

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 20__ - __

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as 105, 115-159 Garden Drive (Garden Residences Corporation, File No.: Z. _____)

ORDERED BY THE ONTARIO LAND TRIBUNAL:

1. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended by deleting in its entirety Section 15.418.1 through 15.418.3 and replacing them with the following:

418 Map 19 917a)	105, 115-159 Garden Drive	Parent Zone: MU1 (2022-099) (20__ - __)
The lands subject to Special provision 418 may be developed and used in accordance with either subsection 15.418.1		
15.418.1		
15.418.1.1- Permitted Uses		
The following uses are only permitted:		
a)	<i>Dwelling, Back-to-Back Townhouse</i>	
b)	<i>Dwelling, Multiple</i>	
c)	<i>Dwelling, Apartment</i>	
d)	<i>Art Gallery</i>	
e)	<i>Business Office</i>	
f)	<i>Financial Institution</i>	
g)	<i>Medical Office</i>	
h)	<i>Restaurant</i>	
i)	<i>Retail Store</i>	
j)	<i>Service Commercial Establishment</i>	
k)	<i>Commercial school</i>	
l)	<i>School, private</i>	
m)	<i>Veterinary clinic</i>	
15.418.1.2 Additional Regulations for Permitted Uses		
The following additional regulations apply:		
a)	Non-Residential uses are required, and may only be permitted, within the <i>first storey</i> of a <i>building</i> fronting Lakeshore Road West.	
b)	The minimum combined floor area for all Non-Residential uses required within-the <i>first storey</i> of a <i>building</i> fronting Lakeshore Road West shall be 130m ² .	
c)	Table 8.2, note 3 & 6 shall not apply.	

15.418.1.3 Additional Zone Provisions:		
The following additional regulations apply:		
a)	Minimum <i>interior side yard</i> for the first storey	2.5m
b)	Minimum <i>interior side yard</i> for the second to fourth storey	4.25m
c)	Minimum <i>rear yard</i>	6m
d)	Maximum <i>height</i>	18m
e)	Minimum first storey height	3m
f)	Section 8.4 a) shall not apply.	
g)	Section 8.6 c), e) shall not apply	
h)	The parking of motor vehicles is prohibited in all storeys of an above grade parking structure for the first 3.5 metres of the depth of the building, measured in from the main wall oriented toward the lot line adjacent to Lakeshore Road West.	
i)	Maximum encroachment for a Porch within a rear yard setback	2m
j)	Minimum width of <i>landscaping</i> abutting a <i>residential zone</i> .	2m
k)	Minimum width of <i>landscaping</i> from a surface parking area to a road.	2m
l)	Minimum width of <i>landscaping</i> from a surface parking area to a lot with a residential use.	4m
15.418.1.4 Parking Provisions		
a)	Minimum parking for a Back-to-Back townhouse dwelling unit	1.4 spaces/unit resident
b)	Minimum parking for an Apartment Dwelling unit	1 space/unit resident
c)	Minimum parking for visitors and commercial uses	11 parking spaces
d)	Minimum width & length of a parking space not located in a private garage	2.6m & 5.7m
e)	Minimum width & length of a lower <i>stacked parking space</i>	2.1m & 5.7m
f)	Minimum width and length of an upper <i>stacked parking space</i>	2.1m & 3.9m
g)	5.2.3 d) Shall not apply	
h)	Section 5.10. shall not apply.	
15.418.1.5 Special Provisions		
a)	All lands shall be considered as one <i>corner lot</i> for the purposes of this by-law.	