

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-066

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 15, Concession 1, North of Dundas Street (EMGO III Corp., 24T-20005/1315, Z.1315.09)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(5) of By-law 2009-189 as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189 as amended, is further amended by adding a new Section 8.102 as follows:

| | | |
|---|---|-----------------|
| 102 | 3483 Sixth Line | Parent Zone: NC |
| Map 12(5) | (Part of Lot 15, Concession 1, N.D.S) | |
| 8.102.1 Zone Provisions 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) | <i>Porches</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 building or insect screening. | |
| 8.102.2 Additional Permitted Uses for Block 1 Lands | | |
| The following additional uses apply to lands identified as Block 1 on Figure 8.102.1: | | |
| A minimum of one <i>connected commercial/residential</i> unit must be provided. | | |

8.102.2 Additional Zone Provisions for Block 1 Lands

The following additional regulations apply to lands identified as Block 1 on Figure 8.102.1:

| | | |
|----|---|------------------|
| a) | Minimum <i>rear yard</i> setback to an attached <i>private garage</i> | 0.6 m |
| b) | Maximum <i>private garage</i> door width | 6.0 m |
| c) | Minimum <i>commercial</i> floor area for a <i>connected commercial/residential</i> unit | 85m ² |

8.102.3 Parking Regulations for Block 1 Lands

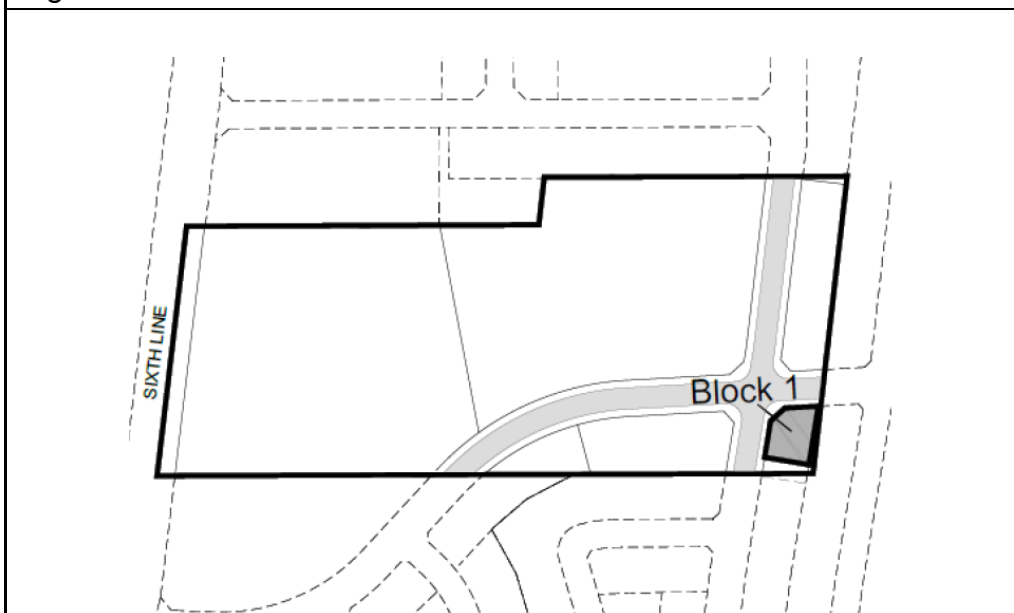
| | |
|----|---|
| a) | A <i>connected commercial/residential building</i> is a <i>building</i> divided into a minimum of three <i>dwelling units</i> , each <i>dwelling unit</i> being separated from the other vertically and/or horizontally, and where the ground floor, or part thereof, is used for <i>commercial</i> purposes and where the <i>commercial</i> and residential components are accessed by a common internal entrance. |
|----|---|

8.102.4 Special Site Provisions for Block 1 Lands

| | |
|----|--|
| a) | The minimum parking aisle width of 7 metres for 90 degree angle parking shall not apply to <i>commercial uses</i> . |
| b) | <i>Tandem parking spaces</i> are permitted for <i>commercial uses</i> for a <i>connected commercial/residential building</i> , to a maximum of 2 <i>parking spaces</i> . |

8.102.5 Special Site Figures

Figure 8.102.1



3. Part 8, Special Provisions, of By-law 2009-189 is amended by adding a new Section 8.103 as follows:

| | | |
|---|--|----------------|
| 103 | 3483 Sixth Line (Part of Lot 15, Concession 1, N.D.S) | Parent Zone: I |
| Map 12(5) | | |
| 8.103.1 Only Permitted Uses for Lands Zoned I | | |
| The following additional <i>uses</i> are permitted: | | |
| a) | <i>Day Care</i> ; only permitted in conjunction (or association) to a <i>school, public</i> | |
| 8.103.2 Zone Provisions for All Lands | | |
| The following regulations apply to all lands identified as subject to this Special Provision: | | |
| a) | Minimum <i>Floor Space Index</i> for a <i>school, public</i> with or without a <i>Day Care</i> shall not apply | |

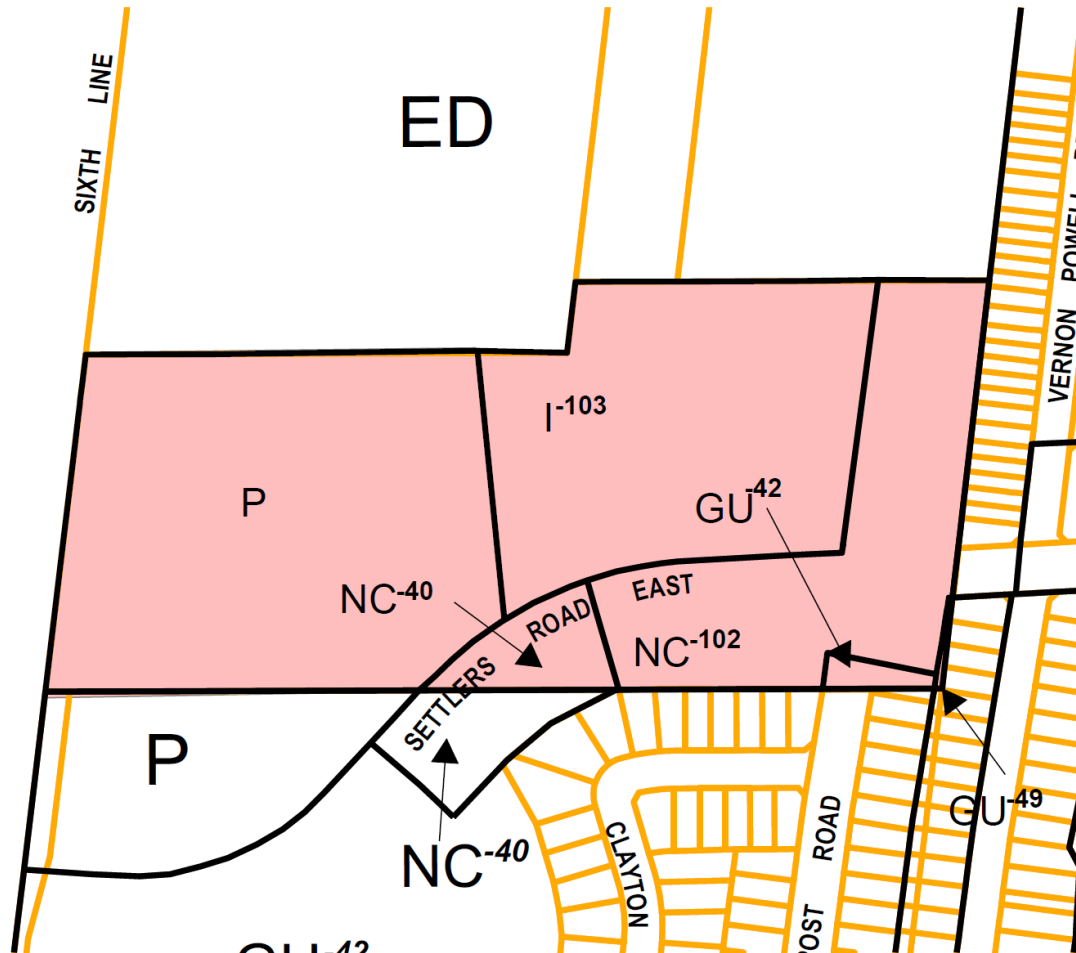
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 13th day of September, 2021


MAYOR

CLERK

SCHEDULE "A"
To By-law 2021-066



AMENDMENT TO BY-LAW 2009-189

 Rezoned from Existing Development (ED) to
Neighbourhood Centre (NC sp:102);
Neighbourhood Centre (NC sp:40);
General Urban (GU sp:42);
General Urban (GU sp:49);
Park (P);
and Institutional (I sp:103)

EXCERPT FROM MAP
12 (5)



SCALE: 1:2,500