



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-XXX

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of lands described as Part of Lots 17, 18 & 19, Concession 1, N.D.S., Town of Oakville (Eno Investments Limited & Ankara Realty Limited) File No. OPA.1317.07, Z.1317.07 and 24T-21007/1317

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.*** & 8.**** as follows:

8.*	Eno Investments Limited & Ankara Realty Limited - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: NUC
Map 12(4)		(2024-###)
8.*.1 Additional Permitted Building Types		
The following additional buildings are permitted:		
a)	<i>Stacked townhouse dwelling</i> including each <i>dwelling unit</i> having an independent entrance.	
b)	Temporary sales office	
8.*.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Maximum Floor Space Index	N/A
b)	Minimum height of the first storey of a mixed-use building	4.5 m
c)	Minimum floor area for non-residential uses	300 m ²

d)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	
e)	Maximum height	12 storeys
f)	Notwithstanding Section 7.2.4 height, the minimum height for a temporary sales office shall be 1 storey.	
g)	Notwithstanding Section 5.7.1, bicycle parking spaces shall not be required for a temporary sales office.	

**	Eno Investments Limited & Ankara Realty Limited - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: NC
Map 12(4)		(2024-###)

8.**.1 Zone Provisions

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.	4.0 m
b)	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 and columns may encroach a maximum of 0.3 metres into the required depth.	
c)	For interior <i>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 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	
d)	Porches 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. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.	

***	Eno Investments Limited & Ankara Realty Limited - Part of Lots 17, 18 & 19, Concession 1, N.D.S..	Parent Zone: GU
Map 12(4)		(2024-###)

8.***.1 Zone Provisions

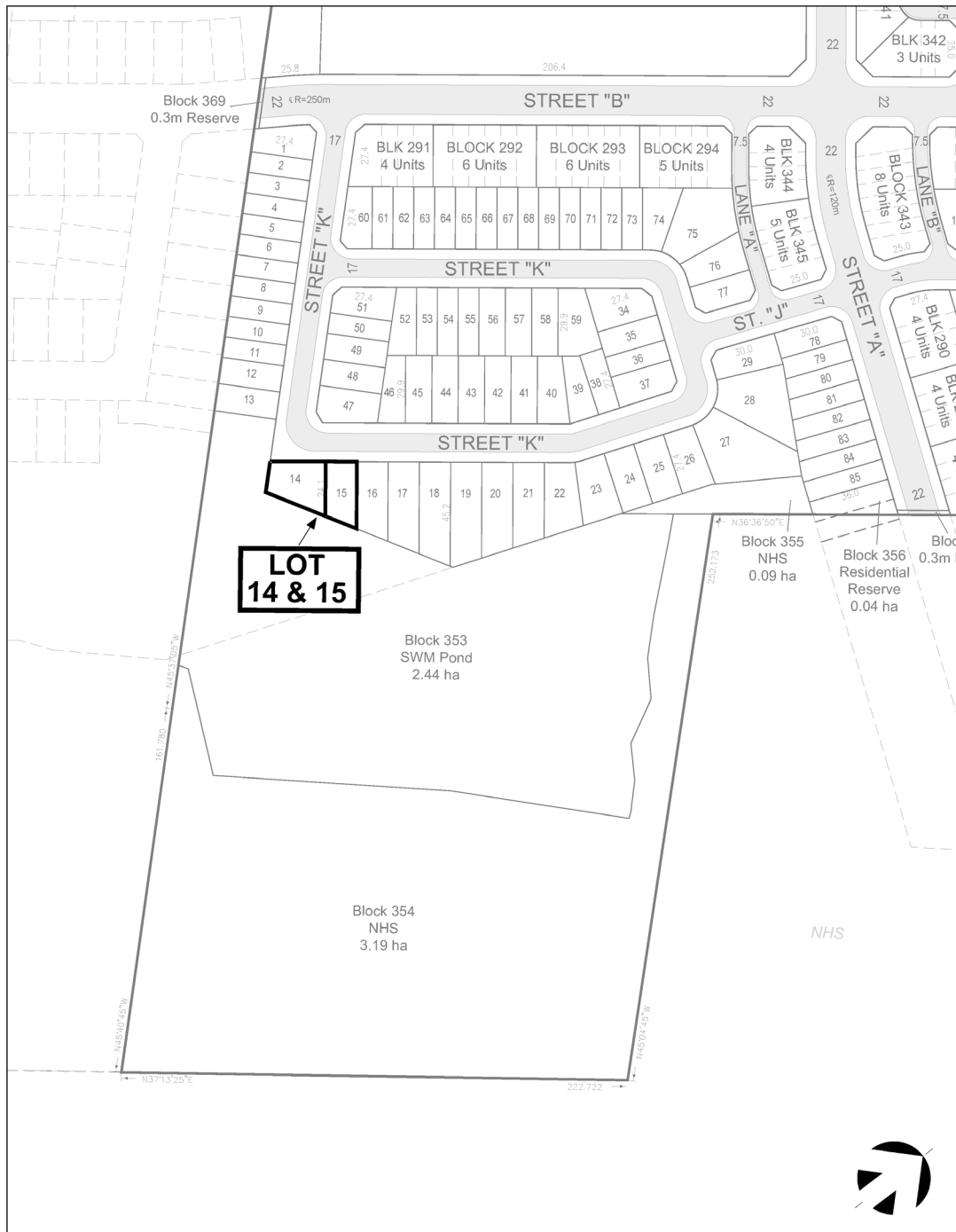
The following regulations apply to all lands identified as subject to this special provision:

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.	4.0 m
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b)	For <i>corner lots</i> or <i>lots</i> abutting the Park zone, 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 and columns may encroach a maximum of 0.3 metres into the required depth.
c)	For interior <i>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 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.
d)	Porches 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. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.

****	Eno Investments Limited & Ankara Realty Limited - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: S (2024-###)
Map 12(4)		
8.****.1 Zone Provisions		
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 <i>height</i> and which may include a door.	4.0 m
b)	For <i>corner lots</i> or <i>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 and columns may encroach into the required depth.	
c)	For interior <i>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 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	

d)	<i>Porches</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. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.	
e)	<i>For lots where the rear lot line is not perpendicular to the front lot line and abut a SWM facility, the rear yard setback may be reduced to 5.0 m.</i>	
8.****.2 Additional Zone Regulations for Lots 14 & 15		
The following additional regulations apply to the lands identified as lot 15 on Figure XXX		
a)	Minimum <i>rear yard setback</i>	3.0 m
b)	Minimum <i>lot depth</i>	13.5 m
8****.3 Special Site Figure		



3. Section 9, Holding Provision, of By-law 2009-189, as amended, is further amended by adding a new section 9.3.XX.

HXX	Eno Investments Limited & Ankara Realty Limited - Part of Lots 17, 18 & 19, Concession 1, N.D.S.	Parent Zone: NUC
Map 12(4)		(2024-xxx)
9.3.XX.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	<i>Uses permitted in the ED zone.</i>	
9.3.XX.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by <i>Town Council</i> passing a By-law under Section 36 of <i>the Planning Act</i> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and/or the Region of Halton:		
a)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program.	
b)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements.	
c)	The Owner shall have made all required payments associated with the Allocation Program;	
d)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.	

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.

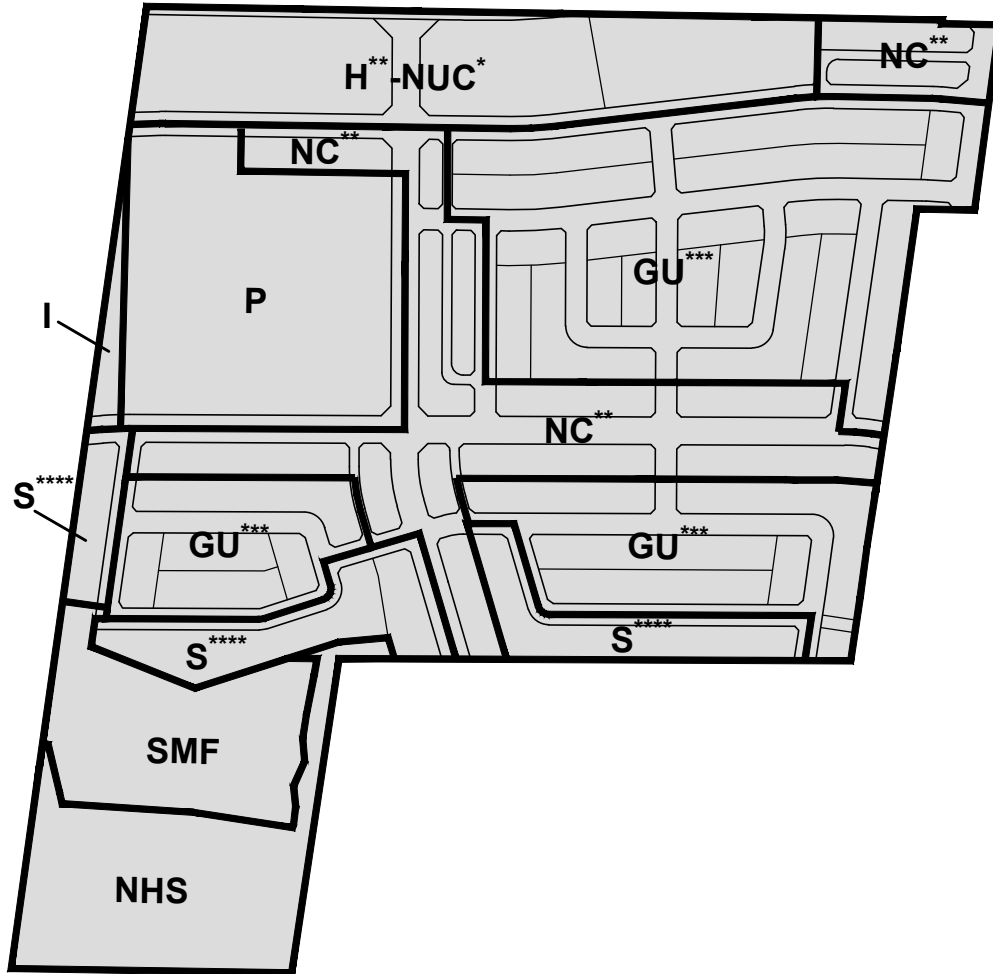
PASSED this XXth day of _____, 2024

MAYOR

CLERK

Schedule 'A' to

SCHEDULE "A"
To By-Law 2024-***

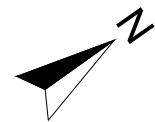


AMENDMENT TO BY-LAW 2009-189



- Rezoned from Existing Development (ED) to
- Neyagawa Urban Core (H** NUC sp:*)
- Neighbourhood Centre (NC sp:**)
- General Urban (GU sp:**)
- Sub-Urban (S sp:****)
- Institutional (I)
- Park (P)
- Storm Water Management Facility (SMF)
- Natural Heritage System (NHS)

EXCERPT FROM MAP
12 (4)



1:6000