

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)	Dwelling?Back_to_Back.Townhouse	
b)	Dwelling?Apartment.	
c)	Art.Gallery	
d)	Business.Office	
e)	Financial.Institution	
f)	Medical.Office	
g)	Restaurant.	
h)	Retail.Store	
i)	Service.Commercial.Establishment	
j)	Commercial.school	
k)	School?private	
l)	Veterinary.clinic	
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 first.storey of a building.fronting Lakeshore Road West.	
b)	The minimum combined floor area for all Non-Residential uses required within-the first.storey of a building fronting Lakeshore Road West shall be 130m <sup>2</sup> .	
c)	Table 8.2, note 3 & 6 shall not apply.	

15.418.1.3 Additional Zone Provisions:		
The following additional regulations apply:		
a)	Minimum interior.side.yard for the first storey	2.75m
b)	Second to fourth storey minimum interior.side.yard	4.25m
c)	Minimum rear.yard	6m
d)	Maximum height	16.5m
e)	Minimum first storey height	3m
f)	Section 8.4 a) shall not apply.	
g)	Maximum encroachment for a Porch within a rear yard setback	2m
h)	Minimum width of landscaping abutting a residential zone.	2m
i)	Minimum width of landscaping from a surface parking area to a road.	2m
j)	Minimum width of landscaping 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 and Apartment dwelling units	1.45 spaces/unit resident
b)	Minimum parking for visitors and non-residential uses	6 parking spaces
c)	Minimum width & length of a parking space not located in a private garage	2.6m & 5.7m
d)	Minimum width & length of a lower stacked.parking.space	2.1m & 5.7m
e)	Minimum width and length of an upper stacked.parking.space	2.1m & 3.9m
f)	5.2.3 d) Shall not apply	
g)	Section 5.10. shall not apply.	
h)	Notwithstanding section 8.6 d), 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 from the main wall oriented toward the lot line adjacent to Lakeshore Road West.	
i)	Notwithstanding section 8.6 e) shall not apply.	
15.418.1.5 Special Provisions		
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered to be one lot for the purposes of this By-law	