

Appendix B – Proposed Zoning By-law Amendments by applicant

THE CORPORATION OF THE TOWN OF OAKVILLE DRAFT BY-LAW NUMBER 2016-XX

“Being a By-law to amend Zoning By-law 2014-014”, as amended, to introduce new zoning for lands within the College Park Community

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2014-014, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, c.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

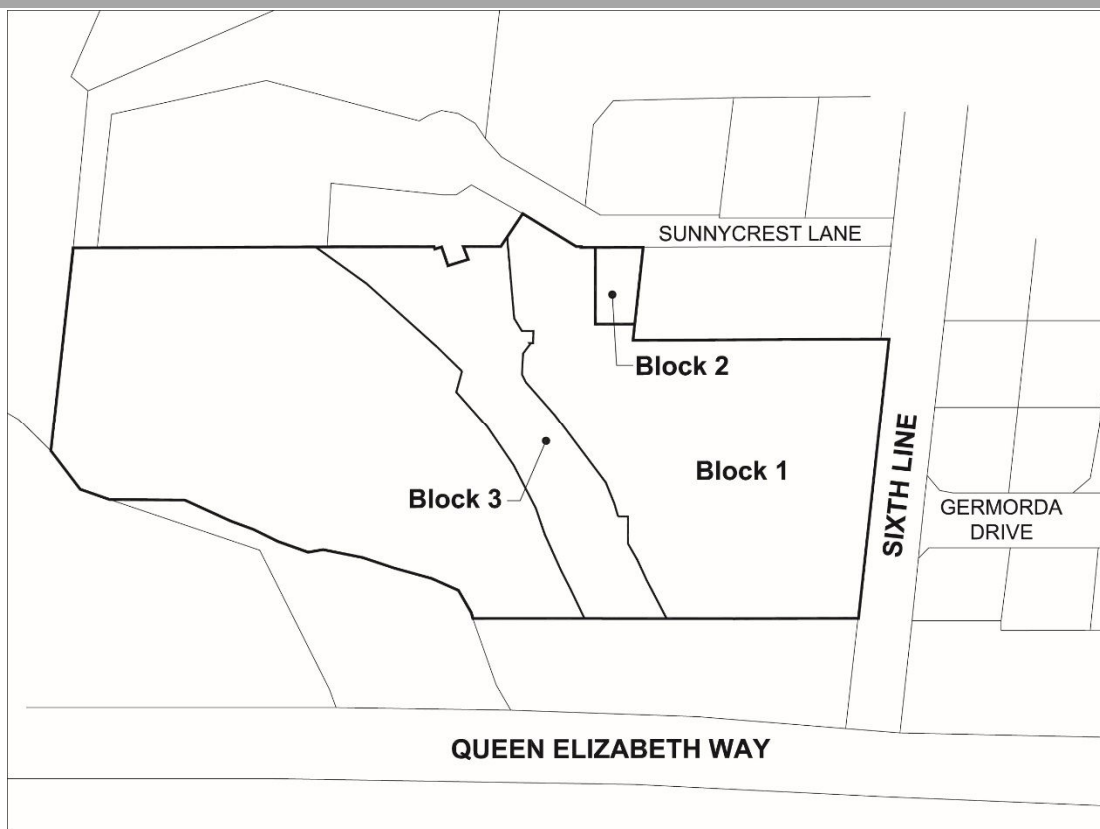
1. That Schedule “19(14)” to By-law 2014-014, as amended, is hereby further amended by rezoning lands legally described as 1020, 1028, 1032 and 1042 Sixth Line, Town of Oakville, Regional Municipality of Halton from the “RL1-0 Zone to the “Residential Medium 1” (RM1) Zone, “Residential Medium 2” (RM2) Zone and “Private Open Space” (O2) Zone as identified on Schedule A attached hereto and Schedule A forms part of this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended to include a new special provision as follows:

XXX	1463291 Ontario Inc., Lisa Rogers and Taylor Rogers, Dunpar Homes	Parent Zone: RM1, RM2 & O2
Map 19(14)		(2016-XXX)
15.XXX.1 Only Permitted Uses on Block 1		
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 1 on Figure 15.XXX.8:		
a)	Uses permitted in the RM1 Zone	
b)	Model Homes	
15.XXX.2 Only Permitted Uses on Block 2		
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 2 on Figure 15.XXX.8:		
a)	Uses permitted in the RM2 Zone	
b)	Model Homes	
15.XXX.3 Only Permitted Uses on Block 3 – Private Open Space O2 Zone		
The following <i>uses</i> are the only <i>uses</i> permitted on lands identified as Block 3 on Figure 15.XXX.8:		
a)	Residential uses and buildings existing on the day of the passing of this By-law.	

15.XXX.4 Zone Regulations for the RM1 Zone – Block 1		
The following regulations apply:		
a)	Minimum <i>front yard</i> (Sixth Line)	4.0 metres
b)	Minimum <i>rear yard</i> (Abutting O2 Zone)	3.0 metres
c)	Minimum interior <i>side yard</i>	2.0 metres
d)	Minimum <i>lot area</i>	63.00 m ²
e)	Minimum separation distance between buildings containing dwelling units	1.5 metres
f)	Maximum number of <i>storeys</i> on Block 1 on Figure 15.XXX.8	4
g)	Maximum <i>height</i> on Block 1 on Figure 15.XXX.8	13.0 metres
h)	Maximum projection into a <i>rear yard</i> for a <i>balcony</i> .	3.0 metres
i)	Balcony projection permitted into a condominium common element	3.0 metres
j)	Notwithstanding Section 4.25.2 of By-law 2014-014, maximum number of model homes permitted	14
k)	For the purpose of this By-law the lot frontage shall be deemed to be Sixth Line	
l)	Height shall be measured from the finished floor elevation at <i>grade</i> .	
15.XXX.5 Zone Regulations for the RM2 Zone – Block 2		
The following regulations apply:		
a)	Minimum <i>flankage yard</i> (Sunnycrest Lane)	6.0 metres
c)	Minimum <i>side yard</i>	0.5 metres
d)	Minimum <i>lot area</i>	55.00 m ²
e)	Maximum number of <i>storeys</i> on Block 2 on Figure 15.XXX.8	4
f)	Maximum <i>height</i> on Block 2 on Figure 15.XXX.8	15.0 metres
g)	Notwithstanding Section 4.25.2 of By-law 2014-014, maximum number of model homes permitted	6
h)	Height shall be measured from the finished floor elevation at <i>grade</i> .	
i)	For the purpose of this By-law the lot frontage shall be deemed to be Sixth Line	
15.XXX.6 Zone Regulations for the O2 Zone – Block 3		
The following regulations apply:		
a)	Minimum setback from the long term stable top of bank of Sixteen Mile Creek for existing dwellings	As existing on the day of passing of this By-law
b)	Minimum front yard	As existing on the day of passing of this By-law
c)	Minimum <i>interior side yard</i>	As existing on the day of passing of this By-law
d)	Maximum <i>lot coverage</i>	As existing on the day of passing of this By-law
e)	Maximum height	As existing on the day of passing of this By-law
f)	No accessory buildings, structures, swimming pools are permitted.	
15.XXX.7 Regulations for the entire parcel		

a)	For the purpose of this By-law, the rear lot line is defined by the easterly limits of the O2 Zone.
b)	Section 4.11 relating to <i>landscaping</i> shall not apply.
c)	The minimum dimension for a <i>parallel parking space</i> shall be a width of 2.6 metres and a length of 6.7 metres.
d)	Section 5.2.3(e) relating to tandem <i>parking space</i> dimensions shall not apply.
e)	Section 5.10 relating to minimum setback of <i>surface parking area</i> from any <i>building</i> shall not apply.
f)	All lands identified as subject to this Special Provision shall be considered as one <i>lot</i> for the purposes of this By-law.

15.XXX.8 Special Site Figures

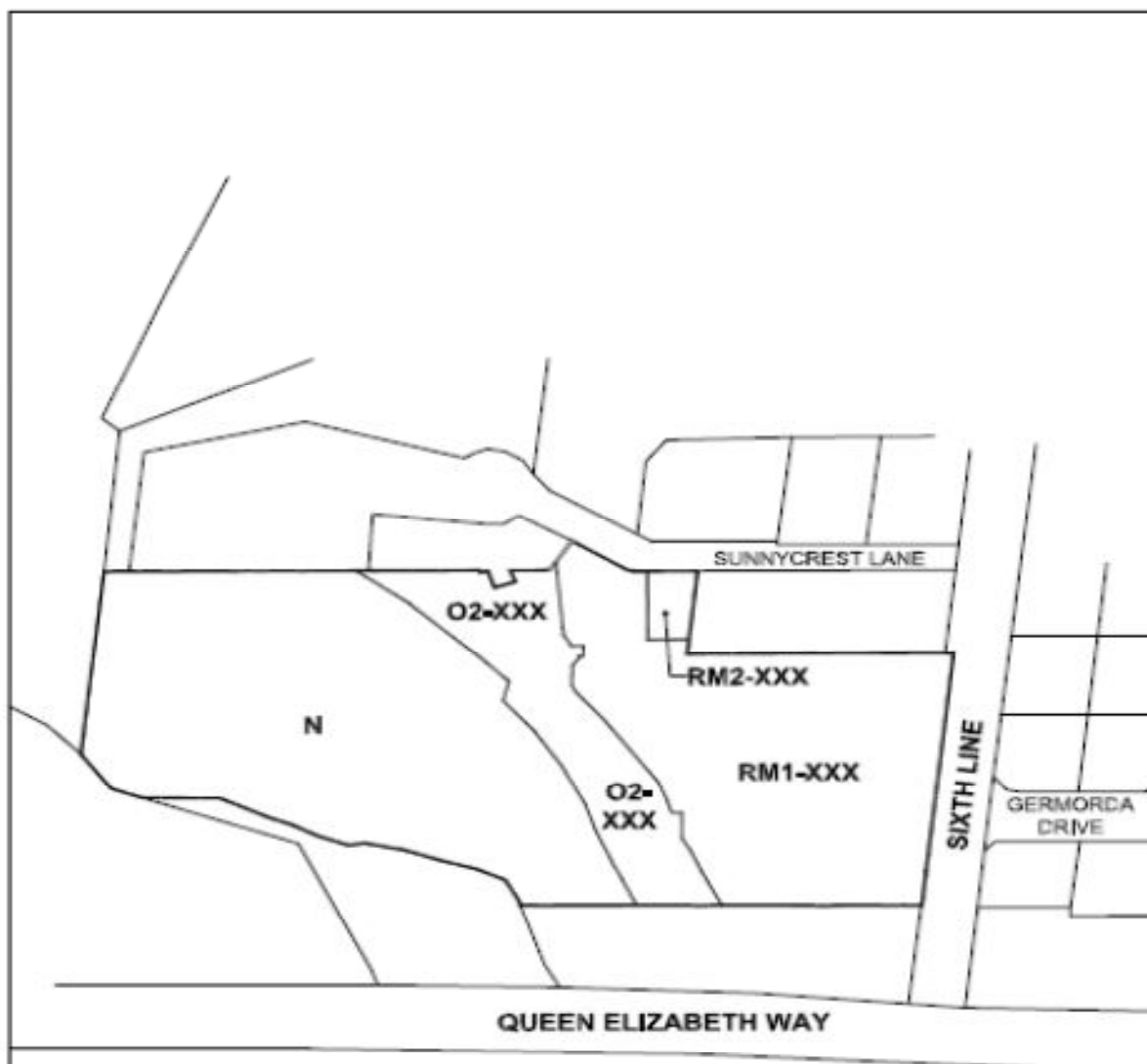


3. This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O 1990, C.P.13.

Passed this _____ day of _____, 2014

MAYOR

CLERK



Not to Scale

LOCATION:

1020, 1024, 1028, 1032,
and 1042 Sixth Line



Subject Lands to be rezoned
from N (Natural Area) and
RL1 (Residential Low Density)
to RM1-XXX (Residential Medium 1),
RM2-XXX (Residential Medium 2),
and O2-XXX (Private Open Space).

THIS IS SCHEDULE 'A' TO BY-LAW AMENDMENT _____

PASSED THE ____ DAY OF ____, 2016.

SIGNING OFFICERS

MAYOR

CLERK