

**Appendix A1
Applicant's Draft Zoning Regulations**

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
19 & 20, Concession 1, North of Dundas Street
(Sherborne Lodge Developments Limited)

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

8.*	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)	Parent Zone: S
Map 12(5)		(2021-XXX)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision: singles		
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 <i>storeys</i> 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.**	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)	Parent Zone: GU
Map 12(5)		(2021-XXX)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision: singles		
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 <i>storeys</i> 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
f)	The Lot at the northeast corner of Neyagawa Boulevard and Street 'A' (identified as Lot 1 on Draft Plan of Subdivision ___) shall have frontage along Street 'A' and shall be permitted a minimum lot depth of 19 metres in accordance with Diagram 8.**.1(A).

8.***	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)		Parent Zone: GU
Map 12(5)			(2021-XXX)
8.***.1 Zone Regulations for All Lands			
The following regulations apply to all lands identified as subject to this Special Provision: Osth			
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		

8.****	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)		Parent Zone: GU
Map 12(5)			(2021-XXX)
8.****.1 Zone Regulations for All Lands			
The following regulations apply to all lands identified as subject to this Special Provision: Dual F			
a)	Neyagawa Boulevard and Street E shall be considered the <i>front lot line</i> .		
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		

8.*****	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)	Parent Zone: GU
Map 12(5)		(2021-XXX)
8.*****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision: B2B		
a)	Minimum <i>landscape area</i>	8 percent
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	

8.*****	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)	Parent Zone: NUC
Map 12(5)		(2021-XXX)
8.*****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision: [apartment block]		
a)	Residential <i>dwelling units</i> are permitted at-grade, including facing a <i>public street</i> .	

b)	For the purpose of Exception 8.*****, the <i>front yard</i> is the <i>yard</i> adjacent to Burnhamthorpe Road West.
c)	For the purpose of Exception 8.*****, the <i>rear yard</i> is the <i>yard</i> adjacent to Street C.

8.*****	Sherborne Lodge Developments Limited (Part of Lot 19 & 20, Concession 1, NDS)	Parent Zone: NUC
Map 12(5)		(2021-XXX)
8.*****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision: commercial block		
a)	Residential <i>dwelling units</i> are permitted at-grade, including facing a <i>public street</i> .	
b)	For the purpose of Exception 8.*****, the <i>front yard</i> is the <i>yard</i> adjacent to Burnhamthorpe Road West.	
c)	For the purpose of Exception 8.*****, the <i>rear yard</i> is the <i>yard</i> adjacent to Street E.	

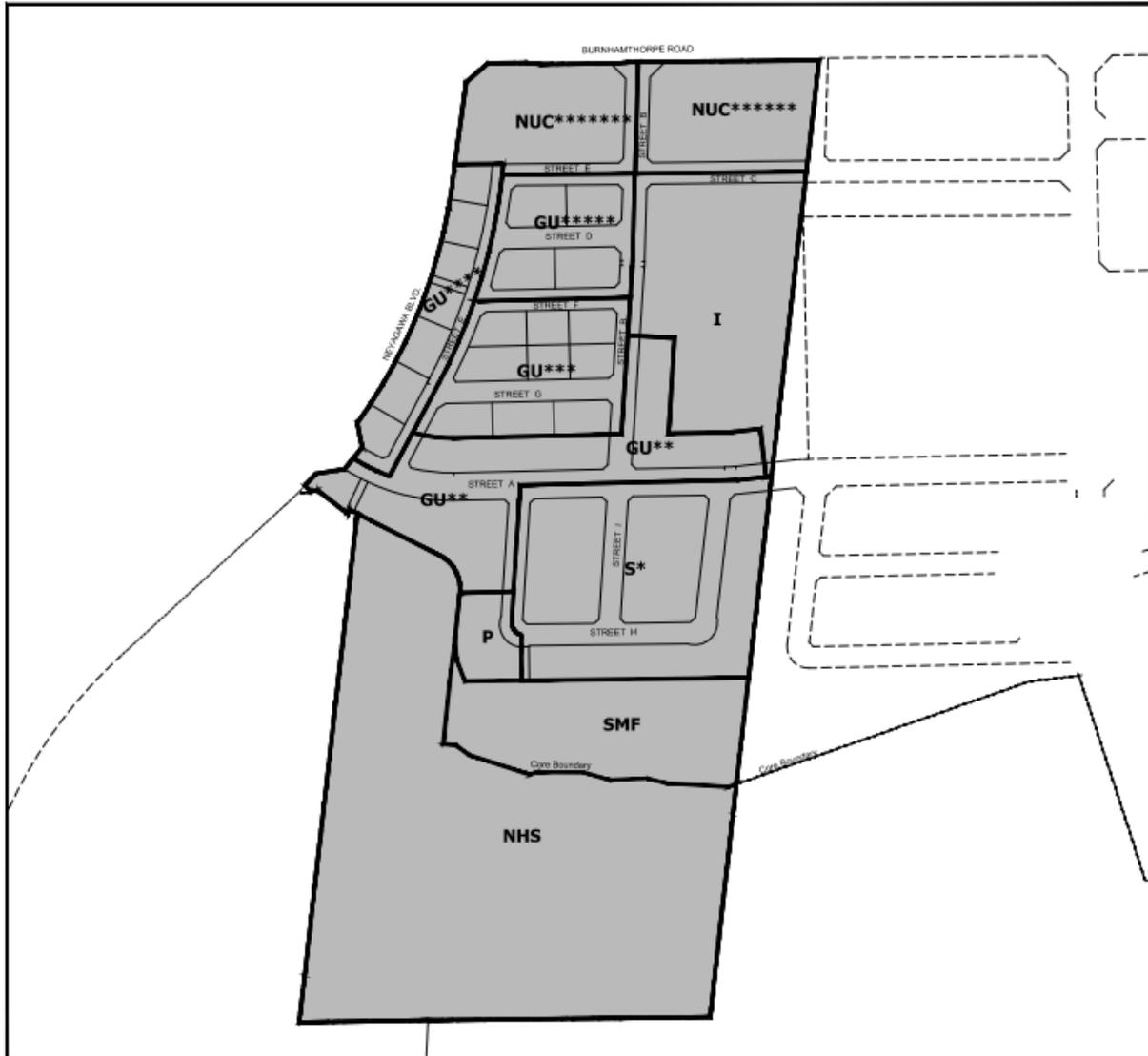
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this ___ day of _____, 2021

MAYOR

CLERK

Schedule "A" To 2021- ***



AMENDMENT TO BY-LAW 2021-xxx

-  Re-zoned From : Existing Development (ED) to :
- Sub-Urban (S sp.*)
- General Urban (GU sp:**)
- General Urban (GU sp:***)
- General Urban (GU sp:****)
- General Urban (GU sp:*****)
- Neyagawa Urban Core (NUC sp:*****)
- Neyagawa Urban Core (NUC sp:*****)
- Natural Heritage System (NHS)
- Stormwater Management Facility (SMF)
- Institutional (I)
- Park (P)

Excerpt from Map ____



Not to Scale

DIAGRAM 8.**.1(A)

