

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:

<b>102</b>	<b>3483 Sixth Line</b>	Parent Zone: NC
Map 12(5)	(Part of Lot 15, Concession 1, N.D.S)	
<b>8.102.1 Zone Provisions for All Lands</b>		
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 <i>height</i> 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.	
<b>8.102.2 Only Permitted Building Type for Block 1 Lands</b>		
The following <i>building</i> type is the only permitted <i>building</i> type for lands identified as Block 1 on Figure 8.102.1:		
a)	<i>Connected commercial/residential</i>	

### 8.102.3 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 floor area</i>	85 m <sup>2</sup>

### 8.102.4 Parking Regulations for Block 1 Lands

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

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> .

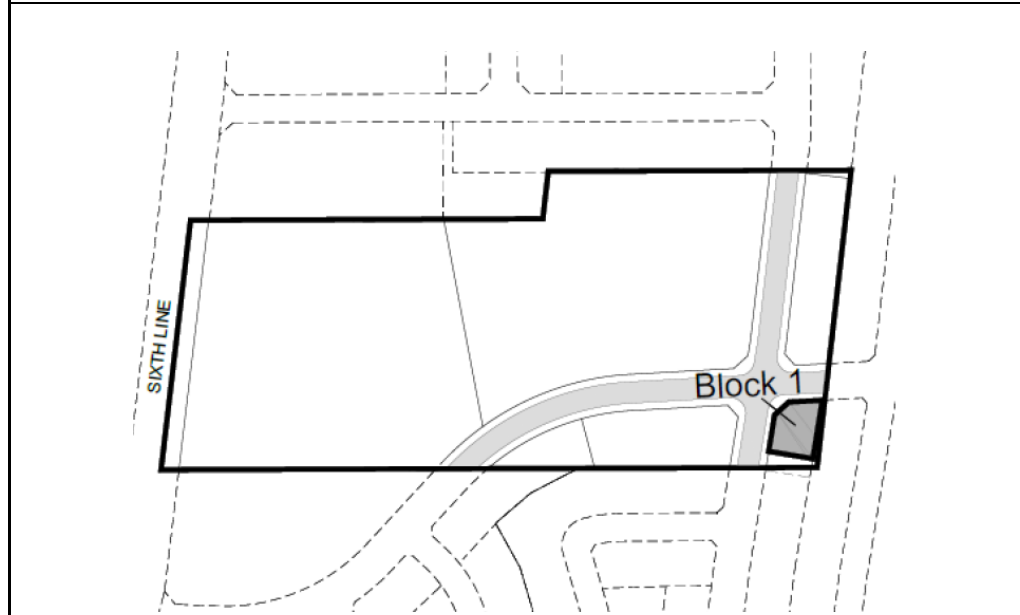
### 8.102.5 Special Site Provisions for Block 1 Lands

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

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.
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### 8.102.6 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 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

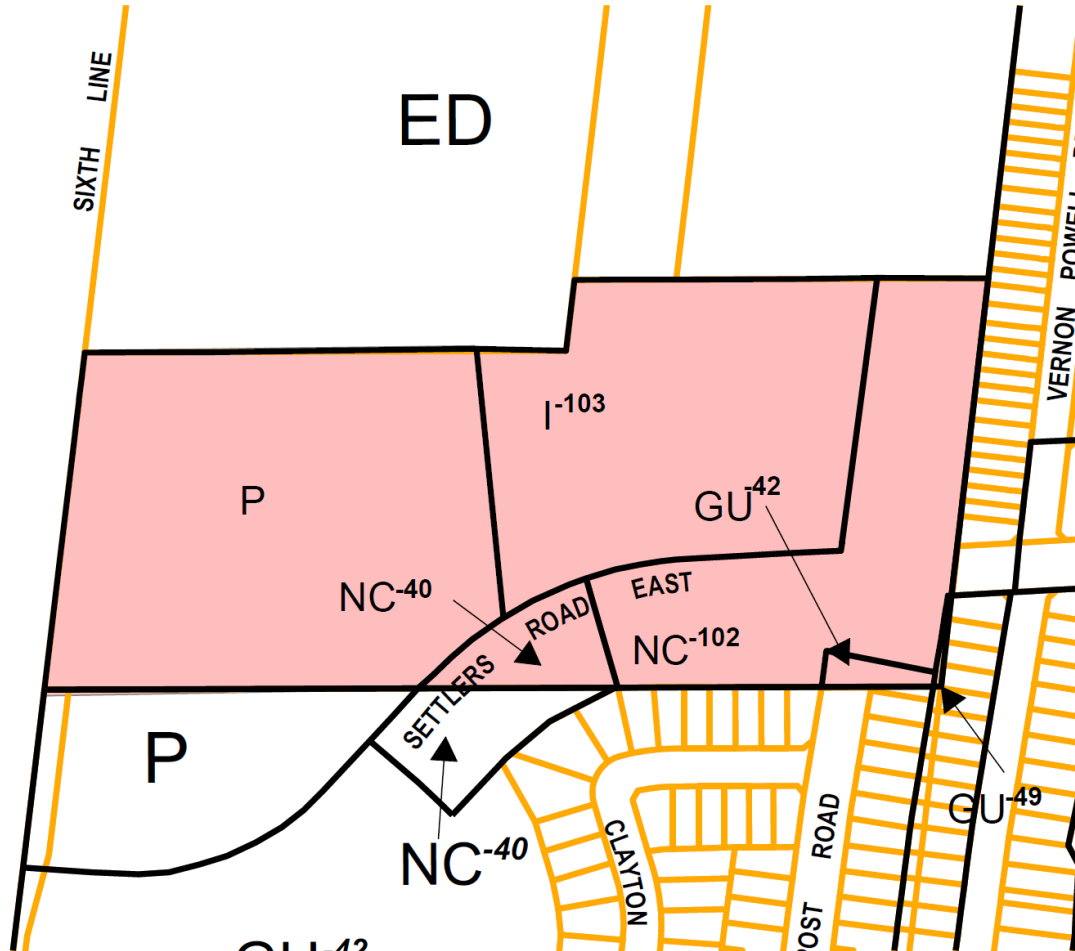
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MAYOR


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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**