

# APPENDIX C to Staff Report



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2022-048

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 3380 Sixth Line (Digram Developments Oakville Inc.) – Z.1316.08

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189, as amended, is further 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 Sections 8.117, 8.118 and 8.119 as follows:

<b>117</b>	<b>Digram Developments Oakville Inc.</b> 3380 Sixth Line	Parent Zone: GU, NC
Map 12(4)		(2022-048)
<b>8.117.1 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)	For corner <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 other obstructions may encroach a maximum of 0.3 metres into the required depth.	

c)	For interior <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 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.
d)	<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. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.

**8.117.2 Special Zone Provision for GU - Block 1**

The following regulation shall apply to the land identified as Block 1 in Special Figure 8.117.1

a)	Minimum <i>rear yard setback</i> for <i>townhouse dwelling unit street access private garage</i> abutting <i>SMF zone</i>	5.5 m
----	---	-------

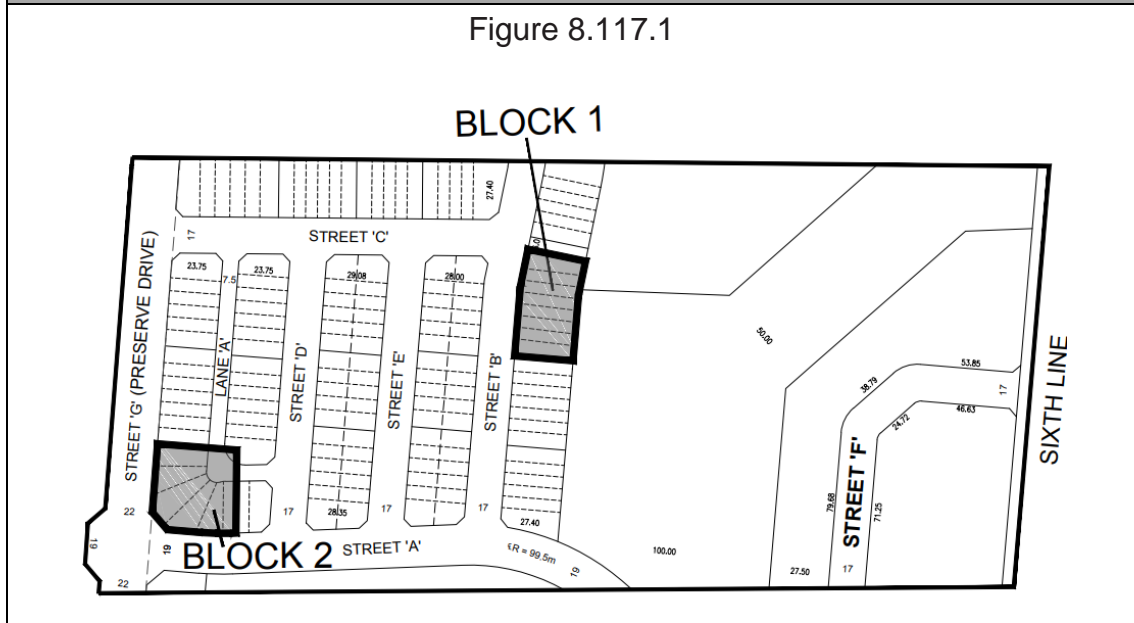
**8.117.3 Special Zone Provision for NC – Block 2**

The following regulation shall apply to the land identified as Block 2 in Special Figure 8.117.1

a)	Section 4.17.1 i) shall not apply to the land identified as Block 2 in Special Zone Figure 8.117.1.
----	---

**8.117.4 Special Zone Figure**

Figure 8.117.1



<b>118</b>	<b>Digram Developments Oakville Inc.</b>		Parent Zone: NC
Map 12(4)	3380 Sixth Line		(2022-048)
<b>8.116.1 Only Permitted Building Type</b>			
The following is the only <i>Building Type</i> permitted:			
a)	<i>Mixed use building</i>		
<b>8.118.3 Zone Provisions</b>			
The following regulations apply to all lands identified as subject to this Special Provision:			
a)	That the portion of Street F perpendicular to Sixth Line, as shown on Figure 8.117.1, shall be deemed the <i>front lot line</i> .		
c)	Maximum <i>height</i>	6 storeys and 21 m	
d)	Minimum <i>height</i> of the <i>first storey</i> for a <i>mixed use building</i>	4.5 m	
f)	Minimum <i>floor area</i> for non- <i>residential uses</i>	300 m <sup>2</sup>	
g)	Non- <i>residential suites</i> located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>street</i> .		
h)	Ventilation shafts/housing, stairways associated with an underground <i>parking structure</i> , hydro vaults and above-ground gas meters including any appurtenances thereto, are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .		

<b>119</b>	<b>Digram Developments Oakville Inc.</b>		Parent Zone: NC
Map 12(4)	3380 Sixth Line		(2022-048)
<b>8.116.1 Only Permitted Building Type</b>			
The following are the only <i>Building Types</i> permitted:			
a)	<i>Mixed use building</i>		
b)	<i>Apartment</i>		
<b>8.119.3 Zone Provisions</b>			
The following regulations apply to all lands identified as subject to this Special Provision:			
b)	The <i>lot line</i> abutting Street F, as shown on Figure 8.117.1, shall be deemed the <i>front lot line</i> .		
c)	Minimum <i>rear yard setback</i>	6 m	
c)	Maximum <i>height</i>	6 storeys and 21 m	

d)	Minimum <i>height</i> of the <i>first storey</i> for a <i>mixed use building</i>	4.5 m
e)	Maximum <i>Floor Space Index/Density</i>	2
f)	Minimum <i>floor area</i> for non-residential uses	300 m <sup>2</sup>
g)	Non-residential <i>suites</i> located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>street</i> .	
h)	Ventilation shafts/housing, stairways associated with an underground <i>parking structure</i> , hydro vaults and above-ground gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	

3. Part 8, Special Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Special Provision 115 as follows:

<b>115</b>	<b>Argo (West Morrison Creek) Ltd.</b> 3270 Sixth Line	Parent Zone: S, NC
Map 12(4)	<b>Digram Developments Oakville Inc.</b> 3380 Sixth Line	(2022-039) (2022-048)

4. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Holding Provisions 53, 54 and 55 as follows:

<b>H53</b>	<b>Timsin Holding Corp.</b> Part Lot 16, Concession 1, NDS	Parent Zone: GU and NC
Map 12(4)	<b>Argo (West Morrison Creek) Ltd.</b> 3270 Sixth Line  <b>Digram Developments Oakville Inc.</b> 3380 Sixth Line	(2022-037) (2022-039) (2022-048)

<b>H54</b>	<b>Argo (West Morrison Creek) Ltd.</b> 3270 Sixth Line  <b>Digram Developments Oakville Inc.</b> 3380 Sixth Line	Parent Zone: NC
Map 12(4)		(2022-039)

<b>H55</b>	<b>Timsin Holding Corp.</b> Part Lot 16, Concession 1, NDS  <b>Argo (West Morrison Creek) Ltd.</b> 3270 Sixth Line  <b>Digram Developments Oakville Inc.</b> 3380 Sixth Line	Parent Zone: S, GU and NC
Map 12(4)		(2022-037) (2022-039) (2022-048)

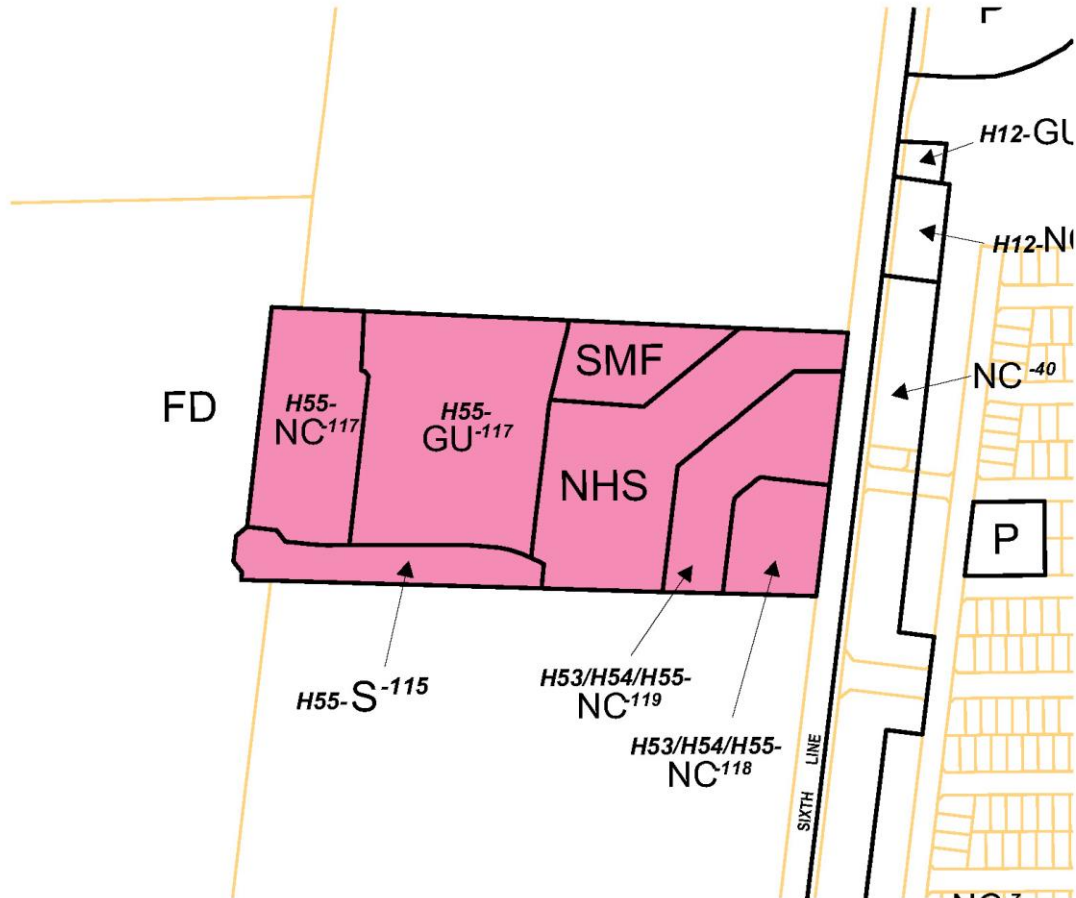
7. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this \_\_\_\_th day of \_\_\_\_\_, 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

SCHEDULE "A"  
To By-law 2022-048



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

- Re-zoned From: Future Development (FD) to
- Suburban (H55 - S sp: 115);
- Neighbourhood Centre (H55 - NC sp: 117);
- General Urban (H55 - GU sp: 117);
- Stormwater Management Facility (SMF);
- Neighbourhood Centre (H53/H54/H55 - NC sp: 119);
- Neighbourhood Centre (H53/H54/H55 - NC sp: 118); and
- Natural Heritage System (NHS)

EXCERPT FROM MAP  
12 (4)



SCALE: 1:4000