

**Appendix A2**  
**Applicant's Draft Zoning By-law Amendment**



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2020-XXX**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of lands described as Part of Lot 16, Concession 1, N.D.S., Town of Oakville Digram Developments Oakville Inc., File No.Z.XXXX.XX)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(4) of By-law 2009-189 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.*	<b>Part of Lot 16, Concession 1, NDS</b> (Digram Developments Oakville Inc.)	Parent Zone: NC-2
Map 12(4)		(2020-XXX)
<b>8.*.1 Zone Regulations for All Lands</b>		
The following regulations apply to all <i>buildings</i> :		
a)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i>	
b)	Maximum <i>height</i> of an apartment <i>building</i>	6 storeys
c)	Maximum residential density	260 units per hectare

8.**	<b>Part of Lot 16, Concession 1, NDS</b> (Digram Developments Oakville Inc.)	Parent Zone: NC
Map 12(4)		(2020-XXX)
<b>8.**.1 Zone Regulations for All Lands</b>		
The following regulations apply to all <i>buildings</i> :		
a)	Section 4.17.1 i) shall not apply.	

b)	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 height and which may include a door.	3.7 m
c)	Notwithstanding Section 4.27, a <i>porch</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 Section 4.27, for <i>corner lots</i> , 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 may encroach into the required depth.	
e)	Any podium, stepped back, or terraced portions of a <i>building</i> are permitted below the minimum <i>height</i>	

8.***	<b>Part of Lot 16, Concession 1, NDS</b> (Digram Developments Oakville Inc.)	Parent Zone: GU
Map 12(4)		(2020-xxx)
<b>8.***.1 Zone Regulations for All Lands</b>		
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 height and which may include a door.	3.7 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> , 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 may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</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.	

e)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i>	6.0 m
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8.****	<b>Part of Lot 16, Concession 1, NDS</b> (Digram Developments Oakville Inc.)	Parent Zone: S
Map 12(4)		(2020-xxx)
<b>8.****.1 Zone Regulations for All Lands</b>		
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 height and which may include a door.	3.7 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> , 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 may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</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.	
e)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i>	6.0 m
f)	Notwithstanding Table 7.7.2, a two storey addition may project into the rear yard with a minimum setback of 4.5 metres for a maximum of 45% of the dwelling width measured at the rear of the main building.	



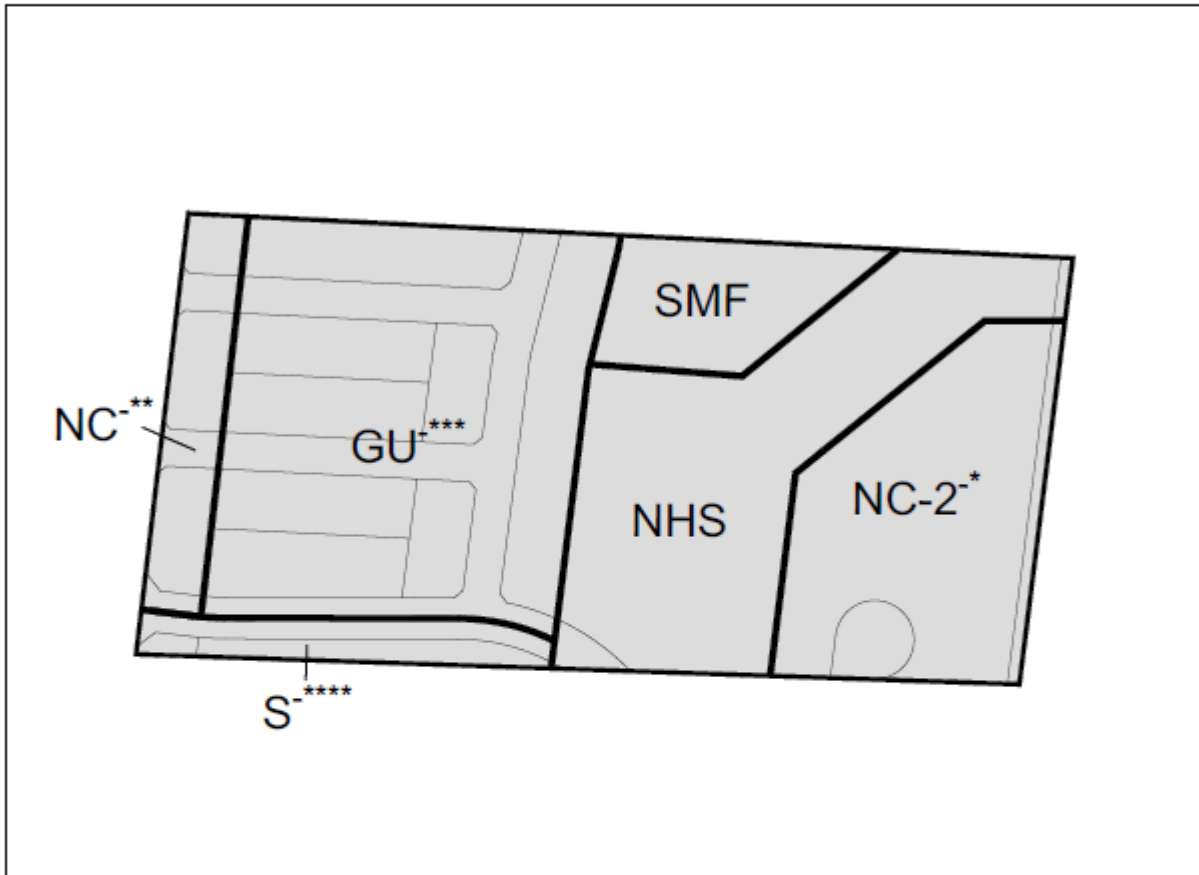
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XX<sup>th</sup> day of \_\_\_\_\_, 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Schedule "A" To 2020 - \*\*\*



**AMENDMENT TO BY-LAW 2009-189**

- Re-zoned From: Existing Development (ED) to Neighbourhood Centre Performance 2 (NC-2 sp: xx); Neighbourhood Centre (NC sp: xx); General Urban (GU sp: xx); Suburban (S sp: xx); Natural Heritage System (NHS); and Storm Water Management Facility (SMF).

EXCERPT FROM MAP  
12 (4)



1:3000