



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-059

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 Lots 17 – 19, Con. 1, NDS Lower Fourth Development Limited and Pendent Developments Ltd., File No.: Z.1317.05

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 8.120 and 8.121 as follows:

120	Lower Fourth Development Limited and Pendent Developments Ltd. Part of Lots 17 – 19, Con. 1, NDS	Parent Zone: S, GU, NC
Map 12(4)		(2022-059)
8.120.1 Zone Provisions		
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 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.

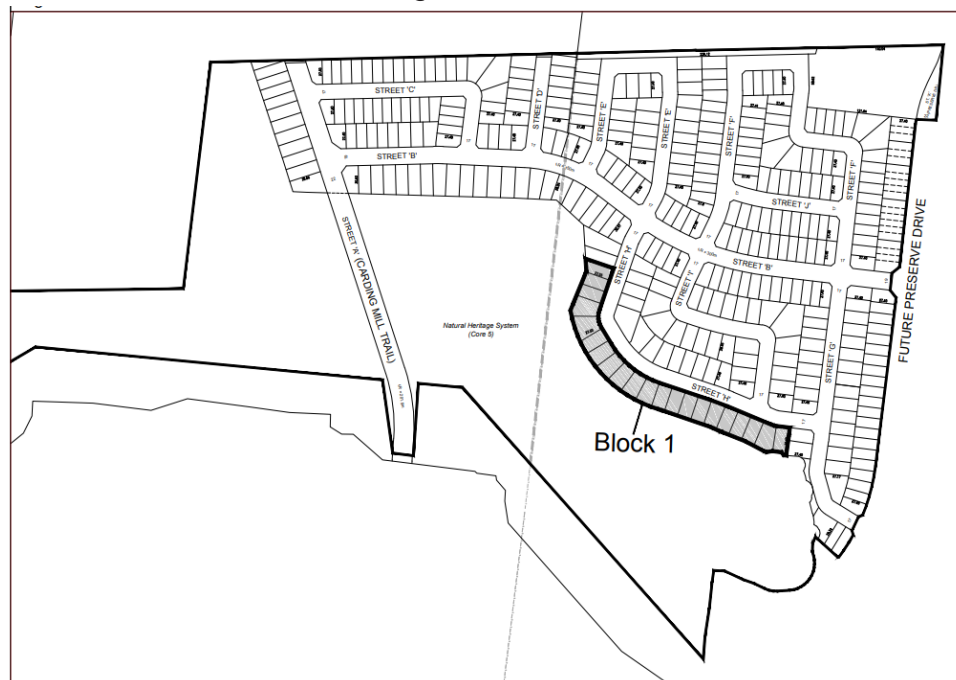
8.120.2 Additional Zone Provisions for Block 1

The following additional regulations apply to Block 1 identified in Figure 8.120.1.

a)	Minimum <i>rear yard setback</i>	6 m
b)	Notwithstanding 8.120.2 a) above, the minimum <i>rear yard setback</i> may be reduced to 3.0 m for a one <i>storey</i> addition for a maximum of 45% of the dwelling width measured at the rear of the <i>main building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	

8.120.3 Special Site Figure

Figure 8.120.1



121	Lower Fourth Development Limited and Pendent Developments Ltd. Part of Lots 17 – 19, Con. 1, NDS	Parent Zone: I
Map 12(4)		(2022-059)
8.121.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Maximum <i>front yard</i>	Shall not apply
b)	Maximum <i>flankage yard</i>	Shall not apply
c)	Minimum <i>building height</i> for a <i>public school elementary</i>	Shall not apply
d)	Maximum <i>building height</i> for a <i>public school elementary</i>	18 m
e)	Minimum <i>landscape strip</i> width along the <i>rear lot line</i> or <i>interior lot line</i>	4.5 m
f)	Section 1.7 (iii)	Shall not apply
g)	Section 4.13.1	Shall not apply
8.121.2 Parking Regulations		
a)	Parking requirements for a <i>Public School Elementary</i>	3 <i>parking spaces</i> per classroom maximum
b)	Parking requirements for <i>Day Care Centre</i> inclusive of <i>parking spaces</i> for queuing	1 <i>parking space</i> per 18 m ² of <i>leasable floor area</i> minimum; and, no maximum

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

H55	Timsin Holding Corp. Part Lot 16, Concession 1, NDS	Parent Zone: S, GU, NC and I
Map 12(4)	Argo (West Morrison Creek) Ltd. 3270 Sixth Line	(2022-037)
	Digram Developments Oakville Inc. 3380 Sixth Line	(2022-039)
	Lower Fourth Development Limited and Pendent Developments Ltd. Part of Lots 17 – 19, Con. 1, NDS	(2022-048)
		(2022-059)

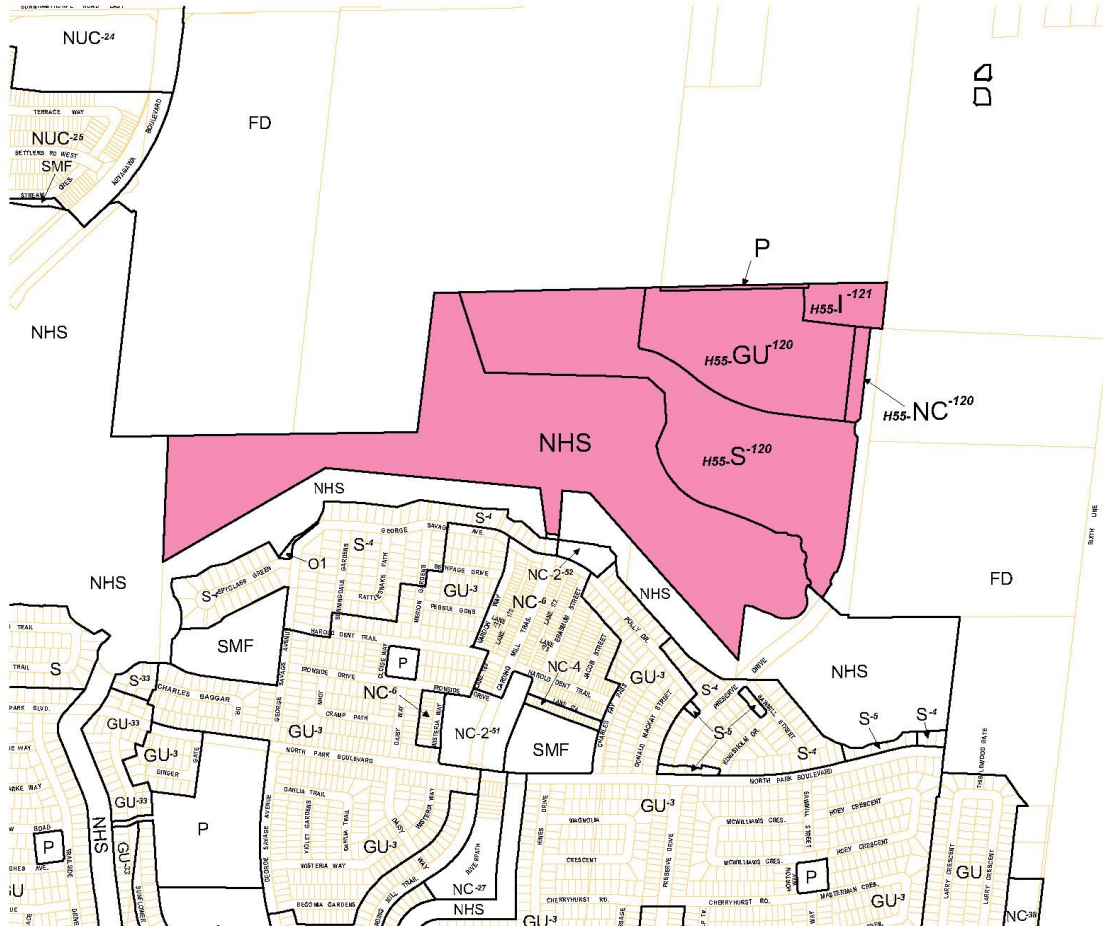
4. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this 27th day of June, 2022


MAYOR

CLERK

SCHEDULE "A"
To By-law 2022-059



AMENDMENT TO BY-LAW 2009-189

 Re-zoned From: Future Development (FD) to Suburban (H55-S sp: 120); Neighbourhood Centre (H55-NC sp: 120); General Urban (H55-GU sp: 120); Institutional (H55-I sp: 121); Park (P); and Natural Heritage System (NHS)

EXCERPT FROM MAP 12 (4)



SCALE: 1:10,000