

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</i> access attached <i>private garage</i> on a <i>lot</i> 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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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 Bow Windows 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 yard	
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 Apartment	2.0
b)	The maximum density of 150 residential units per Net hectare for an Apartment in Table 7.5.2 shall not apply.	
c)	Residential dwelling units are permitted at-grade, including facing a public street.	

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</i> below <i>grade</i>	0.0 m

8.****	Docasa Group Ltd. (Part of Lot 17, Concession 1, NDS)	Parent Zone: NC (2021-XXX)
Map 12(5)		
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 yard adjacent to Street A.	
d)	Section 4.27 shall not apply.	
e)	Table 5.1B shall not apply.	
f)	Minimum <i>rear yard</i> below grade	0.0 m

8.*****	Docasa Group Ltd. (Part of Lot 17, Concession 1, NDS)	Parent Zone: NC (2021-XXX)
Map 12(5)		
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 Bow Windows 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 yard	
c)	Section 4.27 shall not apply	

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d)	Section 4.31 shall not apply
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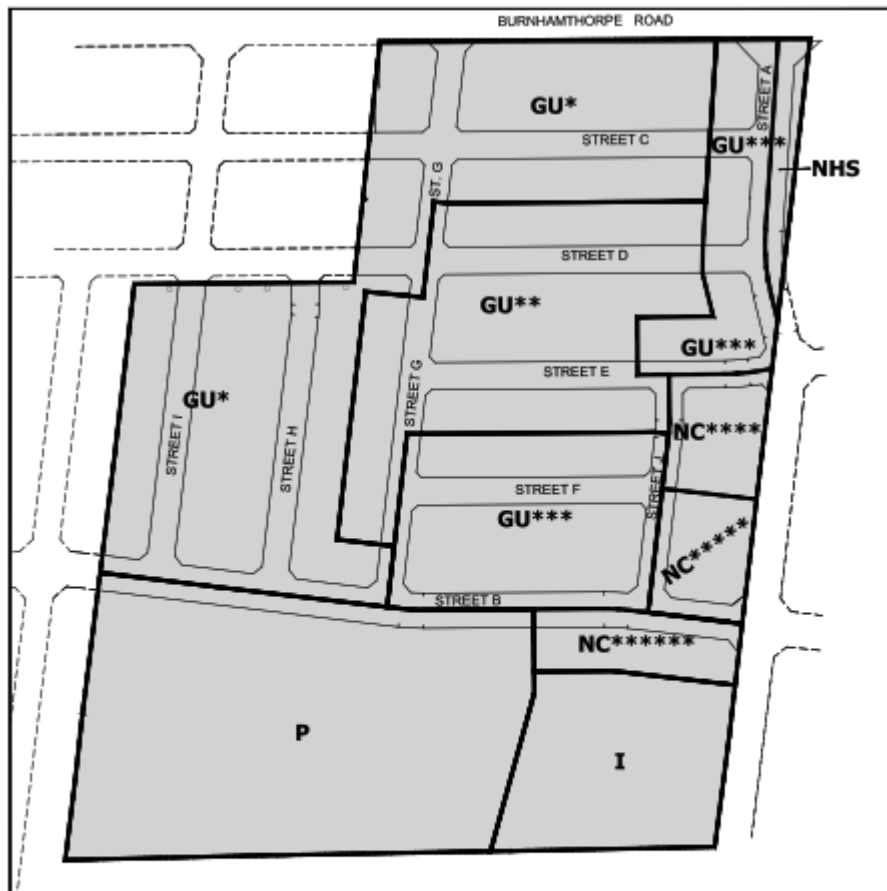
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

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