



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-172

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, ENO Investments Limited and Ankara Realty Limited, File No.: Z.1317.07

WHEREAS at the December 9, 2024 Planning and Development Council Meeting, Council passed a resolution with respect to Item 7.2 of that Agenda, approving an application for Zoning By-law amendment in part, and directing staff to bring an amended version of the By-law 2024-172 to the Council meeting of December 16, 2024;

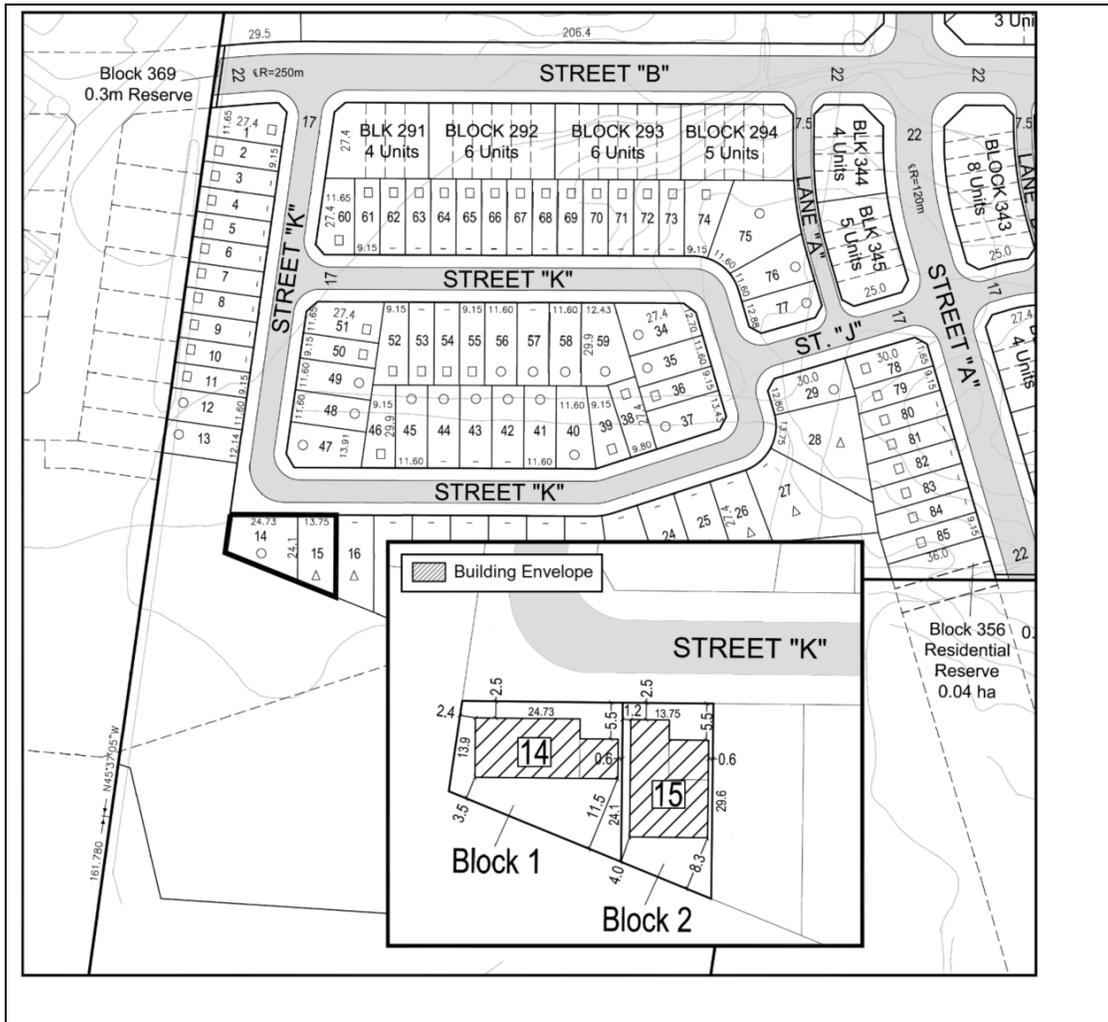
AND WHEREAS the modifications to the proposed Zoning By-law amendment that were specified in the Council resolution have been incorporated into this by-law.

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 new 8.141 as follows:

141	ENO Investments Limited and Ankara Realty Limited	Parent Zone: NC, S, GU
Map 12(4)	Part of Lots 17,18 and 19, Con. 1, NDS	(2024-172)
8.141.1 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 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.	
8.141.2 Additional Zone Provisions for GU zoned Townhouse Dwelling Unit with Lane Access		
The following regulations shall apply to <i>townhouse dwelling unit with lane access</i> blocks:		
a)	Minimum <i>landscape area</i> for the entire block	9%
b)	Notwithstanding Section 4.25.2.1, minimum landscaped area requirement per <i>lot</i>	1.75 m x 2.0 m
8.141.3 Special Zone Provision for S – Block 1		
The following regulations apply to Block 1 identified in Figure 8.141.1:		
a)	Minimum <i>lot depth</i>	13.9 m
b)	The <i>building</i> envelope shall be defined by the <i>setbacks</i> as identified in Figure 8.141.1	
8.141.4 Special Zone Provision for S – Block 2		
The following regulation applies to Block 2 identified in Figure 8.141.1:		
a)	The <i>building</i> envelope shall be defined by the <i>setbacks</i> as identified in Figure 8.141.1	
8.141.5 Special Site Figure		
Figure 8.141.1		



3. Part 9, Holding Provisions, 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. 3270 Sixth Line	Parent Zone: NC
Map 12(4)	Digram Developments Oakville Inc. 3380 Sixth Line	(2022-039) (2022-048) (2022-100) (2024-166) (2024-172)
	Docasa Group Ltd Part of Lots 17, Con. 1, NDS	
	Sherborne Lodge Developments Limited Part of Lots 19, Con. 1, NDS	
	ENO Investments Limited and Ankara Realty Limited Part of Lots 17,18 and 19, Con. 1, NDS	

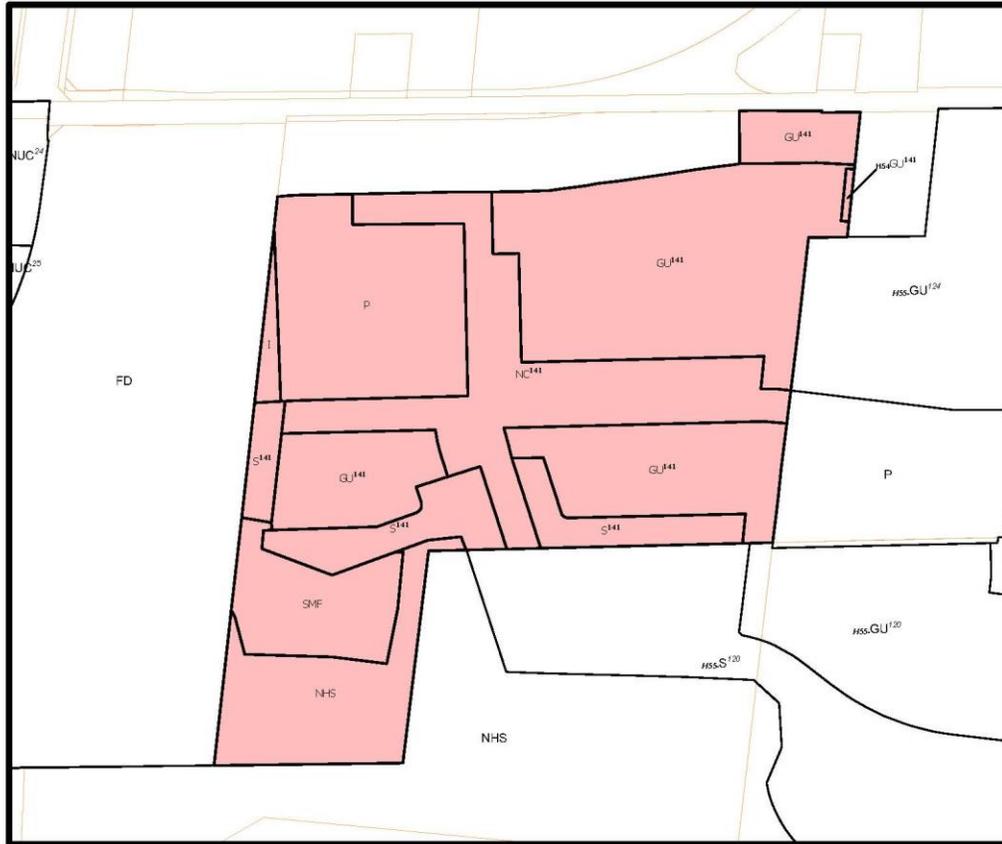
4. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this ____th day of _____, 2024

MAYOR

CLERK

**SCHEDULE "A"
To By-law 2024-172**



AMENDMENT TO BY-LAW 2009-189



Re-zoned from FD (Future Development) to NC sp:141 (Neighbourhood Centre); H54-GU sp:141 (General Urban); GU sp:141 (General Urban); I (Institutional); S sp:141 (Sub-urban); P (Park); SMF (Stormwater Management Facility); and, NHS (Natural Heritage System).

EXCERPT FROM MAP
12 (4)



SCALE: 1:6,000