

Appendix C – Applicant’s Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-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 31, Concession 1, North of Dundas Street
 (Palermo Village Corporation)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(1) 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 adding a new Section 8.*, 8.**, 8.***, and 8.**** as follows:

8.*	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: PUC-1
Map 12(1)		(2023-XXX)
8.*.1 Permitted Uses		
The following uses are permitted:		
a)	Permitted uses in the Trafalgar Urban Core (TUC) zone subject to the zone regulations of the TUC Zone unless modified below.	
b)	<i>Transit Terminal</i>	
c)	<i>Supermarket</i>	
8.*.2 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		

a)	Maximum building height	30 storeys
b)	Maximum <i>building height</i> for buildings at the northwest corner of Bronte Road and Dundas Street	35 storeys
c)	Minimum <i>building height</i> shall not apply to a building podium, <i>Transit Terminal, supermarket, place of worship</i> and aboveground <i>parking garages</i> .	
e)	Minimum <i>Floor Space Index</i> for a <i>transit terminal</i>	Shall not apply
f)	<i>Maximum Floor Space Index</i>	Shall not apply
g)	Maximum <i>rear yard</i>	0.0 metres
h)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
i)	For every one car share space provided the minimum number of resident parking spaces required may be reduced by ten spaces.	
j)	Required <i>parking spaces</i> for <i>commercial, office or community</i> uses can be provided on another <i>lot</i> within 300 metres if that <i>lot</i> is within a PUC-1 or P <i>zone</i> .	
k)	There is no maximum <i>building height</i> restriction for roof-mounted wind and solar energy installations.	
l)	Air vents and stairs associated with an underground <i>parking garage</i> are permitted to be located in any yard.	
m)	"transit terminal" means a facility which is typically designed to accommodate passenger transfer activity between transit modes and other travel modes, and may include passenger pick-up and drop-off.	

8.**	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: PUC-2
Map 12(1)		(2023-XXX)
8.**.1 Permitted Uses		
The following uses are permitted:		

a)	Permitted uses in the Trafalgar Urban Core zone subject to the zone regulations of the TUC Zone unless modified below.	
b)	<i>Stacked townhouse dwelling</i> , subject to the standards of the Neighbourhood Centre (NC) Zone for a <i>townhouse dwelling back-to-back</i> unless modified below.	
c)	<i>Townhouse Dwelling Back-to-Back</i> , subject to the standards of the Neighbourhood Centre (NC) zone unless modified below.	
8.**.2 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	Minimum <i>Floor Space Index</i> for a <i>stacked townhouse dwelling</i> and <i>townhouse dwelling back-to-back</i> .	N/A
b)	Maximum <i>Floor Space Index</i>	Shall not apply
c)	Maximum <i>building height</i>	30 storeys
d)	Minimum <i>building height</i> shall not apply to a <i>building podium</i> or <i>community centre</i>	
e)	Minimum <i>rear yard</i>	0.0 metres
f)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
g)	There is no maximum <i>building height</i> restriction for roof-mounted wind and solar energy installations.	
h)	Air vents and stairs associated with an underground <i>parking garage</i> are permitted to be located in any <i>yard</i> .	

8.***	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: PUC-3
Map 12(1)		(2023-XXX)
8.***.1 Permitted Uses		
The following uses are permitted:		
a)	Permitted uses in the Neighbourhood Centre zone subject to the standards of the NC zone, unless modified below.	
b)	<i>Single detached dwellings</i> and <i>semi-detached dwellings</i> , subject to the standards of the GU zone, unless modified below.	

c)	<i>Stacked townhouse dwelling</i> , subject to the standards of the Neighbourhood Centre Zone for a <i>townhouse dwelling back-to-back</i> unless modified below.	
8.***.2 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	Stand alone <i>commercial</i> and <i>retail</i> uses are prohibited.	
b)	Maximum <i>Floor Space Index</i> /Density	Shall not apply
c)	Maximum <i>height</i>	8 storeys
b)	Notwithstanding Section 4.27, a <i>porch</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 building or insect screening	
c)	A maximum of 10% of units within the PUC-3 zone may be <i>single detached dwellings</i> or <i>semi-detached dwellings</i> .	
d)	Minimum <i>lot frontage</i> for townhouse dwelling unit lane access	4.6 metres
e)	Minimum <i>rear yard setback</i> for townhouse dwelling unit lane access	0.5 metres
f)	Minimum <i>lot depth</i> for townhouse dwelling unit street access private garage	22 metres
g)	Maximum garage width for townhouse dwelling unit street access private garage	60% of lot frontage
The following regulations apply to <i>single detached dwellings</i> :		
h)	Minimum <i>lot depth</i>	17.0 metres

i)	Minimum <i>rear yard setback</i>	4.5 metres, except that the first storey may project a maximum 3.3 m into the rear yard for a maximum of 71% of the dwelling width measured at the rear of the main building. The one storey addition shall have a maximum vertical distance of 4.0 m measured between the finished floor level of the first storey and the highest point of the roof of the one storey addition.
j)	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 metres
k)	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 columns may encroach a maximum of 0.3 metres into the required depth.	

8.****	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: P
Map 12(1)		(2023-xxx)
8.****.1 Additional Permitted Uses		
The following uses are permitted:		
a)	Underground <i>parking garage</i> .	

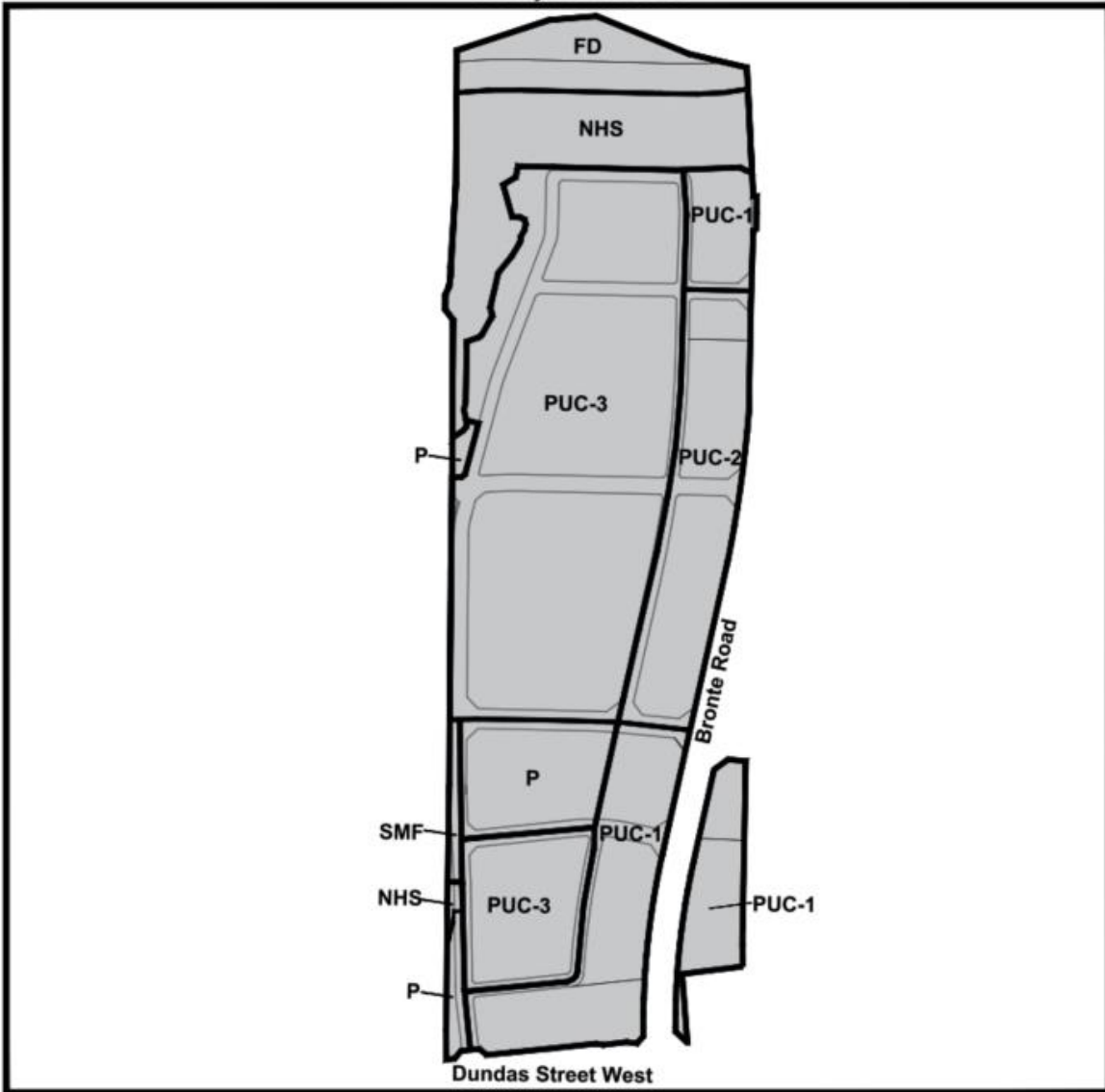
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2023


MAYOR

CLERK

SCHEDULE "A"
To By-Law 2023-***



AMENDMENT TO BY-LAW 2009-189

-  Rezoned from Future Development (FD) to:
- Palermo Urban Core -1 (PUC-1)
- Palermo Urban Core -2 (PUC-2)
- Palermo Urban Core -3 (PUC-3)
- Stormwater Management Facility (SMF)
- Natural Heritage System (NHS)
- Park (P)

EXCERPT FROM MAP
12(1) and 12(2)



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