

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 20XX-XX

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 21, Concession 1, NDS (Neatt Communities; 3056 Neyagawa Boulevard; File Z.XXXX.XX)

COUNCIL ENACTS AS FOLLOWS:

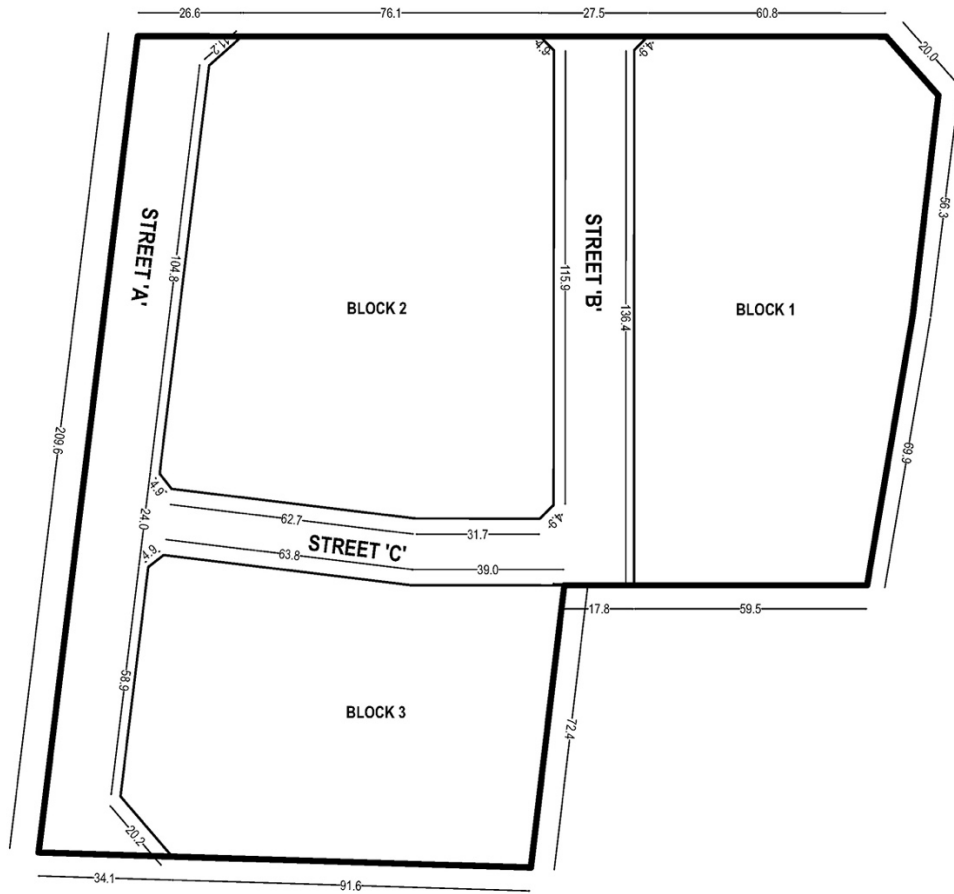
1. Map 12(3) of By-law 2009-189, as amended, is further amended by rezoning the lands depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.XX as follows:

XX		3065 Neyagawa Boulevard (Part of Lot 21, Concession 1, NDS)	Parent Zone: DUC
Map 12(3)			(BY-LAW #)
8.XX.1 – Zone Regulations for All Lands			
a)	Minimum and maximum <i>floor space index</i> shall not apply.		
b)	Maximum <i>front yard</i> and <i>flankage yard</i> shall not apply.		
c)	Minimum <i>height</i> of the <i>first storey</i> for an <i>apartment building</i> or <i>mixed use building</i> .	4.0 m	
d)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, the regulations of each Block identified in Figure 8.XX.6 shall apply to the whole of such lands as if no severance, partition or division had occurred.		
8.XX.2 – Additional Zone Regulations for Block 1			
The following additional regulations apply to all lands identified as Block 1 identified in Figure 8.XX.1			
a)	Minimum building height	5 storeys	
b)	Maximum building height	26 storeys	
c)	Maximum <i>floor space index</i>	4.8	
d)	Minimum non-residential <i>floor area</i>	1,000 square metres	
e)	Minimum north building <i>setback</i>	7.0 metres	
f)	Minimum east building <i>setback</i>	4.5 metres	
g)	Minimum south building <i>setback</i>	12.5 metres	
h)	Minimum west building <i>setback</i>	1.0 metres	
8.XX.3 – Additional Zone Regulations for Block 2			
The following additional regulations apply to all lands identified as Block 2 identified in Figure 8.XX.1			
a)	Minimum building height	6 storeys	
b)	Maximum building height	28 storeys	

c)	Maximum <i>floor space index</i>	6.2
d)	Minimum non-residential <i>floor area</i>	400 square metres
e)	Minimum north building <i>setback</i>	3.0 metres
f)	Minimum east building <i>setback</i>	2.0 metres
g)	Minimum south building <i>setback</i>	3.5 metres
h)	Minimum west building <i>setback</i>	2.0 metres
8.XX.4 – Additional Zone Regulations for Block 3		
The following additional regulations apply to all lands identified as Block 3 identified in Figure 8.XX.1		
a)	Minimum building height	6 storeys
b)	Maximum building height	25 storeys
c)	Maximum <i>floor space index</i>	5.7
d)	Minimum north building <i>setback</i>	3.0 metres
e)	Minimum east building <i>setback</i>	12.5 metres
f)	Minimum south building <i>setback</i>	3.0 metres
g)	Minimum west building <i>setback</i>	3.0 metres
8.XX.5 – Parking Regulations		
a)	Despite Table 5.1B – Parking Requirements for Non-Residential Uses, <i>parking spaces</i> for all non-residential uses shall be provided at a minimum rate of 1 <i>parking spaces</i> per 30 square metres of <i>leasable floor area</i> and at a maximum rate of 1 <i>parking space</i> per 20 square metres of <i>leasable floor area</i> .	
b)	Required <i>parking spaces</i> for any <i>use</i> may be located on the <i>lot</i> on which the <i>use</i> is located, and/or on one half of the <i>street</i> abutting the <i>lot</i> where the on-street parking is permitted.	
c)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	

8.XX.6 – Special Site Figures for All Lands

Figure 8.XX.1



3. Section 9, Holding Provisions, of By-law 2009-189 is amended by adding a new Section 9.3.XX as follows:

HXX	3065 Neyagawa Boulevard (Part of Lot 21, Concession 1, NDS)	Parent Zone: DUC
Map 12(3)		(BY-LAW #)
9.3.XX.1 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the Owner, be removed for all or part of a block by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	<p>Prior to any development proceeding on Block 2, as identified in Figure 8.XX.1, the Owner shall provide written confirmation from the Region of Halton that:</p> <ul style="list-style-type: none"> i. The Owner has secured the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program; ii. The Owner has signed the applicable Allocation Agreement or any required Amending Agreements; iii. The Owner has made all required payments associated with the Allocation Program; and iv. The Owner is in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter. 	
b)	<p>Prior to any development proceeding on Block 3, as identified in Figure 8.XX.1, the Owner shall provide written confirmation from the Region of Halton that:</p> <ul style="list-style-type: none"> i. The Owner has secured the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program; ii. The Owner has signed the applicable Allocation Agreement or any required Amending Agreements; iii. The Owner has made all required payments associated with the Allocation Program; and iv. The Owner is in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter. 	

SCHEDULE A TO BY-LAW NUMBER 20XX-XX

