



**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 to permit the use of lands described as Part of Lots 17, 18 & 19, Concession 1, N.D.S., Town of Oakville (Eno Investments Limited & Ankara Realty Limited)  
File No.XXX

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(4) of By-law 2009-189 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 a new Section 8.\* , 8.\*\* , 8.\*\*\* & 8.\*\*\*\* as follows:

<b>8.*</b>	<b>Eno Investments Limited &amp; Ankara Realty Limited - Part of Lots 17, 18 &amp; 19, Concession 1, N.D.S.</b>	Parent Zone: NUC
Map 12(4)		(2021-###)
<b>8.*.1 Additional Permitted Building Types</b>		
The following additional buildings are permitted:		
a)	<i>Stacked townhouse dwelling</i> including each <i>dwelling unit</i> having an independent entrance subject to the regulations of the NC Zone unless modified by this Special Provision.	
b)	Temporary sales office	
<b>8.*.2 Zone Provisions</b>		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Maximum Floor Space Index	4.5
b)	Minimum height of the first storey of a mixed-use building	4.5m
c)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
d)	Maximum height	12 storeys

e)	Notwithstanding Section 7.2.4 height, the minimum height for a temporary sales office shall be 1 storey.
f)	Notwithstanding Section 5.7.1, bicycle parking spaces shall not be required for a temporary sales office.

<b>**</b>	<b>Eno Investments Limited &amp; Ankara Realty Limited</b> - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: NC
Map 12(4)		(2021-###)
<b>8.**.1 Zone Provisions</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 height and which may include a door.	4.0 m
b)	For <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and columns may encroach a maximum of 0.3 metres into the required depth.	
b)	Porches 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 <i>building</i> or insect screening.	

<b>***</b>	<b>Eno Investments Limited &amp; Ankara Realty Limited</b> - Part of Lots 17, 18 & 19, Concession 1, N.D.S..	Parent Zone: GU
Map 12(4)		(2021-###)
<b>8.***.1 Zone Provisions</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 height and which may include a door.	4.0 m
b)	For <i>corner lots</i> or <i>lots</i> abutting the Park zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and columns may encroach a maximum of 0.3 metres into the required depth.	
c)	Porches 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 <i>building</i> or insect screening.	

****	<b>Eno Investments Limited &amp; Ankara Realty Limited</b> - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: S
Map 12(4)		(2021-###)
<b>8.****.1 Zone Provisions</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)	For <i>corner lots</i> or <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and columns may encroach into the required depth.	
c)	<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 <i>building</i> or insect screening.	

3. Section 9, Holding Provision, of By-law 2009-189, as amended, is further amended by adding a new section 9.3.XX.

HXX	<b>Eno Investments Limited &amp; Ankara Realty Limited</b> - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: NUC, GU
Map 12(4)		(2021-xxx)
<b>9.3.XX.1 Only Permitted Uses Prior to Removal of the “H”</b>		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	<i>Uses</i> permitted in the ED zone.	
<b>9.3.XX.2 Conditions for Removal of the “H”</b>		
The “H” symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:		

a)	That water and wastewater Servicing Allocation has been secured for the subject lands and the proposed development through Halton Region; and that Halton Region provides correspondence indicating that sufficient water and wastewater servicing allocation has been secured to support the development.
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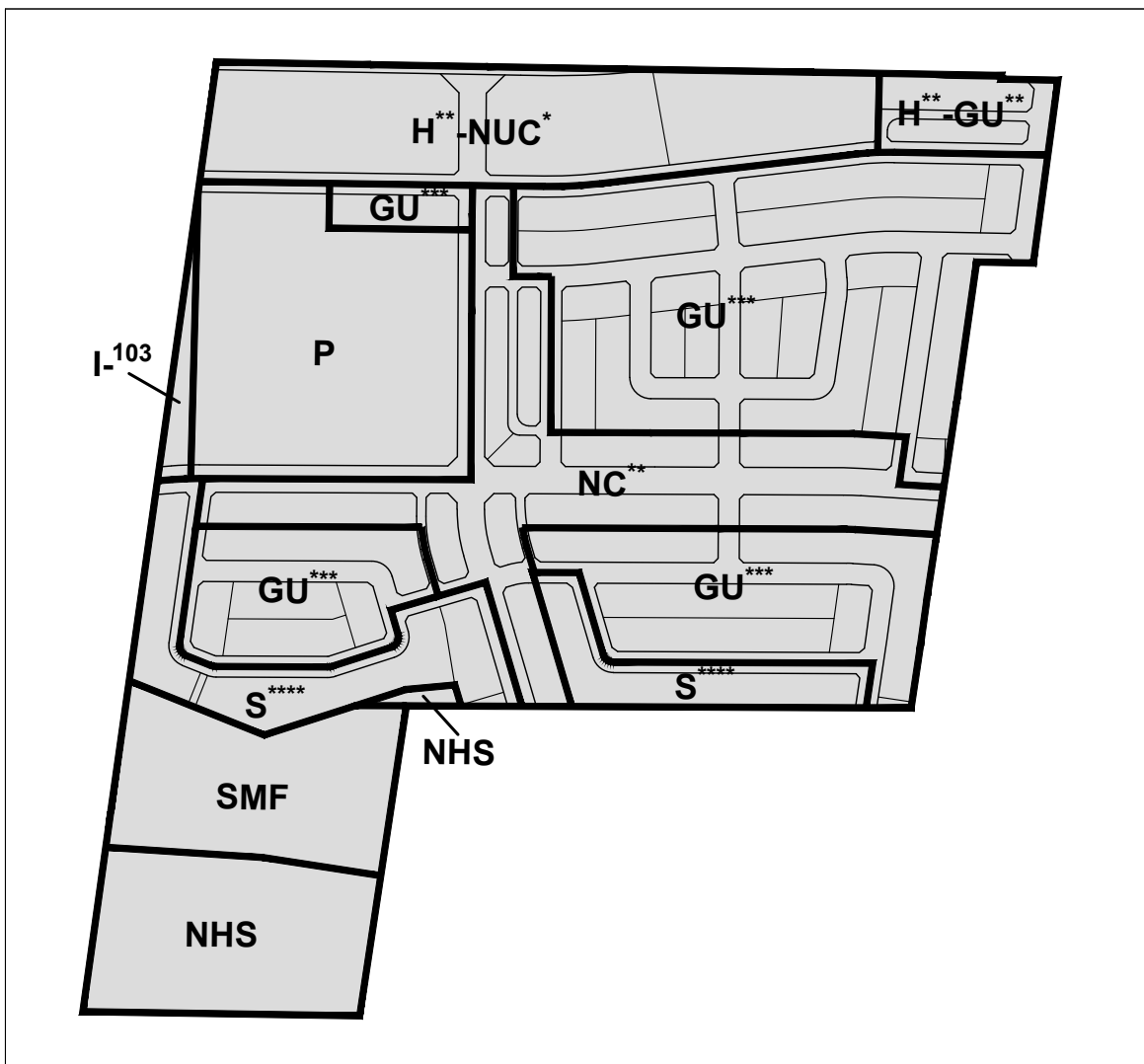
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XX<sup>th</sup> day of \_\_\_\_\_, 2021


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MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "A"  
To By-Law 2021-\*\*\*



**AMENDMENT TO BY-LAW 2009-189**

-  Rezoned from Existing Development (ED) to
- Neyagawa Urban Core (H\*\* NUC sp:\*)
- Neighbourhood Centre (NC sp:\*\*)
- General Urban (H\*\* GU sp:\*\*, GU sp:\*\*)
- Sub-Urban (S sp:\*\*\*\*)
- Institutional (I sp:103)
- Park (P)
- Storm Water Management Facility (SMF)
- Natural Heritage System (NHS)

EXCERPT FROM MAP  
12 (4)

