.1:		
a)	Notwithstanding the minimum lot depth in Section 7.5.2, the minimum lot depth for a Townhouse dwelling Unit Street Access Private garage	23.0 m
b)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.5.2, the minimum <i>rear yard setback</i> for a Townhouse dwelling Unit Street Access Private garage	3.5 m

8.***	Part of Lot 8 & 9, Concession 1, NDS		Parent Zone: GU
Map 12(6)	(Mattamy (Joshua Creek) Limited)		(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)	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 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 attached private garage</i> backing onto the Natural Heritage System	6.0 m	
8.***.2 Additional Zone Regulations for Block # (Lot 28)			
The following additional regulations apply to lands identified as Block # on Figure 8.***.1:			
a)	Notwithstanding the minimum lot depth in Section 7.6.2, the minimum lot depth for a single detached dwelling street access attached private garage	20.3 m	

8.****	Part of Lot 8 & 9, Concession 1, NDS		Parent Zone: S
Map 12(6)	(Mattamy (Joshua Creek) Limited)		(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)	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 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 access attached private garage</i> backing onto the Natural Heritage System	6.0 m
8.****.2 Additional Zone Regulations for Blocks # (Lots 689, 698, 441)		
The following additional regulations apply to lands identified as Blocks # on Figure 8.***.1:		
a)	Notwithstanding the minimum lot depth in Section 7.7.2, the minimum lot depth for a single detached dwelling street access attached private garage	20.4 m

8.*****	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: I
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2022-xxx)
8.*****.1 Additional Permitted Uses		
a)	<i>Day Care</i>	

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 XXth day of _____, 2022

MAYOR

CLERK