



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2024-166**

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, Sherborne Lodge Developments Limited, File No.: Z.1319.10

**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 8.134 and 8.137 as follows:

<b>134</b>	<b>Sherborne Lodge Developments Limited</b> Part of Lots 19, Con. 1, NDS	Parent Zone: S, GU
Map 12(4)		(2024-166)
<b>8.134.1 Zone Provisions for all Lands</b>		
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 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.
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**8.134.2 Additional Zone Provisions for GU Zoned Lands**

a)	The following regulations shall apply to <i>lots</i> with a <i>lot depth</i> of 28.0 metres or less with a <i>single detached dwelling street access attached private garage building type</i> :	
i.	Minimum <i>rear yard setback</i>	6.0 m
ii.	<i>Floor area</i> for the <i>dwelling</i> is not permitted beyond the minimum <i>rear yard</i> .	
iii.	For <i>detached dwelling</i> at the corner of Neyagawa Boulevard and Street A, the <i>lot line</i> abutting Settlers Road West (Street A) shall be deemed the <i>front lot line</i> .	
b)	The following regulation shall apply to <i>townhouse dwelling unit back-to-back</i> blocks:	
i.	Minimum <i>landscape area</i> for the entirety block	8%
ii.	Notwithstanding Section 4.25.2.1, minimum landscaped area requirement per <i>lot</i>	1.75m x 1m

**8.134.3 Additional Zone Provisions for S Zoned Lands**

The following regulations shall apply to <i>lots</i> with a <i>lot depth</i> of 28.0 metres or less with a <i>single detached dwelling street access attached private garage building type</i> :		
a)	Minimum <i>rear yard setback</i>	6.0 m
b)	<i>Floor area</i> for the <i>dwelling</i> is not permitted beyond the minimum <i>rear yard</i> .	

<b>137</b>	<b>Sherborne Lodge Developments Limited</b>	Parent Zone: NUC
Map 12(4)	Part of Lots 19, Con. 1, NDS	(2024-166)

**8.137.1 Only Permitted Building Type**

The following *building type* is the only *building type* permitted:

a)	<i>Townhouse dwelling unit street access private garage</i> subject to the GU zone regulations
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**8.137.2 Zone Provisions**

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

a)	The <i>lot line</i> abutting Neyagawa Boulevard shall be deemed the <i>front lot line</i> .	
b)	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
c)	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.	
d)	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.	
e)	<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.	

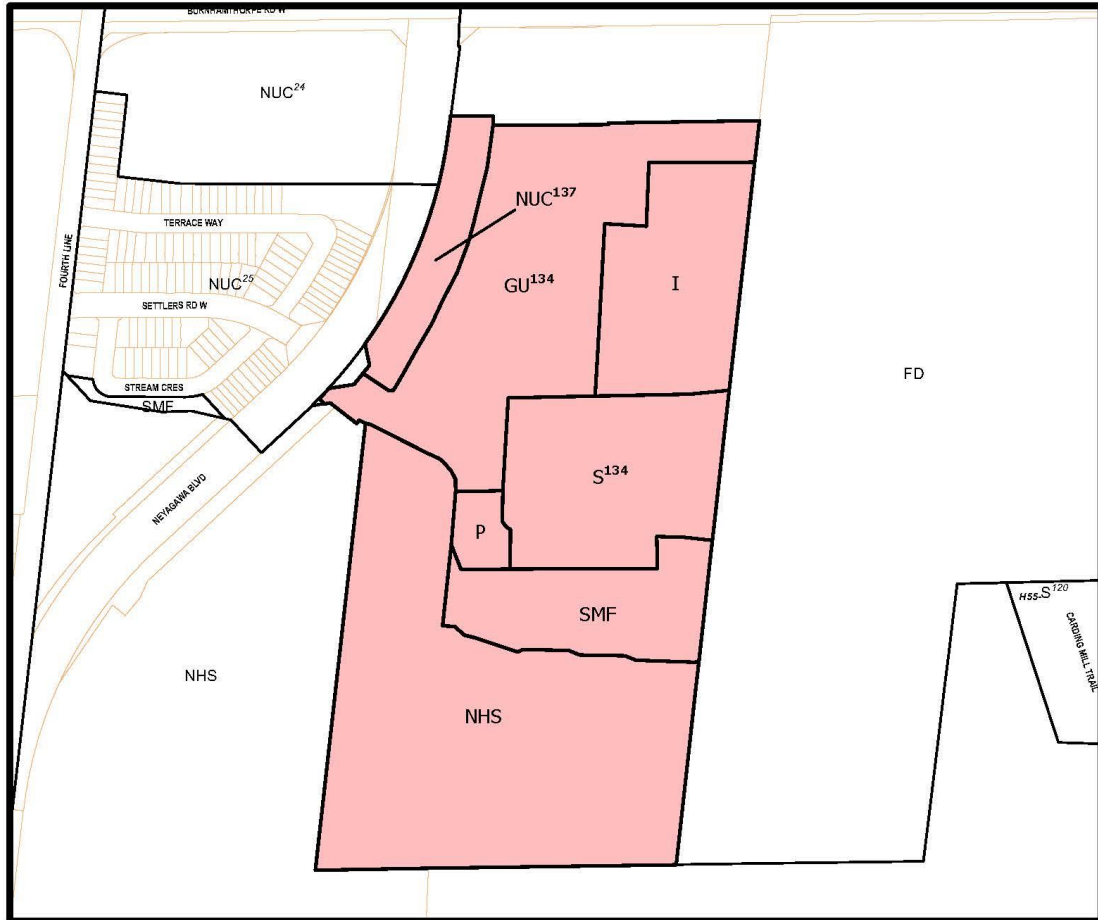
4. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this \_\_\_\_th day of \_\_\_\_\_, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**SCHEDULE "A"**  
**To By-law 2024-166**



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



Re-zoned from FD (Future Development) to NUC sp:137 (Neighbourhood Centre); GU sp:134 (General Urban); I (Institutional); S sp:134 (Sub-urban); P (Park); SMF (Stormwater Management Facility); and, NHS (Natural Heritage System).

**EXCERPT FROM MAP**  
**12 (4)**



**SCALE: 1:7,000**