

APPENDIX D to Staff Report



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-039

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as
3270 Sixth Line (Argo (West Morrison Creek) Ltd.) – Z.1316.07

COUNCIL ENACTS AS FOLLOWS:

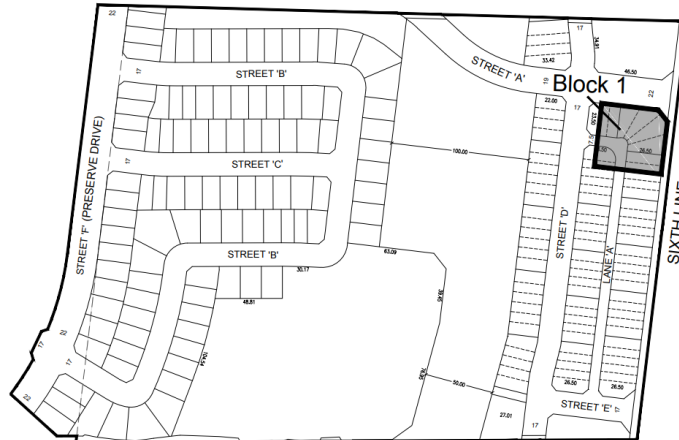
1. Map 12(4) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Sections 8.115 and 8.116 as follows:

115	Argo (West Morrison Creek) Ltd.	Parent Zone: S, NC
Map 12(4)	3270 Sixth Line	(2022-039)
8.115.1 Zone Provisions for All Lands		
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.	
8.115.2 Additional Zone Provisions for S Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Minimum <i>rear yard</i> setback for <i>lots</i> abutting the NHS or SMF zones with a <i>single detached dwelling street</i> access attached <i>private garage building</i> type.	6 m
b)	Notwithstanding 8.115.2 a, Footnote 1 of Table 7.6.2 continues to apply.	
8.115.3 Additional Zone Provisions for NC Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Section 4.17.1 i) shall not apply to the land identified as Block 1 in Special Site Figure 8.115.1.	
b)	Minimum <i>lot depth</i> for <i>lots</i> abutting the NHS zone with a <i>Townhouse Dwelling Unit Street Access Private garage building</i> type.	22 m

8.115.4 Special Site Figure

Figure 8.115.1



116	Argo (West Morrison Creek) Ltd.	Parent Zone: NC
Map 12(4)	3270 Sixth Line	(2022-039)
8.116.1 Only Permitted Building Type		
The following is the only <i>Building Type</i> permitted:		
a)	<i>Mixed use building</i>	
8.116.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	The <i>lot line</i> abutting Sixth Line shall be deemed the <i>front lot line</i> .	
b)	Maximum <i>Floor Space Index/Density</i>	3.7
c)	Maximum <i>height</i>	8 storeys and 29.5 m
d)	Minimum <i>height</i> of the <i>first storey</i> for a <i>mixed use building</i>	4.5 m
e)	Setback for rooftop <i>accessory structures</i> from the rooftop edge	5m
f)	Minimum <i>floor area</i> for non-residential uses	300 m ²
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> .
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3. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amending the header to Holding Provision 53 and 55 as follows:

H53	Timsin Holding Corp. Part Lot 16, Concession 1, NDS	Parent Zone: GU and NC
Map 12(4)	Argo (West Morrison Creek) Ltd. 3270 Sixth Line	(2022-037) (2022-039)

H55	Timsin Holding Corp. Part Lot 16, Concession 1, NDS	Parent Zone: S, GU and NC
Map 12(4)	Argo (West Morrison Creek) Ltd. 3270 Sixth Line	(2022-037) (2022-039)

4. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.3.54 as follows:

H54	Argo (West Morrison Creek) Ltd. 3270 Sixth Line	Parent Zone: NC
Map 12(4)		(2022-039)

9.3.54.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, these lands shall only be used for the following *uses*:

- a) Legal *uses*, *buildings* and *structures* existing on the *lot*

9.3.54.2 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by the Town 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 and/or the Region of Halton:

- a) The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program.

b)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements.
c)	The Owner shall have made all required payments associated with the Allocation Program;
d)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner's Notice (PWCN) letter.

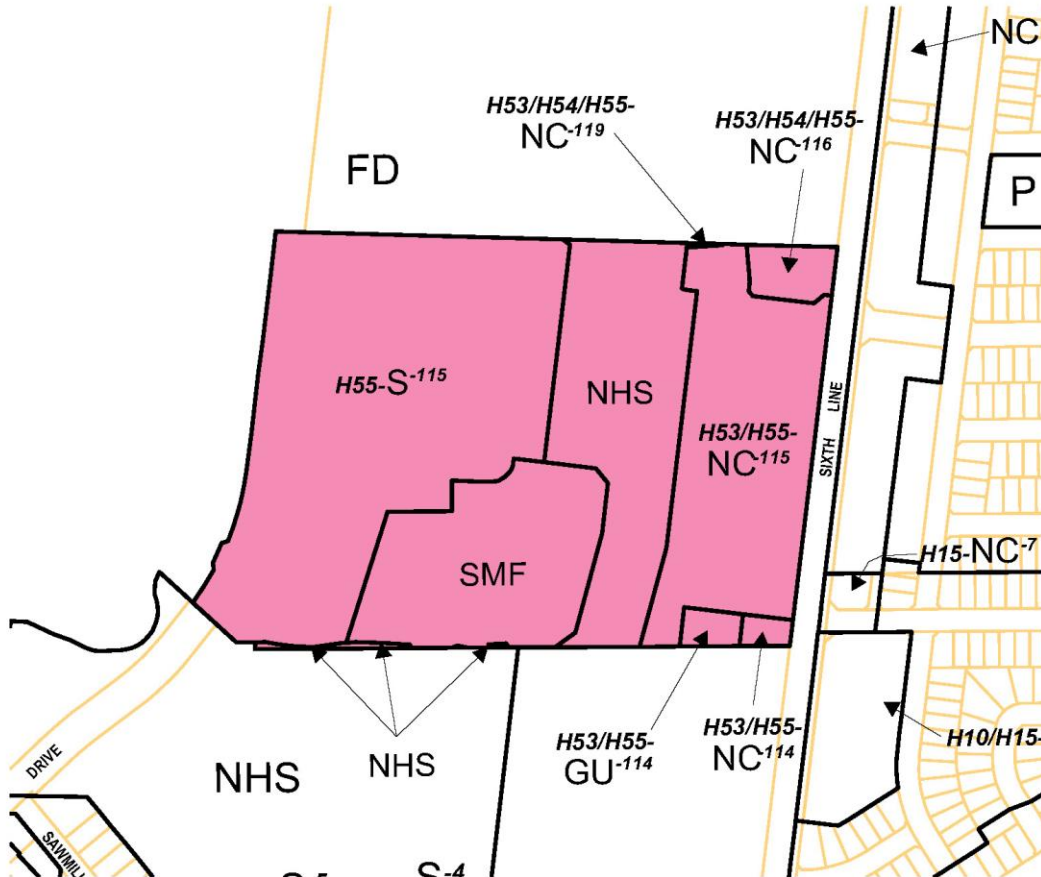
This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this 16th day of May, 2022

MAYOR

CLERK

SCHEDULE "A"
To By-law 2022-039



AMENDMENT TO BY-LAW 2009-189

- Re-zoned From: Future Development (FD) to Suburban (H55 - S sp: 115);
- Neighbourhood Centre (H53/H54/H55 - NC sp: 119);
- General Urban (H53/H55 - GU sp: 114);
- Stormwater Management Facility (SMF);
- Neighbourhood Centre (H53/H54/H55 - NC sp: 116);
- Neighbourhood Centre (H53/H55 - NC sp: 115);
- Neighbourhood Centre (H53/H55 - NC sp: 114); and
- Natural Heritage System (NHS)

EXCERPT FROM MAP
12 (4)



SCALE: 1:4000