

APPENDIX D – APPLICANT’S DRAFT 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, as amended, to permit the use of lands described as Part of Lot 8 & 9, Concession 1, North of Dundas Street (Mattamy Joshua Creek Ltd)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(6) 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 Lots 8 & 9, Concession 1, NDS (Mattamy Joshua Creek Ltd.)	Parent Zone: NC
Map 12(6)		(2024-XXX)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	Maximum <i>height</i> of a <i>mixed use building</i> .	6 storeys
b)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	

8.**	Part of Lots 8 & 9, Concession 1, NDS (Mattamy Joshua Creek Ltd.)	Parent Zone: NC
Map 12(6)		(2024-XXX)

8.**.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 <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 other obstructions may encroach a maximum of 0.3 metres into the required depth.	
c)	<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.	

8.***	Part of Lots 8 & 9, Concession 1, NDS (Mattamy Joshua Creek Ltd.)	Parent Zone: GU
Map 12(6)		(2024-xxx)
8.***.1 Zone Provisions for all lands		
The following regulations apply to all lands identified as subject to this		
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 <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 other obstructions may encroach a maximum of 0.3 metres into the required depth.	
c)	<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.	

d)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.6.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access</i> attached <i>private garage</i> abutting the Natural Heritage System (NHS) zone.	6.0 m
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8.****	Part of Lots 8 & 9, Concession 1, NDS (Mattamy Joshua Creek Ltd.)	Parent Zone: S
Map 12(6)		(2024-xxx)
8.****.1 Zone Regulations 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)	P 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 other obstructions may encroach a maximum of 0.3 metres into the required depth.	
c)	<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.	
d)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.6.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access</i> attached <i>private garage</i> abutting the Natural Heritage System (NHS) zone.	6.0 m

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 _____, 2024

MAYOR

CLERK

SCHEDULE "A"
TO By-Law 2024-***



AMENDMENT TO BY-LAW 2009-189



Rezoned from Future Development (FD) to
Neighbourhood Centre (NC sp:*);
Neighbourhood Centre (NC sp:**);
General Urban (GU sp:***);
Sub Urban (S sp:****);
Natural Heritage System (NHS);
Park (P) and
Stormwater Management Pond (SWM)

EXCERPT FROM MAP
12(6)



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