

Appendix A1 Applicant's Draft Zoning Regulations

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-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
17, Concession 1, North of Dundas Street
(Docasa Group Ltd.)

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

8.*	Docasa Group Ltd.	Parent Zone: GU
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2021-XXX)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>rear yard</i>	6.0 m
b)	A one storey addition for a <i>single detached dwelling street access attached private garage</i> on a lot with a 6.0 metre or greater rear yard setback may project into the <i>rear yard</i> with a minimum setback of 3 m for a maximum of 45% of the <i>dwelling</i> width measured at the rear of the main building	

c)	Notwithstanding Table 4.2.1(g), Bay, Box Out and <i>Bow Windows</i> with or without foundations with a maximum width of 4.0 metres which may be a maximum of three storeys in height and which may include a door shall be permitted to encroach into any <i>yard</i>
d)	Section 4.27 shall not apply
e)	Section 4.31 shall not apply

8.**	Docasa Group Ltd.	Parent Zone: GU
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2021-XXX)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>rear yard</i>	6.0 m
b)	Notwithstanding Table 4.2.1(g), Bay, Box Out and <i>Bow Windows</i> with or without foundations with a maximum width of 4.0 metres which may be a maximum of three storeys in height and which may include a door shall be permitted to encroach into any <i>yard</i>	
c)	Section 4.27 shall not apply	
d)	Section 4.31 shall not apply	

8.***	Docasa Group Ltd.	Parent Zone: GU
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The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum <i>rear yard</i>	6.0 m
b)	Notwithstanding Table 4.2.1(g), Bay, Box Out and <i>Bow Windows</i> with or without foundations with a maximum width of 4.0 metres which may be a maximum of three <i>storeys</i> in height and which may include a door shall be permitted to encroach into any <i>yard</i>	
c)	Section 4.27 shall not apply	
d)	Section 4.31 shall not apply	

8.****	Docasa Group Ltd.	Parent Zone: NC
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2021-XXX)
8.****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum Floor Space Index/Density for an <i>Apartment</i>	2.0
b)	The maximum density of 150 residential units per <i>Net hectare</i> for an <i>Apartment</i> in Table 7.5.2 shall not apply.	
c)	Residential <i>dwelling units</i> are permitted at-grade, including facing a <i>public street</i> .	

d)	Maximum <i>height</i> - 6 storeys.	
e)	Notwithstanding Section 7.5.3.1, an <i>Apartment</i> is permitted to have a minimum <i>front yard setback</i> of 0.0 metres.	
f)	For the purpose of Exception 8.****, the <i>front yard</i> is the <i>yard</i> adjacent to Street A.	
g)	Section 4.27 shall not apply.	
h)	Minimum <i>rear yard below grade</i>	0.0 m

8.****	Docasa Group Ltd.	Parent Zone: NC
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2021-XXX)
8.****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Residential <i>dwelling units</i> are permitted at-grade, including facing a <i>public street</i> .	
b)	Maximum <i>height</i> - 6 storeys	
c)	For the purpose of Exception 8.****, the <i>front yard</i> is the <i>yard</i> adjacent to Street A.	
d)	Section 4.27 shall not apply.	
e)	Table 5.1B shall not apply.	
f)	Minimum <i>rear yard below grade</i>	0.0 m

8.*****	Docasa Group Ltd.	Parent Zone: NC
Map 12(5)	(Part of Lot 17, Concession 1, NDS)	(2021-XXX)
8.*****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum rear yard	6.0 m
b)	Notwithstanding Table 4.2.1(g), Bay, Box Out and <i>Bow Windows</i> with or without foundations with a maximum width of 4.0 metres which may be a maximum of three <i>storeys</i> in height and which may include a door shall be permitted to encroach into any <i>yard</i>	
c)	Section 4.27 shall not apply	

Page 4

d)	Section 4.31 shall not apply
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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 ___ day of _____, 2021

MAYOR

CLERK

Schedule "A" To 2021- ***



AMENDMENT TO BY-LAW 2021-xxx

Excerpt from Map _____

- Re-zoned From : Existing Development (ED) to :
 - General Urban (GU sp:*)
 - General Urban (GU sp:**)
 - General Urban (GU sp:***)
 - Neighbourhood Centre (NC sp:****)
 - Neighbourhood Centre (NC sp:*****)
 - Neighbourhood Centre (NC sp:*****)
 - Natural Heritage System (NHS)
 - Institutional (I) - School
 - Park (P)



Not to Scale