

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-004

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as
Part of Lot 15, Concession 1, North of Dundas Street
(EMGO (North Oakville I) Ltd.) (Z.1315.10)

1. Map 12(5) of By-law 2009-189, as amended, is further 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:

- i) Adding the following to Section 8.40.2, Zone Regulations for All Buildings:

f)	Minimum <i>lot frontage</i> for <i>townhouse dwelling unit lane access</i>	4.6 m/unit
g)	Minimum <i>amenity area</i> on the <i>lot</i> for <i>townhouse dwelling unit lane access</i>	9.0 square metres

- ii) Renumbering Section 8.40.7, Special Site Figures to Section 8.40.9, Special Site Figures;

- iii) Adding a new Section 8.40.7, Parking Regulations for Block 1 Lands, as follows:

8.40.7 Parking Regulations for Block 1 Lands		
The following additional parking regulations apply to Block 1 lands identified in Figure 8.40.1:		
a)	The minimum parking aisle width of 7 metres for 90 degree angle parking shall not apply to <i>commercial uses</i> .	
b)	<i>Tandem parking spaces</i> are permitted for <i>commercial uses</i> for a <i>connected commercial/residential building</i> , to a maximum of 2 <i>parking spaces</i> .	

- iv) Adding a new Section 8.40.8 as follows:

8.40.8 Special Site Provision for Block 1 Lands		
The following additional provision apply to Block 1 lands identified in Figure 8.40.1:		

a)	A <i>connected commercial/residential building</i> is a <i>building</i> divided into a minimum of three <i>dwelling units</i> , each <i>dwelling unit</i> being separated from the other vertically and/or horizontally, and where the ground floor, or part thereof, is used for commercial purposes and where the commercial and residential components are accessed by a common internal entrance.
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3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by deleting Section 8.41 in its entirety and replacing it with the following:

“Special Provision 41 – removed by By-law 2021-004”

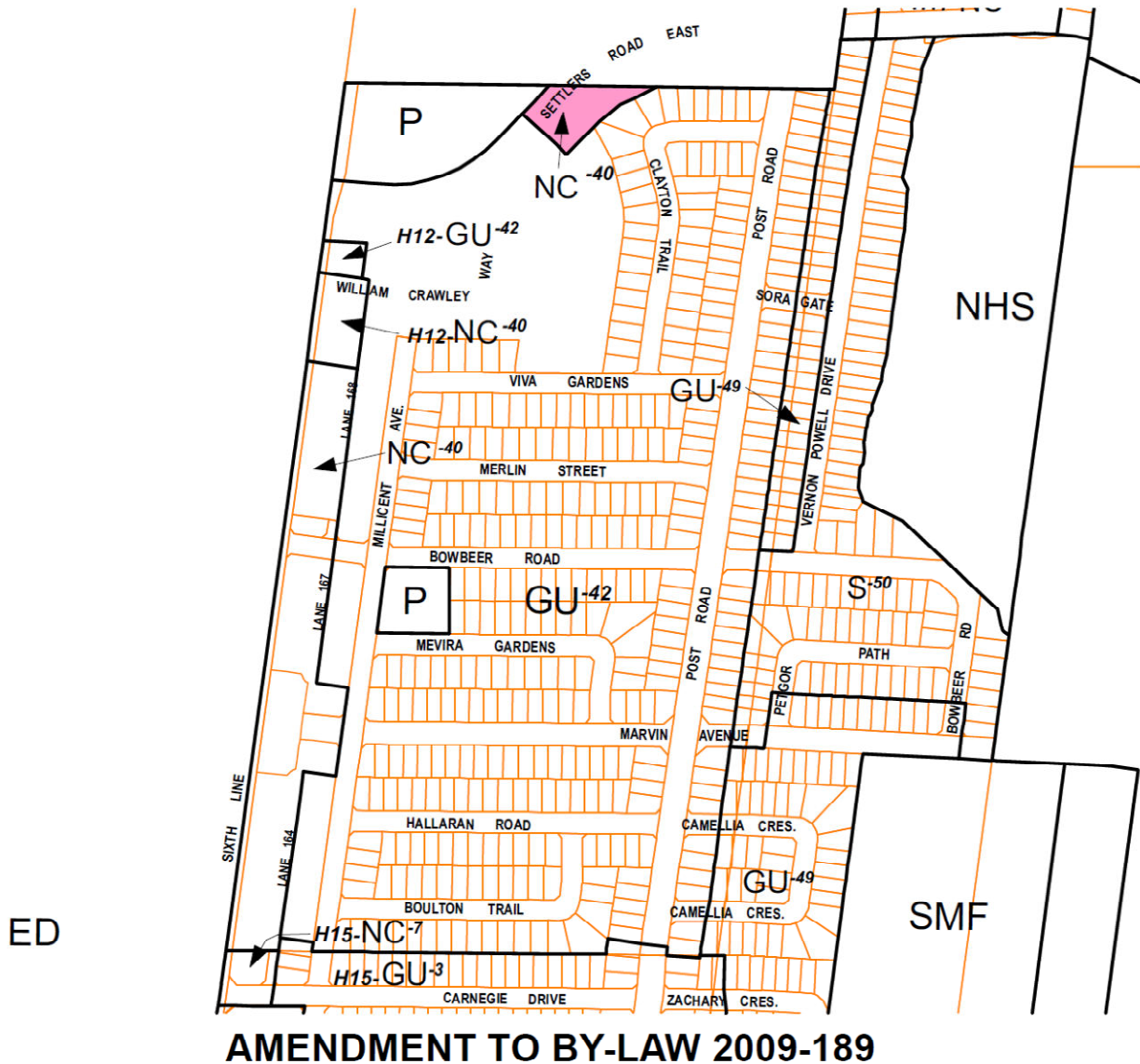
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 18th day of January, 2021

MAYOR

CLERK

SCHEDULE "A"
To By-law 2021-004



Rezoned from Neighbourhood Centre
(NC-1) SP 41 to
Neighbourhood Centre (NC) 40

EXCERPT FROM MAP
12 (5)



SCALE 1 : 5000