

APPENDIX A – Applicant's Draft Zoning By-law Amendment

5. Proposed Applications

5.1 Zoning By-law Amendment

A Zoning By-law Amendment has been submitted to amend the existing zoning on the site that would allow the proposed development. Generally, the Zoning By-law Amendment proposes to implement the policies in the Livable Oakville Official Plan, by permitting a multi-storey mixed use building. The current zoning on the Site predates the Livable Oakville Official Plan and more specifically, the plan for the redevelopment of Palermo Village. It is proposed that the Site be rezoned from Agricultural to Residential (R9) with site specific regulations (outlined below).

The site specific R9 Zone should contain the following provisions:

R9-XXX. Notwithstanding Section 31.1 of this by-law, on the land zoned R-9 on Appendix "A" and shown as affected by this subsection, described as Lot 31, Concession 1, South of Dundas Street:

1. The following uses are permitted:
 - a) Apartment Building
 - b) Art Gallery
 - c) Bake Shop
 - d) Bank, Trust Company, Credit Union
 - e) Barber Shop, Hairdresser, Aesthetics Salon
 - f) Florist
 - g) Gift, Notion and Craft Shop
 - h) Grocery or Food Store (under 500 sq.m in gross floor area)
 - i) Medical Office (under 500 sq.m. in gross floor area)
 - j) Neighbourhood Store
 - k) Office
 - l) Restaurant (excluding Restaurant-take out)
 - m) Restaurant Take-out
 - n) Retail Commercial Use
 - o) Pet Store
2. Non-residential uses are only permitted on the ground floor and mezzanine floor of any building.

Notwithstanding Section 39 of this by-law, on the land zoned R-9 on Appendix "A" and shown as affected by this subsection, described as Lot 31, Concession 1, South of Dundas Street:

3. The following regulations apply:

- a) Maximum Building Coverage – 45%
- b) Maximum Units Per Hectare: 335
- c) Minimum Front Yard Setback (Old Bronte Road) – 3.5 metres
- d) Maximum Front Yard Setback (Old Bronte Road) – 7.0 metres
- e) Minimum Front Yard Setback (Old Bronte Road) to 2-storey building – 1.5 metres
- f) Maximum Front Yard Setback (Old Bronte Road) to 2-storey building – 2.5 metres
- g) Minimum Flankage Yard Setback (Bronte Road) – 2.5 metres
- h) Maximum Flankage Yard Setback (Bronte Road) – 7.0 metres
- i) Minimum Side Yard Setback (north lot line) – 9.0 metres
- j) Minimum Side Yard Setback (south lot line) – 9.0 metres
- k) Minimum Side Yard Setback (south lot line to a 2-storey building) – 2.5 metres
- l) Minimum Parking Requirements:
 - 1. Apartment Dwelling – 1.25 parking spaces per unit
 - 2. Visitor Parking Spaces – 0.15 parking spaces per unit
 - 3. Commercial Uses/Medical Office – 1 per 28 square metres of commercial gross floor area