



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2016-012

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 22, Concession 4 (SDS), (Fernbrook Homes (Lakeshore) Ltd., File No.: Z.1722.03 and 24T-14006/1722)

COUNCIL ENACTS AS FOLLOWS:

1. Map 91(3) 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 is amended by adding a new subsection 890 as follows:

"Special Provision	Applies to / Location	By-law Number
(890)	<u>Fernbrook Homes (Lakeshore) Ltd.</u> 1215 and 1221 Lakeshore Road West	(2016-012)

1. Permitted Uses:

Notwithstanding Section 31, the only uses, buildings and structures permitted are uses, buildings and structures legally existing on the subject site effective on the date of this by-law.

3. Map 19(3) 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 15.370 as follows:

“370	1215 and 1221 Lakeshore Road West (Part of Lot 22, Concession 4 S.D.S.)	Parent Zone: RL1-0, RL2-0
Map 19(3)		(2016-012)
15.370.1 Zone Provisions for all Blocks		
The following regulations apply to all lands identified as subject to this Special Provision.		
a)	Number of lots	22
b)	No additional <i>lot coverage</i> is permitted for <i>accessory buildings and structures</i> .	
c)	The <i>maximum front yard</i> for the <i>dwelling</i> on all <i>lots</i> shall be 5.5 metres greater than the <i>minimum front yard</i> for the applicable <i>lot</i> .	
d)	A minimum of 50% of the length of all <i>main walls</i> oriented toward the <i>front lot line</i> shall be located within the area on the <i>lot</i> defined by the <i>minimum and maximum front yards</i> .	
e)	<i>Balconies</i> and <i>uncovered platforms</i> are prohibited above the floor level of the <i>first storey</i> on any <i>lot</i> .	
f)	<i>Floor area</i> is prohibited above the second <i>storey</i> .	
15.370.2 Zone Provisions for Block 1		
The following regulations apply to lands identified as Block 1 on Figure 15.370.1		
a)	For the purpose of determining the front lot line, Street “A” as shown on Figure 15.370.1 shall be deemed the <i>front lot line</i> .	
b)	Minimum <i>lot area</i>	1100.0 m ²
c)	Minimum <i>lot frontage</i>	27.5 m
d)	<i>Minimum front yard</i>	9.0 m
e)	<i>Minimum flankage yard</i>	6.0 m
f)	<i>Minimum interior side yard</i>	4.2 m
g)	<i>Minimum rear yard</i>	10.5 m
h)	Maximum number of <i>storeys</i>	2
i)	Maximum <i>height</i>	9.0 m
j)	Maximum <i>dwelling depth</i>	20.0 m

k)	Maximum <i>lot coverage</i> for the <i>dwelling</i>		
	i. Where the detached dwelling is less than or equal to 7.0 metres in height		30%
	ii. Where the detached dwelling is greater than 7.0 metres in height		25%
l)	Maximum <i>residential floor area ratio</i> on lots identified on Figure 15.370.1	Lot 7	33%
		Lots 8, 18, 19	39%
15.370.3 Zone Provisions for Block 2			
The following regulations apply to lands identified as Block 2 on Figure 15.370.1			
a)	The maximum total <i>floor area</i> for a <i>private garage</i> shall be 56.0 square metres and the maximum width of the entrance to the <i>private garage</i> shall be 6.0 metres.		
b)	Minimum <i>lot area</i>	Lots 1 – 6	920.0 m ²
		Lots 9 - 13	770.0 m ²
		Lots 14 - 17	830.0 m ²
		Lots 20 - 21	1165.0 m ²
c)	Minimum <i>lot frontage</i>		22.5 m
d)	Minimum <i>front yard</i>		9.0 m
e)	Minimum <i>flankage yard</i>		3.5 m
f)	Minimum <i>interior side yard</i>		2.4 m
g)	Minimum <i>rear yard</i>		9.0 m
h)	Maximum number of <i>storeys</i>		2
i)	Maximum <i>height</i>		9.0 m
j)	Maximum <i>lot coverage</i> for the <i>dwelling</i>		
	Lots 1 – 6 & 20 – 22 as identified on Figure 15.370.1		
	i. Where the detached dwelling is less than or equal to 7.0 metres in height		30%
	ii. Where the detached dwelling is greater than 7.0 metres in height		25%
	Lots 9 – 17 as identified on Figure 15.370.1		30%

k)	Maximum <i>residential floor area ratio</i> on lots identified on Figure 15.370.1	Lot 1	39 %
		Lots 2 – 6	38%
		Lots 9 – 17	46%
		Lots 20 – 21	35%
		Lot 22	32%

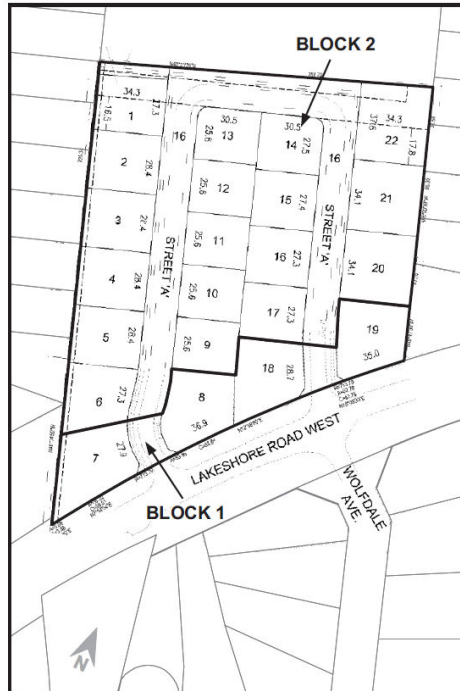
15.370.4 Definitions

Floor Area, Residential	<p>means the aggregate area of a residential <i>building</i> containing a <i>dwelling</i> measured from the exterior of the outside walls, but shall not include a <i>private garage</i>, <i>basement</i>, or <i>attic</i> unless otherwise specified by this By-law.</p> <p>a) Where <i>residential floor area</i> is located on the same level as an <i>attic</i>, <i>residential floor area</i> shall be calculated from the exterior face of the dwarf wall.</p> <p>b) Where <i>attic</i> space is located on the same level as a permitted <i>storey</i> including an <i>attic</i> above an attached <i>private garage</i> and the <i>attic</i> shares a common wall(s) in whole or in part with the permitted <i>storey</i> and exceeds a headroom clearance below the roof framing of 1.8 metres at any given point, the entire <i>attic</i> space shall be included in the <i>residential floor area</i> calculation.</p> <p>c) Where any <i>dwelling</i> having more than one <i>storey</i> has an attached <i>private garage</i> with a <i>height</i> equal to or greater than 6.0 metres, measured from the finished floor level of the <i>private garage</i> to the highest point of the <i>structure</i> containing the <i>private garage</i>, an area equal to the <i>floor area</i> of the <i>private garage</i> without <i>floor area</i> above shall be <i>residential floor area</i>.</p>
Height	means the vertical distance between <i>established grade</i> to the highest point of a <i>structure</i> , unless otherwise specified by this By-law.
Lot Coverage	means the calculation of the total horizontal area of that part of the <i>lot</i> covered by all roofed <i>structures</i> and <i>buildings</i> above <i>grade</i> excluding eave projections to a maximum of 0.6 metres and <i>balconies</i> .
Uncovered Platform	means an attached or freestanding platform or series of platforms not covered by a roof or <i>building</i> which is located on the same level as or lower than the <i>first storey</i> of the <i>building</i> associated with the platform. An <i>uncovered platform</i> covered by a permitted <i>balcony</i> or other platform shall continue to be an <i>uncovered platform</i> for the purposes

of this By-law.

15.370.5 Special Site Figures

Figure 15.370.1



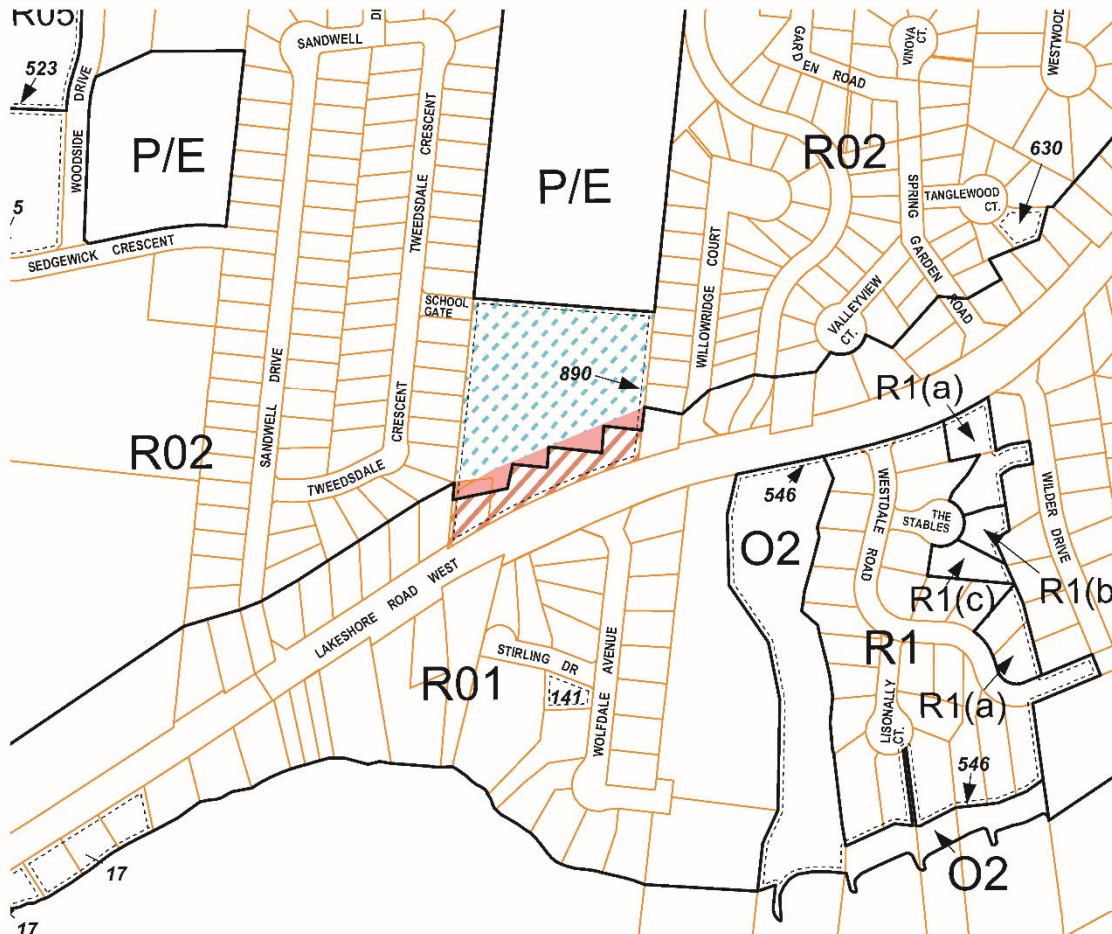
5. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 28th day of November, 2016




MAYOR

CLERK

SCHEDULE "A"
To By-law 2016-012



AMENDMENT TO BY-LAW 1984-63

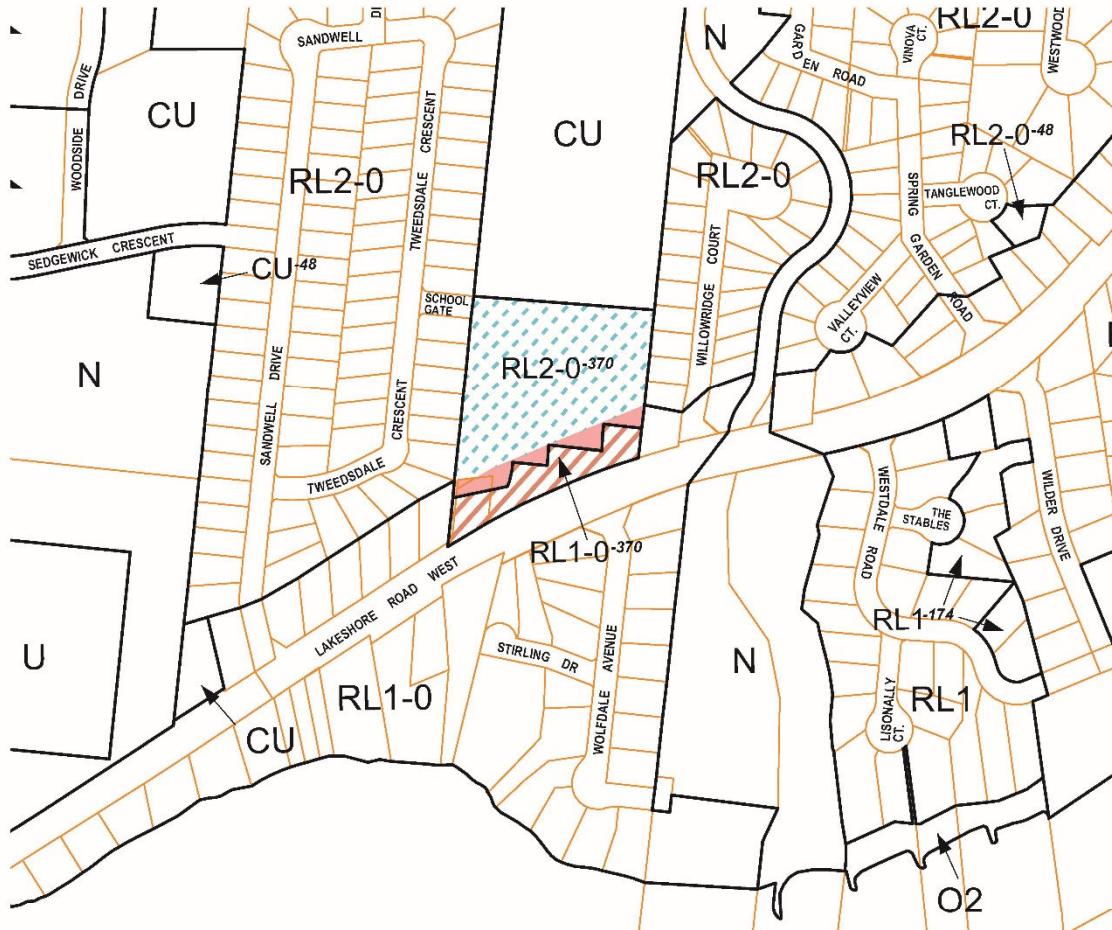
-  Rezoned from Residential Low Density (R01) to Residential Low Density (R02 -- SP 890)
-  Rezoned from Residential Low Density (R02) to Residential Low Density (R02 -- SP 890)
-  Rezoned from Residential Low Density (R01) to Residential Low Density (R01 -- SP 890)

EXCERPT FROM MAP
91 (3)






SCALE 1 : 5000

SCHEDULE "B"
To By-law 2016-012



AMENDMENT TO BY-LAW 2014-014

-  Rezoned from Residential Low Density (RL1-0) to Residential Low Density (RL2-0 -- SP 370)
-  Rezoned from Residential Low Density (RL2-0) to Residential Low Density (RL2-0 -- SP 370)
-  Rezoned from Residential Low Density (RL1-0) to Residential Low Density (RL1-0 -- SP 370)

EXCERPT FROM MAP
91 (3)



SCALE 1 : 5000