

APPENDIX D – APPLICANT’S DRAFT ZONING BY-LAW AMENDMENT

BY-LAW NUMBER 2024-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 Block 154 Plan 20M-1221,
Parts 2, 3 and 6 Plan 20R-21707
(Rowhedge Construction Limited, File No.: Z._____)

1. Map 12(5) of By-law 2009-189, as amended, is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189, as amended, is amended by adding new Section 8.A, as follows:

A	Rowhedge Construction Limited	Parent Zone: NC
Map 12(5)	(Part Block 154 Plan 20M-1221, Parts 2, 3 and 6 Plan 20R-21707)	(2024-xxx)
8.A.1 Permitted Building Types		
Notwithstanding the permitted building types listed in Table 7.5.2, the following types shall also be permitted:		
a)	Stacked townhouse dwelling including each dwelling unit having an independent entrance.	
8.A.2 Zone Regulations for Stacked townhouse dwellings		
a)	Notwithstanding any other provision to the contrary, all lands zoned NC-A not owned by a Public Authority shall be deemed to be one lot regardless of any further subsequent further division of land.	
b)	The lot line abutting Loyalist trail shall be deemed to be the Front Lot Line.	
c)	Minimum Floor Space Index/Density:	Not Applicable
d)	Maximum Floor Space Index/Density:	Not Applicable
e)	Minimum Lot Frontage:	65.0 metres
f)	Minimum Lot Depth:	80.0 metres
g)	Minimum Interior Side Yard Setback:	2.9 metres
h)	Minimum Rear Yard Setback	3.0 metres

i)	Maximum Building Height	3 Storeys
j)	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.	
k)	<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.	

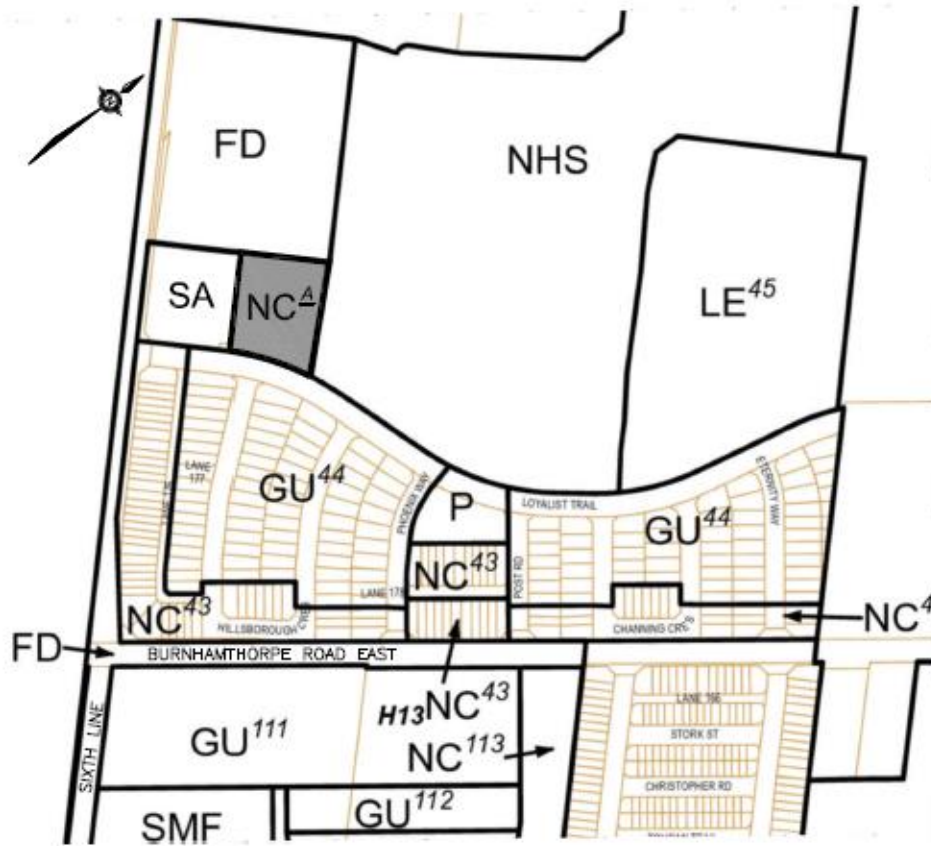
3. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, amended.

PASSED this ___ day of _____, 2024.

MAYOR

CLERK

SCHEDULE "A" To By-law 2024-



AMENDMENT TO BY-LAW 2009-189



Rezoned from Service Area - Employment (ED)
to Neighbourhood Centre (NC sp A);

EXCERPT FROM
MAP 12(5)