

## Appendix D – Applicant’s Proposed Zoning By-law Amendment

### THE CORPORATION OF THE TOWN OF OAKVILLE

#### BY-LAW NUMBER 2024-XXX

A by-law to amend the North Oakville Zoning By-law  
2009-189 to permit the use of lands described as Part of  
Lot 20, Concession 2, N.D.S., Town of Oakville  
(ARGO NEYAGAWA CORPORATION)  
File No. OPA.xxxx.xx, Z.xxxx.xx and 24T-xxxxx/xxxx

#### COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189 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.\*, as follows:

<b>8.*</b>	<b>ARGO NEYAGAWA CORPORATION - Part of Lot 20, Concession 2, N.D.S.</b>	Parent Zone: NUC
Map 12(4)		(2024-###)
<b>8.*.1 Additional Permitted Building Types</b>		
The following additional buildings are permitted:		
a)	<i>Stacked townhouse dwelling</i> including each <i>dwelling unit</i> having an independent entrance subject to the regulations of the NC Zone unless modified by this Special Provision.	
b)	Permitted uses and buildings in the Neighbourhood Centre NC Zone, which shall be subject to the regulations of the Neighbourhood Centre NC Zone unless otherwise modified by this Special Provision.	
c)	<i>A single detached dwelling street access attached private garage</i> which shall be subject to the regulations of the General Urban GU Zone unless otherwise modified by this Special Provision.	
b)	Temporary sales office	

## 8.\*.2 Zone Provisions

The following regulations apply to all lands identified as subject to this special provision:

a)	Maximum Floor Space Index	N/A
b)	Minimum height of the first storey of a mixed-use building	4.5m
c)	The maximum width of Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three storeys in height and which may include a door.	4.0m
d)	Townhouse amenity space	3.5 m
e)	Max driveway width single detached dwelling street access attached private garage	5.6 m
f)	<p>Minimum rear yard – single detached dwelling:</p> <p>4.5 metres, except that the <i>first storey</i> may project a maximum 3.3 m into the <i>rear yard</i> for a maximum of 55% of the <i>lot</i> width measured at the rear of the main <i>building</i>. The one <i>storey</i> addition shall have a maximum vertical distance of 4.5 m measured between the finished floor level of the first <i>storey</i> and the highest point of the roof of the one <i>storey</i> addition</p>	
g)	<p>For corner lots, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.</p>	
h)	<p>For interior lots, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 70% of the porch. Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.</p>	
i)	<p>Porches 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. The total area of the vertical plane shall be measured from the top of the porch slab to the underside of the porch ceiling.</p>	
j)	<p>Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.</p>	
k)	Maximum height	16 storeys
l)	<p>Notwithstanding Section 7.2.4 height, the minimum height for a temporary sales office shall be 1 storey.</p>	
m)	<p>Notwithstanding Section 5.7.1, bicycle parking spaces shall not be required for a temporary sales office.</p>	

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 XX<sup>th</sup> day of \_\_\_\_\_, 2024

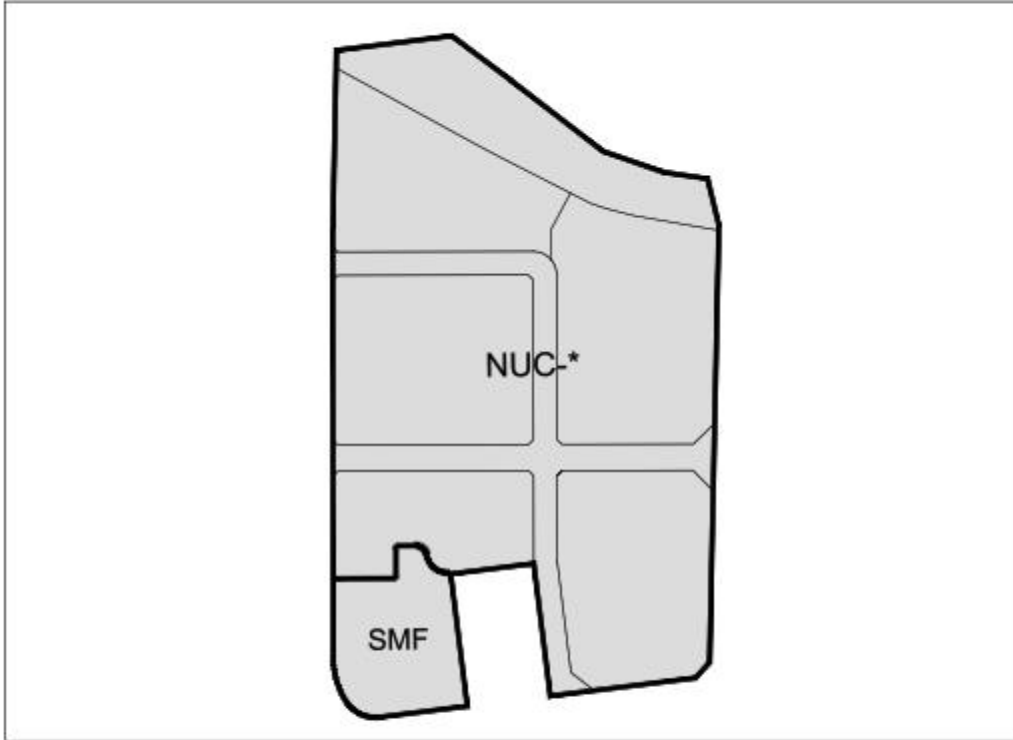
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MAYOR

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CLER

Schedule "A" To 2024 - \*\*\*



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

 Re-zoned From: Future Development (FD) to  
Neyagawa Urban Core (NUC-\* sp: xx);  
Stormwater Management Facility (SMF)

EXCERPT FROM MAP  
12 (4)

