



APPENDIX C

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-036

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 8 & 9, Concession 1, North of Dundas Street (Mattamy (Joshua Creek) Limited – Phase 3) – Z.1307.07

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(6) of By-law 2009-189, as amended, is 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 deleting the header on Section 8.97 as follows:

97	Argo (Joshua Creek) Developments Ltd. - Part of Lot 8, Concession 1, NDS	Parent Zone: NC
Map 12(6)	Mattamy (Joshua Creek) Limited Part of Lots 8 & 9, Concession 1, N.D.S.	(2021-040) (2023-036)

3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by deleting the header on Section 8.101 as follows:

101	Mattamy (Joshua Creek) Limited	Parent Zone: GU
Map 12(6)	Part of Lots 7, 8 and 9, Concession 1, NDS Argo (Joshua Creek) Developments Ltd. - Part of Lot 8, Concession 1, NDS	(2021-040) (2021-046) (2023-036)

4. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.128, as follows:

128	Mattamy (Joshua Creek) Limited	Parent Zone: S
Map 12(6)	Part of Lot 8 & 9, Concession 1, NDS	(2023-036)

8.128.1 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 <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, 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)	<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.	
d)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.6.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access</i> attached <i>private garage</i> abutting the Natural Heritage System (NHS) zone.	6.0 m
8.128.2 Additional Zone Regulations for Blocks 1 and 2		
The following additional regulations apply to the lands identified as Blocks 1 and 2 on Figures 8.128.1, and 8.128.2:		
a)	Minimum <i>lot depth</i>	20 m
8.128.3 Special Site Figure		

Figure 8.128.1

Special Provision 128

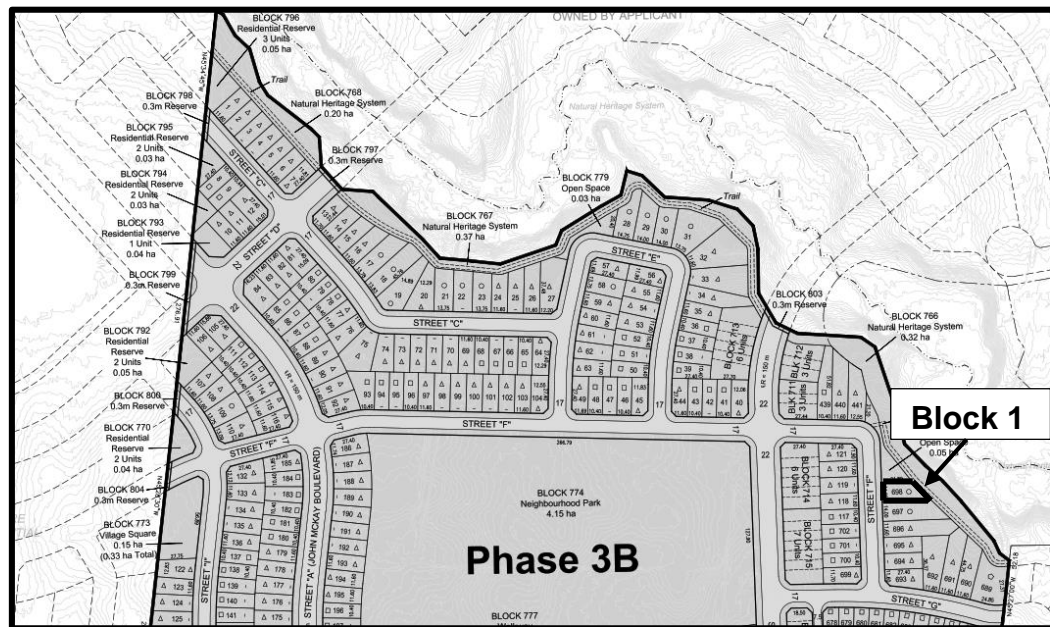
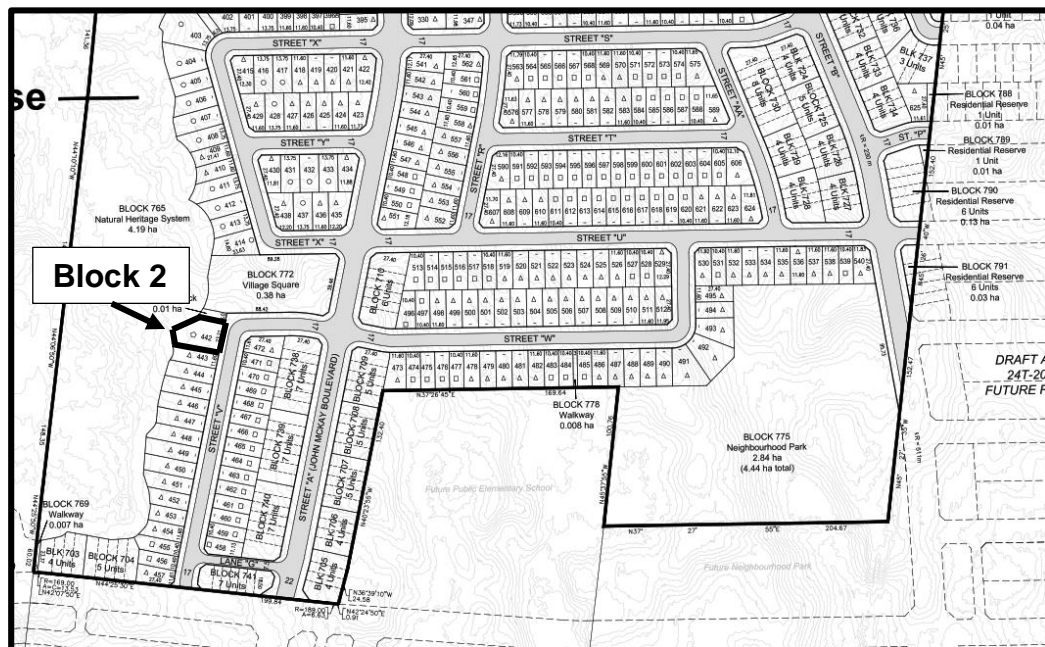
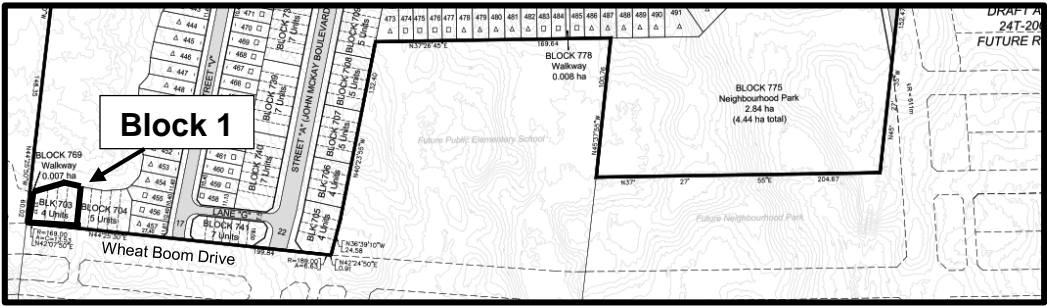


Figure 8.128.2



5. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.129, as follows:

129	Mattamy (Joshua Creek) Limited	Parent Zone: NC
Map 12(6)	Part of Lot 8 & 9, Concession 1, NDS	(2023-036)
8.129.1 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 <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, 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)	<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.	
8.129.2 Additional Zone Regulations for Block 1		
The following additional regulations apply to the lands identified as Block 1 on Figure 8.129.1:		
a)	Minimum <i>rear yard</i> setback for the end <i>dwelling unit</i> adjacent to the walkway	3.5 m
8.129.3 Special Site Figure		
Figure 8.129.1 Special Provision 129		
		

6. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.130 as follows:

130	Mattamy (Joshua Creek) Limited	Parent Zone: NC
Map 12(6)	Part of Lot 8 & 9, Concession 1, NDS	(2023-036)
8.130.1 Only Permitted Building Types		
The following <i>Building Types</i> are the only <i>Building Types</i> permitted:		
a)	<i>Connected commercial/residential building</i>	
8.130.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum and maximum <i>Floor Space Index</i> shall not apply to a <i>connected commercial/residential building</i>	
b)	Each <i>dwelling unit</i> shall include a <i>commercial</i> component on the ground floor for a <i>connected commercial/residential building</i>	
c)	Section 4.17.1 i) shall not apply.	
8.130.3 Parking Regulations		
The following parking regulations apply to a <i>connected commercial/residential building</i> :		
a)	For the <i>commercial</i> component up to 90 square metres – 2 <i>parking spaces</i> which may be provided in tandem	

7. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.131, as follows:

131	Mattamy (Joshua Creek) Limited	Parent Zone: GU
Map 12(6)	Part of Lot 8 & 9, Concession 1, NDS	(2023-036)
8.131.1 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

8. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.60 as follows:

H60	Mattamy (Joshua Creek) Limited Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: GU, S, NC
Map 12(6)		(2023-036)
9.60.1 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 <i>uses</i> :		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
9.60.2 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 <i>Town</i> passing a By-law under Section 36 of <i>the Planning Act</i> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and 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; and	
d)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.	

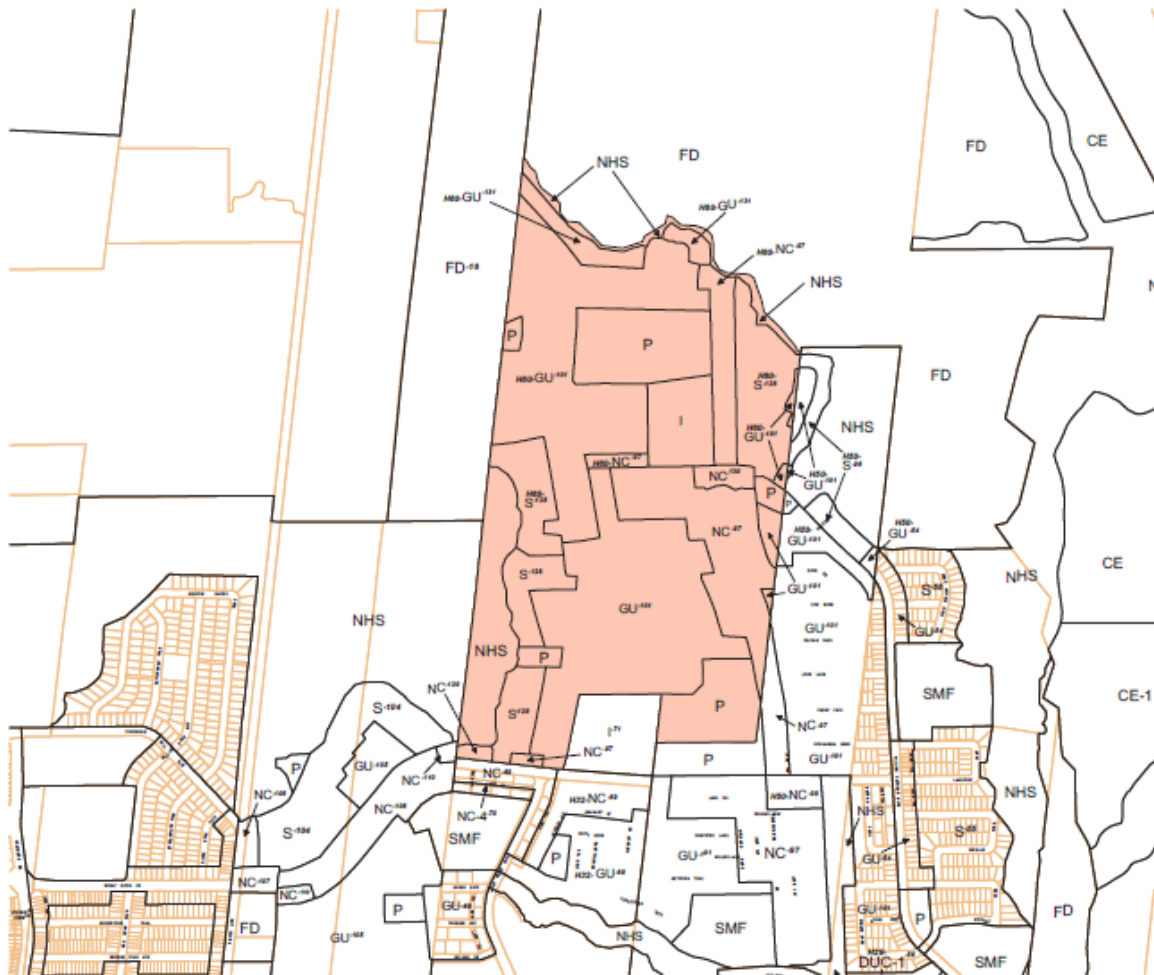
9. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 15th day of May, 2023

MAYOR

CLERK

SCHEDULE "A"
To By-law 2023-036



AMENDMENT TO BY-LAW 2009-189



Rezoned from Future Development (FD)
to General Urban (H60-GU sp:131);
General Urban (H60-GU sp:101);
Natural Heritage System (NHS);
Institutional (I);
Sub-urban (H60-S sp:128);
Sub-urban (S sp:128);
Neighbourhood Centre (NC sp:97);
Neighbourhood Centre (H60-NC sp:97);
Neighbourhood Centre (NC sp:129);
General Urban (GU sp:101);
Neighbourhood Centre (NC sp:130);and,
Park (P)

EXCERPT FROM MAP
12 (6)



SCALE: 1:10,000