



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-107

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as Lots 195-200, Registered Plan M-7. (East Sovereign GP Inc. File No.: Z.1728.62)

COUNCIL ENACTS AS FOLLOWS:

- 1. Map 19(2a) of By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 is amended by adding a new Section 15.381 as follows:

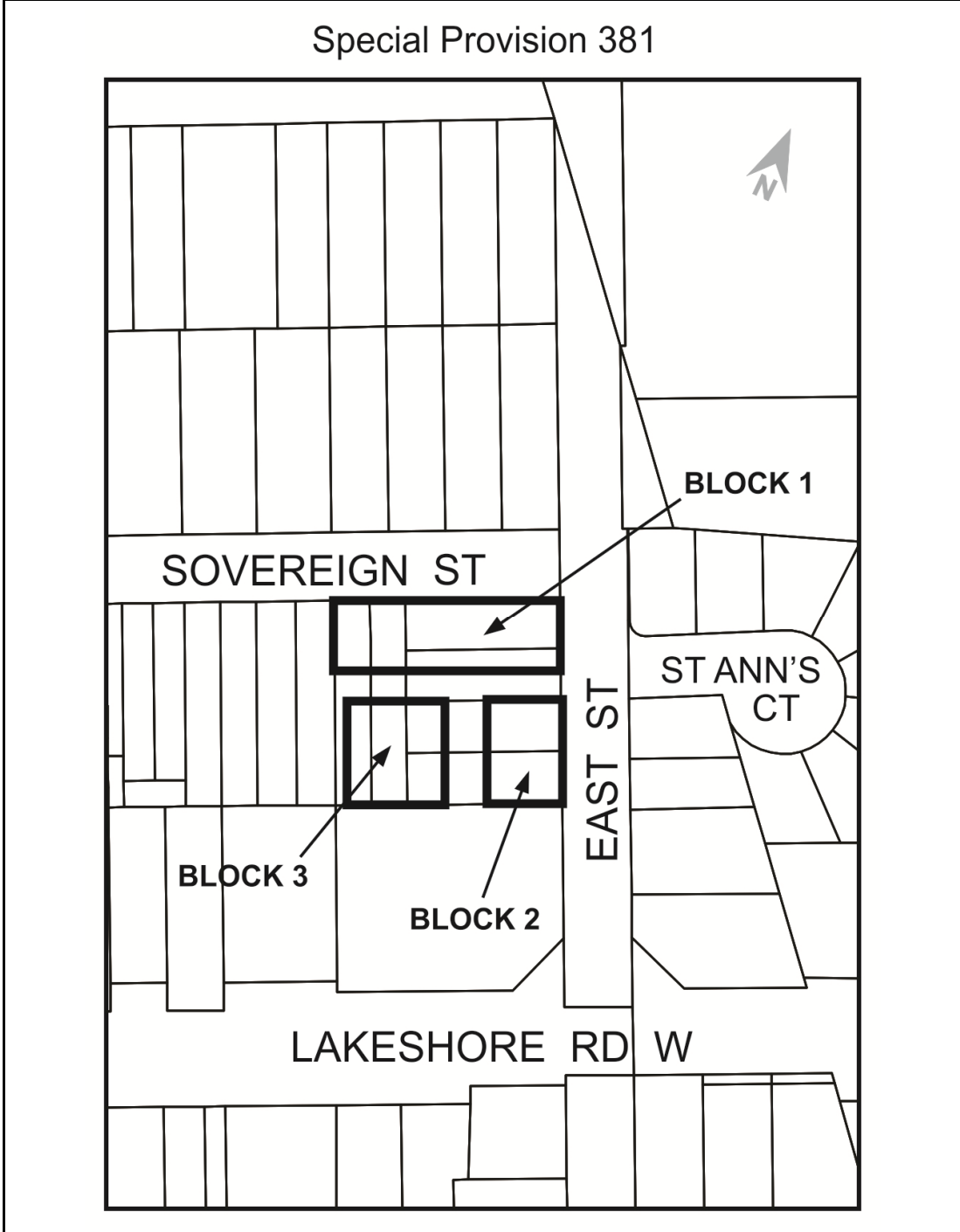
Table with 3 columns: Section Number, Description, and Parent Zone. Row 1: '381, Map 19(2a), 2286, 2296 & 2298 Sovereign Street and 124, 126 & 128 East Street (Lots 195-200, Registered Plan M-7), Parent Zone: RM1 (2017-107). Row 2: 15.381.1 Zone Provisions for All Lands. Row 3: The following regulations apply to all lands identified as subject to this Special Provision: a) Maximum number of dwelling units: 19, b) Minimum number of dwelling units: 12, c) Maximum private garage depth: 9.0 m, d) Notwithstanding Section 4.6.6 b) a rooftop terrace shall be permitted on the roof of the first storey within the RM1 zone, e) Section 4.6.6 c) shall not apply to a rooftop terrace located on the roof of a first storey, f) Section 4.6.6 d) and 4.6.6 f) does not apply to trellis, g) Notwithstanding Table 6.3.8, when a townhouse dwelling fronts onto a public road, the maximum height shall be 8.0m measured at the top of the main wall (primary front) increasing diagonally to 12.0m at a minimum of 4.0m from the main wall (primary front) as provided in Figure 15.381.2. In addition, roof dormers shall be permitted to project along the roofline provided they comply with an overall maximum height of 11.0m and do not exceed 50% of the width of the roof.

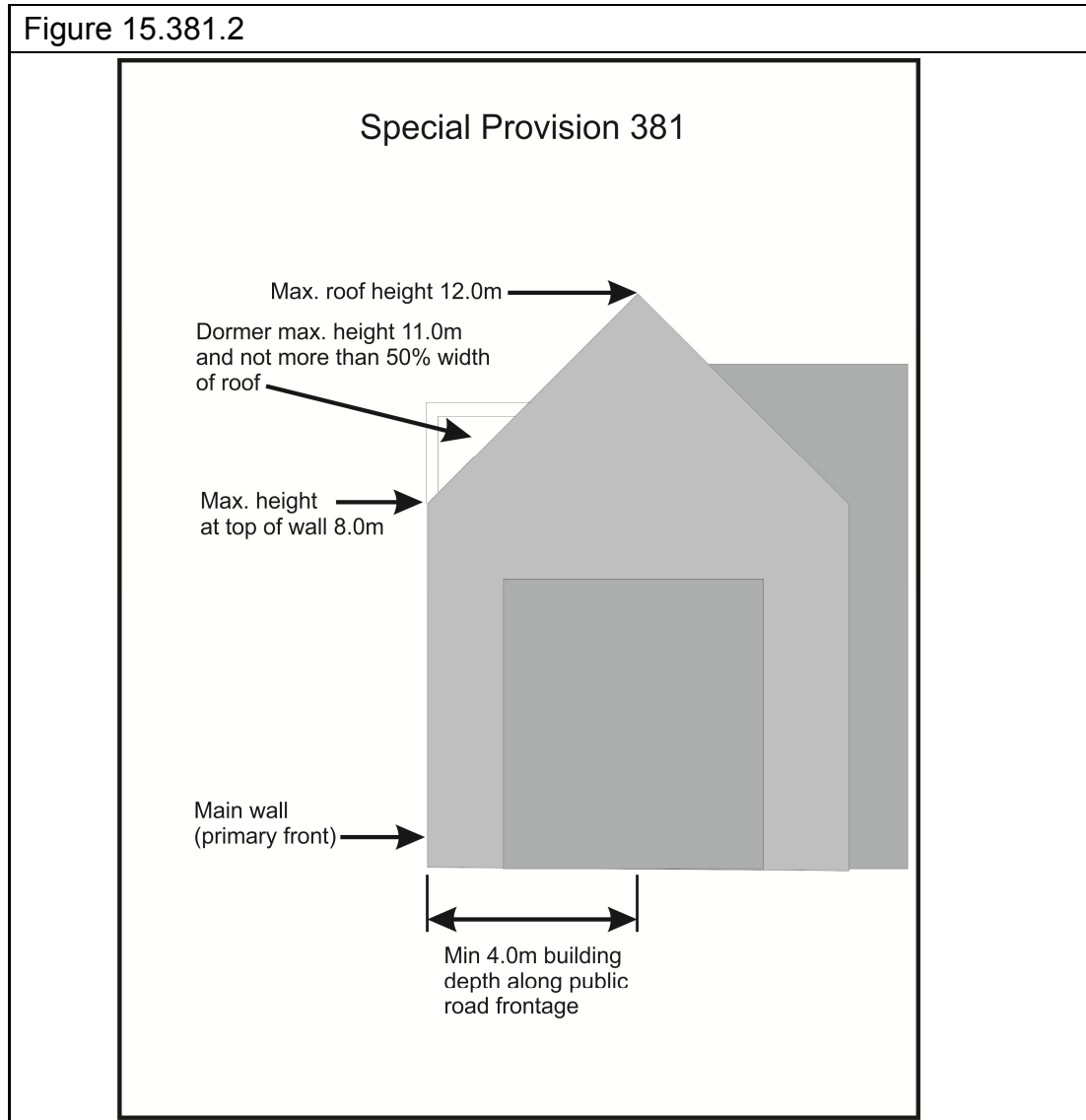
h)	Minimum <i>landscape coverage</i> shall be applied as the average of Blocks 1 to Blocks 3 inclusive, shown on Figure 15.381.1.	
i)	Minimum landscape widths for surface parking areas in Table 4.11.2 shall not apply.	
<b>15.381.2 Additional Zone Provisions for Block 1 Lands</b>		
The following additional regulations apply to lands identified as Block 1 on Figure 15.381.1:		
a)	The <i>lot line</i> abutting Sovereign Street shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	6.5 m per unit
c)	Notwithstanding Table 6.3.8, the <i>dwelling</i> may project a maximum of 1.5 m into the <i>front yard</i> for a maximum of 60% of the <i>dwelling</i> width.	
d)	Minimum <i>interior side yard</i>	1.8 m
e)	Minimum <i>rear yard</i>	0.75 m
f)	Section 5.8.2 c) shall not apply to a <i>driveway</i> located in a <i>rear yard</i> .	
<b>15.381.3 Additional Zone Provisions for Block 2 Lands</b>		
The following additional regulations apply to lands identified as Block 2 on Figure 15.381.1:		
a)	The <i>lot line</i> abutting East Street shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	6.5 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>rear yard</i>	0.75 m
e)	Minimum northerly <i>interior side yard</i>	0.0 m when abutting a common sidewalk
f)	Section 5.8.2 c) shall not apply to a <i>driveway</i> located in a rear yard.	
<b>15.381.4 Additional Zone Provisions for Block 3 Lands</b>		
The following additional regulations apply to lands identified as Block 3 on Figure 15.381.1:		
a)	The northwesterly <i>lot line</i> abutting the <i>private road</i> shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot frontage</i>	4.5 m per unit
c)	Minimum <i>landscaping</i> width between Block 3 and an RL8-0 zone	3.0 m
d)	Notwithstanding 4.6.6 g) access from <i>grade</i> to a <i>rooftop terrace</i> located on the roof of a <i>first storey</i> is permitted.	
e)	Minimum <i>interior side yard</i>	0.0 m

f) Notwithstanding Table 4.3 access stairs associated with a *rooftop terrace* are permitted to encroach a maximum of 1.5 m into the *rear yard*.

15.381.5 Special Site Figures

Figure 15.381.1





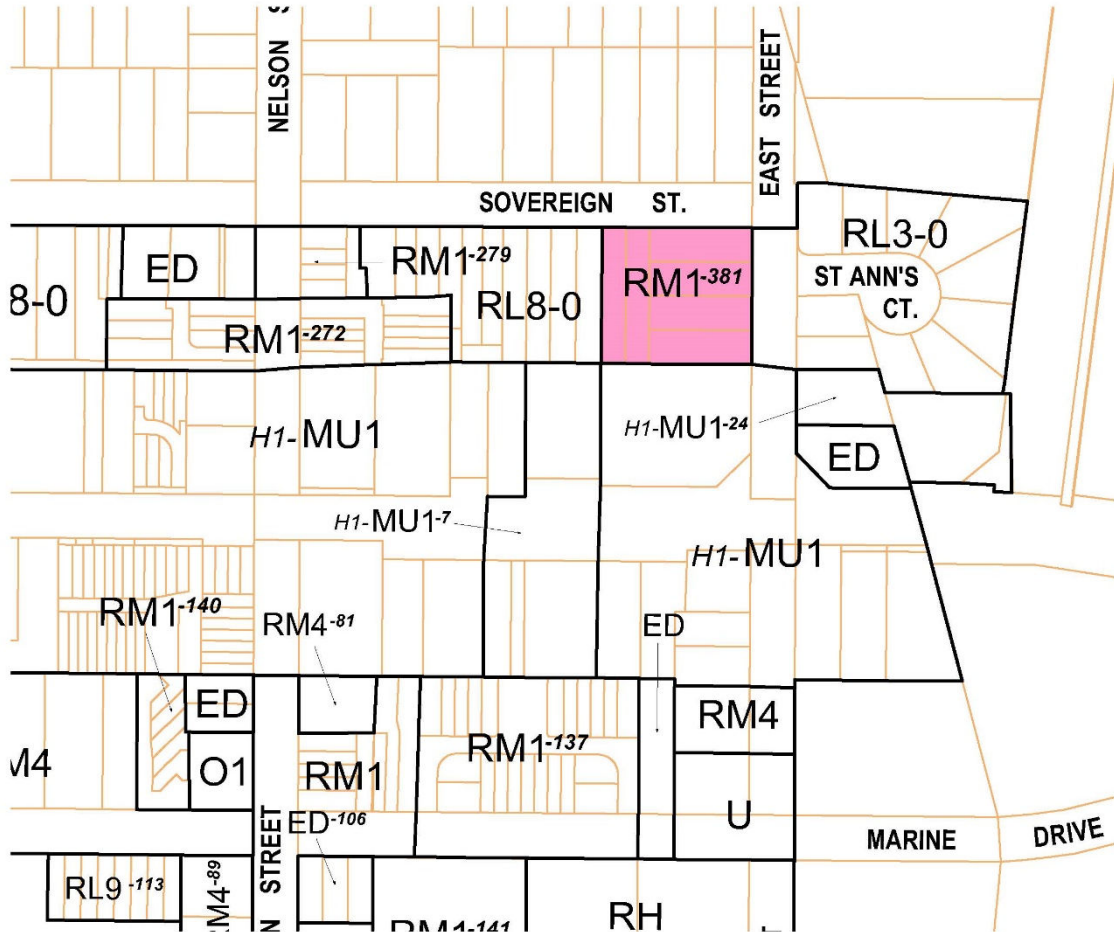
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 5th day of December, 2017

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MAYOR

\_\_\_\_\_  
CLERK

**SCHEDULE "A"**  
**To By-law 2017-107**



**AMENDMENT TO BY-LAW 2014-014**

 Rezoned from Residential Low (RL8-0) to Residential Medium (RM1 -- SP 381)

EXCERPT FROM MAP  
 19 (2a)



SCALE 1 : 2500