

Appendix B – Proposed Zoning By-law Amendment by applicant

THE CORPORATION OF THE TOWN OF OAKVILLE BY-LAW NUMBER 2015-xxx

A by-law to amend the Town of Oakville Zoning By-law
1984-63, as amended, and the Town of Oakville
Zoning By-law 2014-014, as amended, to permit the
use of lands described as
Part of Lot 30, Concession 1 SDS and
Part of the Road Allowance between Lots 30 and 31, Concession 1 SDS
Stateview Homes, (Ivory Oak Estates) Inc.,
File No.: Z.xxxx.xx

COUNCIL ENACTS AS FOLLOWS:

1. Map 91(19) of By-law 1984-63, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 89, Special Provisions for Particular Parcels of Land, of By-law 1984-63, as amended, is further amended by adding a new Subsection as follows:

“Special Provision	Applies to / Location	By-law Number
(xxx)	Stateview Homes (Ivory Oak Estates) Inc. 2295 and 2307 Khalsa Gate (Part of Lot 30, Concession 1, SDS and Part of the Road Allowance between Lots 30 and 31, Concession 1 SDS)	(2015-xxx)

The lands subject to Special Provision xxx may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

a) Only Permitted Uses

- i) All R8 uses except single detached dwellings, semi-detached dwellings, maisonettes and apartment buildings.

b) Zone Standards for All Lands

The following regulations apply to all lands identified as subject to this Special Provision:

- i) The common elements condominium parcels created in conjunction with the proposed multiple attached dwelling units, including roadways, walkways, and common element areas, be deemed to comply with Section 9(3) of the By-Law.
- ii) For the purposes of establishing compliance with the zoning regulations for the land zoned R8, common element roadways shall be considered as public streets for zoning purposes only.
- iii) Maximum number of multiple attached dwellings – 22
- iv) Maximum site coverage excluding balconies – 36%
- v) Maximum building height – 3 storeys
- vi) Notwithstanding Section 30(1)(d), each dwelling unit shall have 4 parking spaces which shall include the minimum visitor parking per unit.

c) Additional Zone Standards for Block 1 Lands

The following additional regulations apply to lands identified as Block 1 in Figure xxx.xx:

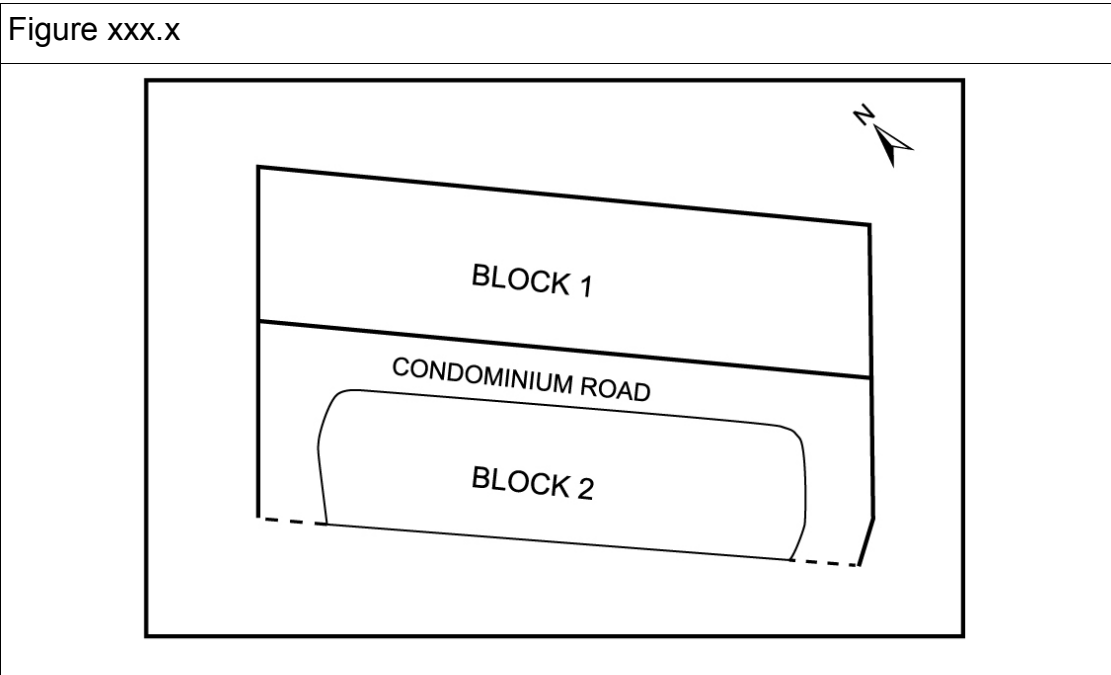
- i) Minimum lot area – 160.0 square metres per unit
- ii) Minimum lot frontage – 7.05 metres per unit
- iii) Minimum front yard – 4.5 metres
- iv) Minimum rear yard – 6.0 metres
- v) Minimum side yard – 1.2 metres
- vi) Minimum separation distance between buildings – 2.4 metres
- vii) Porch projections - Porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without a foundation, including the access stairs connecting the porch to the ground, may project into the required yard 2.20 metres from the property line, except that access stairs connecting to a porch may project an additional 0.6 metre.
- viii) Bay windows with foundations may project into the required yard to a maximum of 0.6 metre
- ix) Balconies may project up to 2.0 metres into a rear yard

d) Additional Zone Standards for Block 2 Lands

The following additional regulations apply to lands identified as Block 2 in Figure xxx.x:

- i) Minimum lot area – 140.0 square metres per unit
- ii) Minimum lot frontage – 6.15 metres per unit
- iii) Minimum front yard – 3.0 metres
- iv) Minimum rear yard – 6.0 metres

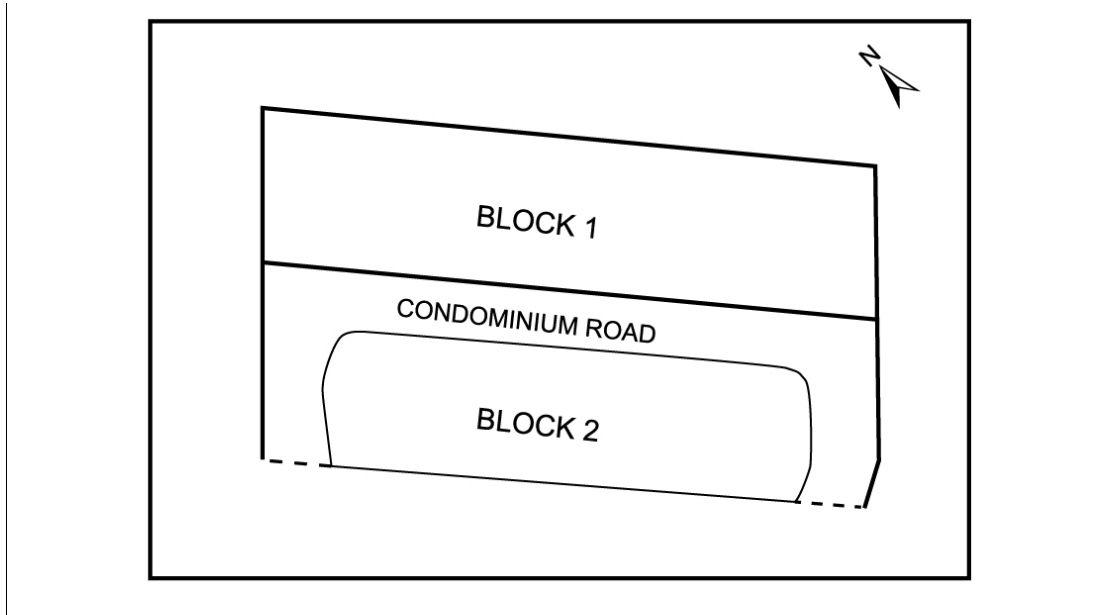
- v) Minimum side yard – 1.2 metres except for a minimum 2.5 meters on a flankage lot
- vi) Minimum separation distance between buildings – 2.4 metres
- vii) Porch projection – Porches, open or covered by a roof, located on the same level as the main floor level of the dwelling unit or lower, with or without a foundation, including the access stairs connecting the porch to the ground, may project into the required yard a maximum of 1.0 metre.
- x) Bay windows with foundations may project into the required yard to a maximum of 0.6 metre
- xi) Balconies may project up to 3.0 metres into a rear yard



- 3. Map 19(19) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule ‘B’ to this By-law.
- 4. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section xx.xxx as follows:

“xxx	Stateview Homes (Ivory Oak Estates) Inc. 2295 and 2307 Khalsa Gate	Parent Zones: RM1
Map 19(19)	(Part of Lot 30, Concession 1, SDS and Part of the Road Allowance between Lots 30 and 31, Concession 1 SDS)	(2015-xxx)
15.xxx.1 Zone Regulations for All Blocks		
The following regulations apply to all lands identified as subject to this Special Provision.		

a)	Maximum number of dwellings	22
b)	Maximum building height	3 storeys
c)	Notwithstanding Section 5.2.1, each townhouse dwelling shall have 4 parking spaces which shall include the minimum visitor parking per unit.	
15.xxx.2 Zone Regulations for Block 1		
The following additional regulations apply to lands identified as Block 1 on Figure 15.xxx.x:		
a)	Minimum flankage yard	2.5 m
b)	Maximum allowable projection for a porch with or without foundations and access stairs into a front yard	Up to 2.0 metres from the property line
c)	Maximum allowable projection for an uncovered platform into a rear yard	2.0 m
15.xxx.3 Zone Regulations for Block 2		
The following additional regulations apply to lands identified as Block 2 on Figure 15.xxx.x:		
a)	Minimum lot frontage	6.15 m per unit
b)	Minimum front yard	3.0 m
c)	Maximum allowable projection for a porch with or without foundations and access stairs connecting a porch to the ground may project into a front yard	up to 1.0 m
d)	Minimum flankage yard	2.5 m
e)	Minimum landscaping coverage	N/A
f)	Maximum height	N/A
15.xxx.4 Special Site Figures		
Figure 15.xxx.x		



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

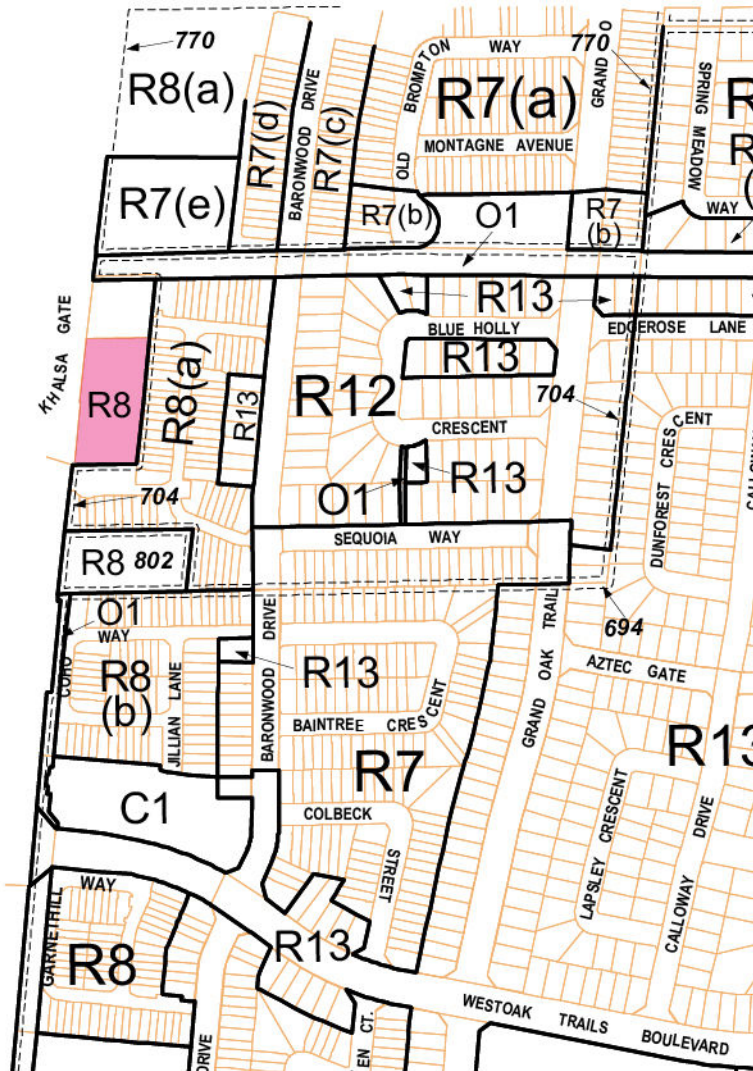
PASSED this ____th day of _____, 2015

MAYOR

CLERK

SCHEDULE 'A'
To By-law 2015-xxx

91(19)



Amendment to By-law 1984-063



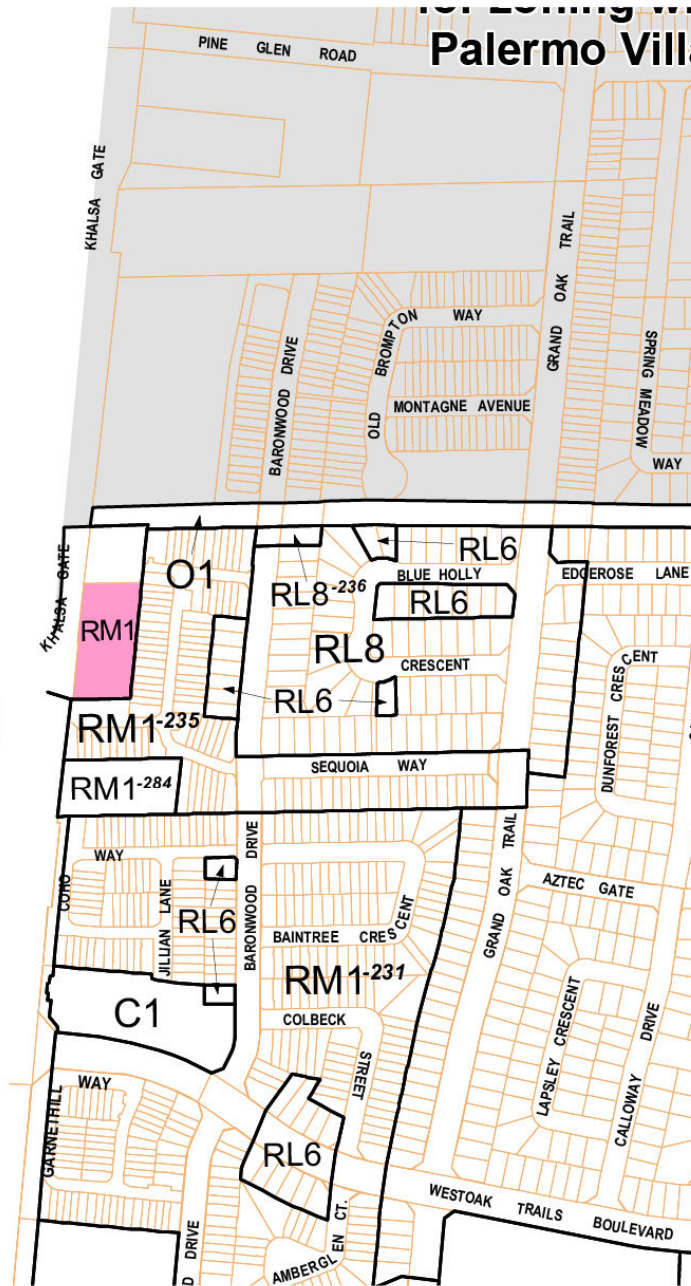
Land to be rezoned from
Agricultural (A)
to
Mixed Dwellings (R8 - SP xxx)

EXCERPT FROM MAP
91(19)



SCHEDULE 'B'
To By-law 2015-xxx

19(19)



AMENDMENT TO BY-LAW 2014-014

Land to be rezoned from
Existing Development (ED)
to
Residential Medium (RM1 - SP xxx)

EXCERPT FROM MAP
91(19)

