

**Appendix A2
Applicant's Draft Zoning Regulations
As Submitted**

BY-LAW NUMBER 2022-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 16, Concession 2, NDS
(Sixth Oak Inc., File No.: Z._____)

1. Map 12(4) of By-law 2009-189, as amended, is 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 amended by adding new Sections 8.A and 8.B, as follows:

<u>A</u>	Sixth Oak Inc.	Parent Zone: LE
Map 12(4)	(Part of Lot 16, Concession 2, NDS)	(2022-xxx)
8.A.1 Zone Regulations for all buildings		
The following regulations apply:		
a)	Notwithstanding Section 5.6.3, <i>loading docks</i> when required or provided, shall be prohibited in the <i>front yard</i> and shall be located on the same <i>lot</i> as the <i>use</i> , or combination of <i>uses</i> , for which the <i>loading docks</i> are required or are being provided. However, where <i>loading docks</i> are located in any <i>yard</i> abutting a <i>residential zone</i> or a <i>street</i> , they must be screened from view by an opaque screen with a minimum height of 1.5 metres.	

<u>B</u>	Sixth Oak Inc.	Parent Zone: I
Map 12(4)	(Part of Lot 16, Concession 2, NDS)	(2022-xxx)
8.B.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	<i>Day Care</i>	
b)	Air-supported Dome-like Structure including use for a rental period.	

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8.B.2 Zone Regulations for all buildings and air-supported dome – like structure	
The following regulations apply:	
a)	The <i>lot line</i> abutting Burnhamthorpe Road West is deemed to be the <i>front lot line</i> .
b)	Minimum <i>Floor Space Index (FSI)</i> shall not apply.
c)	Maximum <i>Floor Space Index (FSI)</i> shall not apply
d)	Maximum <i>front yard</i> 35.0 metres
e)	Maximum <i>flankage yard</i> 10.0 metres
f)	Minimum <i>height</i> shall not apply
g)	Maximum <i>height</i> 21.5 metres
h)	Required parking spaces for <i>Public school secondary</i> or <i>Private school secondary</i> 1 <i>parking space</i> per classroom minimum. No maximum number of <i>parking spaces</i> per classroom shall apply
i)	Required parking spaces for a <i>Air-supported Dome-like Structure</i> No minimum or maximum number of <i>parking spaces</i> shall apply

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

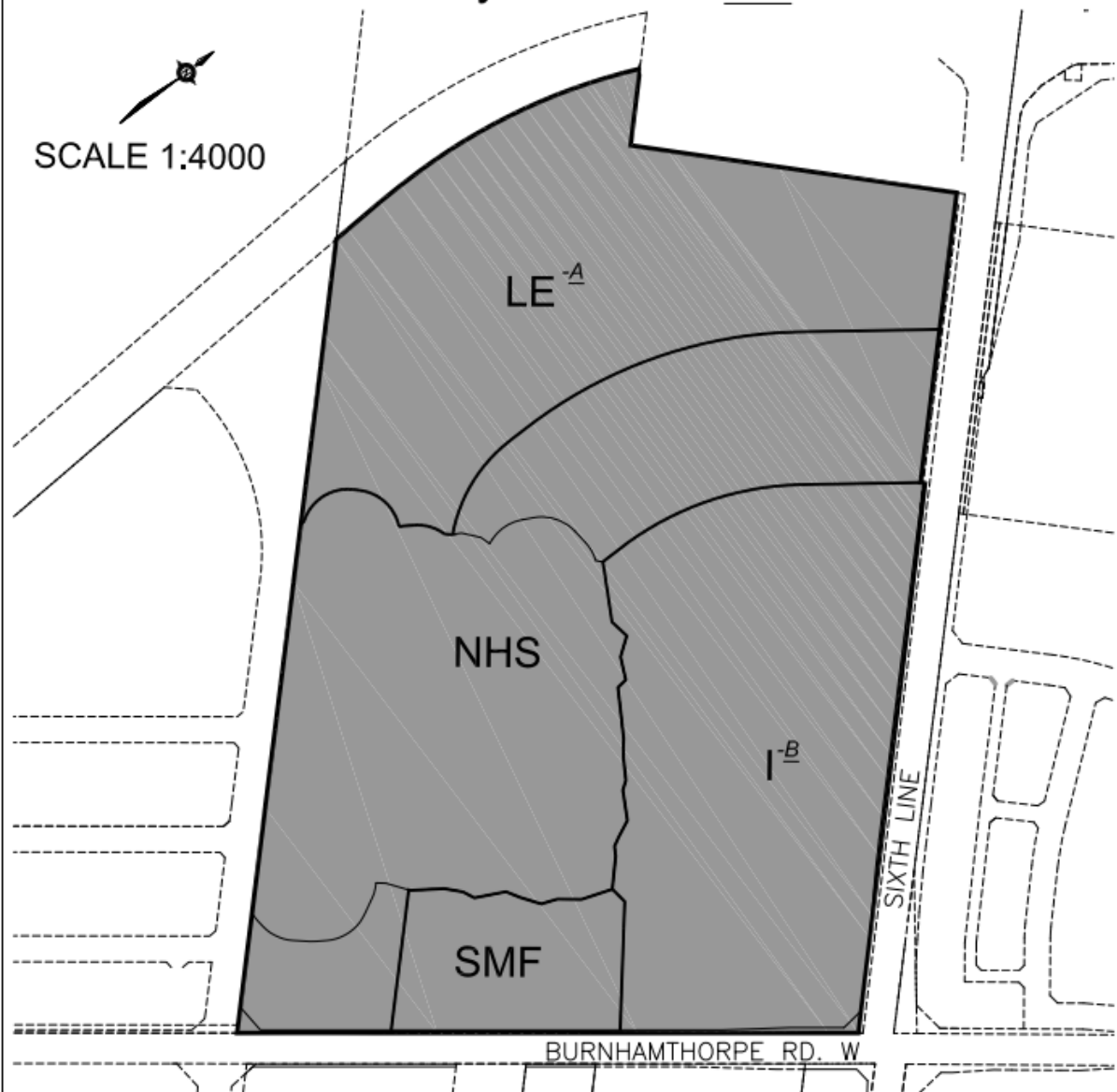
PASSED this ___ day of _____, 2022.

MAYOR

CLERK

SCHEDULE "A" To By-law 2022-

SCALE 1:4000



AMENDMENT TO BY-LAW 2009-189

- Rezoned from Existing Development (ED) to Light Employment (LE sp A);
- Institutional (I sp B);
- Stormwater Management Facility (SMF);
- Natural Heritage System (NHS);

EXCERPT FROM
MAP 12(4)