

## THE CORPORATION OF THE TOWN OF OAKVILLE

## **BY-LAW NUMBER 2022-100**

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, Con. 1, NDS Docasa Group Ltd., File No.: Z.1317.06

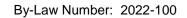
## **COUNCIL ENACTS AS FOLLOWS:**

- 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. Part 8, <u>Special Provisions</u>, of By-law 2009-189, as amended, is further amended by amending the header to Special Provision 121 as follows:

121	Lower Fourth Development Limited and Pendent Developments Ltd.	Parent Zone: I
Map 12(4)	Part of Lots 17 – 19, Con. 1, NDS  Docasa Group Ltd. Part of Lots 17, Con. 1, NDS	(2022-059) (2022-100)

3. Part 8, <u>Special Provisions</u>, of By-law 2009-189, as amended, is further amended by amending the header to Special Provision 124 as follows:

124	Star Oak Developments Limited 90 Burnhamthorpe Road West	Parent Zone: GU, NC
Map 12(4)		(2022-096)
	Docasa Group Ltd.	(2022-100)
	Part of Lots 17, Con. 1, NDS	, ,



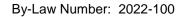


4. Section 8, <u>Special Provisions</u>, of By-law 2009-189, as amended, is further amended by adding a new 8.125 and 8.126 as follows:

	125	Docasa Group Ltd	Parent Zone: NC		
Ma	Map 12(4) Part of Lots 17, Con. 1, NDS		(2022-100)		
8.1	8.125.1 Only Permitted Building Type				
The	e following	g building types are the only building types p	permitted:		
a)	Apartme	ent			
b)	Mixed us	se building			
8.1	25.2 Zo	ne Provisions			
	e following ecial provi	g regulations apply to all lands identified as s sion:	subject to this		
a)		ine abutting Street A extension, future Prese the front lot line.	erve Drive, shall be		
b)	Minimun	n front yard setback	0.0 m		
c)	Minimum flankage yard setback 1.0 m				
d)	Minimum Floor Space Index for an apartment 0.5				
e)	Maximum Floor Space Index for an apartment 2.0				
f)	f) Minimum and maximum density for an apartment in Table 7.5.2 shall not apply.				
g)	Maximum height  6 storeys and 2  m		6 storeys and 21.0 m		
h)	Minimum height of the first storey for an apartment or mixed use building 4.5 m				
8.1	8.125.3 Parking Regulations				
The	The following parking regulations apply:				
a)	a) Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building</i> wall and <i>front lot line</i> or <i>flankage lot line</i> .				
8.125.4 Special Site Provisions					
The following additional provisions apply:					
a)	Height shall be measured from the finished floor elevation of the first storey.				



	126 Docasa Group Ltd		Parent Zone: NC		
Ma	Map 12(4) Part of Lots 17, Con. 1, NDS		(2022-100)		
8.1	26.1 Or	nly Permitted Building Type			
The	e following	g building type is the only building types per	mitted:		
a)	Mixed us	se building			
8.1	26.2 Zo	ne Provisions			
	e following ecial provi	g regulations apply to all lands identified as s sion:	subject to this		
a)		ine abutting the Street A extension, future P ned the front lot line.			
b)	Minimun	n flankage yard setback	1.0 m		
c)	Minimun	n rear yard setback abutting GU zone	7.5 m		
d)	Minimum rear yard setback for parking garages 3.0 m below grade abutting GU zone				
e)	Maximum height 6 storeys and 21.0 m				
f)	Minimum height of the first storey for a mixed use building 4.5 m				
g)	g) Minimum floor area for non-residential uses 350 m <sup>2</sup>				
h)	h) Each non-residential unit located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>public street</i> .				
8.1	26.3 Pa	rking Regulations			
The	e following	g parking regulations apply:			
a)	a) Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building</i> wall and <i>front lot line</i> or <i>flankage lot line</i> .				
b)	b) Parking requirements for non-residential uses  1 parking space per 30 square metres of leasable floor area minimum				
8.126.4 Special Site Provisions					
The following additional provisions apply:					
a)	a) Height shall be measured from the finished floor elevation of the first storey.				





5. Part 9, <u>Holding Provisions</u>, of By-law 2009-189, as amended, is further amended by amending the header to Holding Provision 54 as follows:

H54	Argo (West Morrison Creek) Ltd.	Parent Zone: NC
Map 12(4)	3270 Sixth Line	(2022-039)
		(2022-048)
	Digram Developments Oakville Inc. 3380 Sixth Line	(2022-100)
	Docasa Group Ltd	
	Part of Lots 17, Con. 1, NDS	

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

H55	Timsin Holding Corp.	Parent Zone: S, GU,
	Part Lot 16, Concession 1, NDS	NC and I
Map 12(4)		(2022-037)
	Argo (West Morrison Creek) Ltd.	(2022-039)
	3270 Sixth Line	(2022-048)
		(2022-059)
	Digram Developments Oakville Inc.	(2022-096)
	3380 Sixth Line	(2022-100)
	Lower Fourth Development Limited and Pendent Developments Ltd. Part of Lots 17 – 19, Con. 1, NDS	
	Star Oak Developments Limited	
	90 Burnhamthorpe Road West	
	Docasa Group Ltd. Part of Lots 17, Con. 1, NDS	



AKVILLE By-Law Number: 2022-100

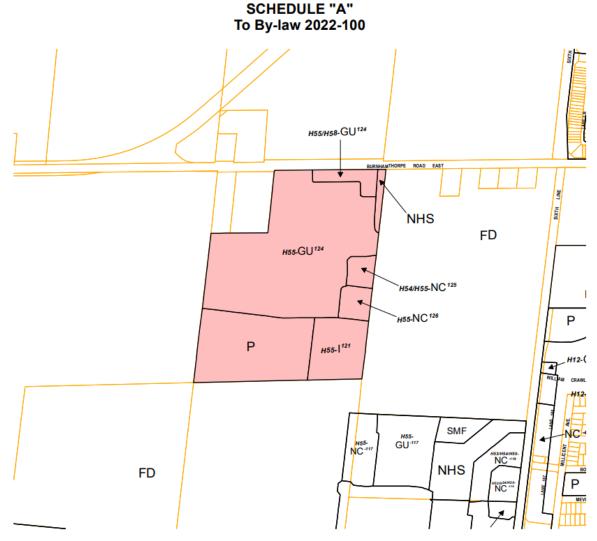
7. Part 9, <u>Holding Provisions</u>, of By-law 2009-189, as amended, is further amended by adding a new Sections 9.3.58 as follows:

	H58	Docasa Group Ltd.	Parent Zone: GU		
Ma	ıp 12(4)	Part of Lots 17, Con. 1, NDS	(2022-096)		
9.3.	58.1 On	ly Permitted Uses Prior to Removal of t	he "H"		
	For such time as the "H" symbol is in place, these lands shall only be used for the following <i>uses</i> :				
a)	a) Legal uses, buildings and structures existing on the lot				
9.3.	9.3.58.2 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 <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton:					
a)	a) An interim servicing plan is prepared by the proponent to demonstrat how existing external flows from north of Burnhamthorpe Road will b accommodated prior to the Hulme/SGGC lands being developed.				

	,	1990, c. P.13, a	s amended.	Section 34 or	the Flaming
PASS	ED this	_th day of	, 2022		

•	
MAYOR	CLERK





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

Re-zoned From: Future Development (FD) to General Urban (H55 - GU sp: 124); General Urban (H55/H58 - GU sp: 124); P (Park); Institutional (H55 - I sp: 121); Neighbourhood Centre (H54/H55 - NC sp: 125); Neighbourhood Centre (H55 - NC sp: 126); and Natural Heritage System (NHS)

**EXCERPT FROM MAP** 12 (4)



**SCALE: 1:7000**