

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 renumbering Section 15.418.3 to 15.418.4 and adding new Section 15.418.3 as follows:

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, subsection 15.418.2, or Subject 15.418.3.		
15.418.3 – Option #3		
15.418.3.1- Permitted Uses		
The following uses are only permitted:		
a)	<i>Dwelling, Back-to-Back Townhouse</i>	
b)	<i>Dwelling, Multiple</i>	
c)	<i>Art Gallery</i>	
d)	<i>Business Office</i>	
e)	<i>Financial Institution</i>	
f)	<i>Medical Office</i>	
g)	<i>Restaurant</i>	
h)	<i>Retail Store</i>	
i)	<i>Service Commercial Establishment</i>	
j)	<i>Commercial school</i>	
k)	<i>School, private</i>	
l)	<i>Veterinary clinic</i>	
15.418.3.2 Additional Regulations for Permitted Uses		
The following additional regulations apply:		
a)	Non-Residential uses are required 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 shall not apply.	
15.418.3.3 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	4.5m
c)	Minimum <i>rear yard</i>	6m
d)	Maximum <i>height</i>	16m
e)	Table 8.3.2 shall not apply.	
f)	Section 8.4a) shall not apply.	
g)	Section 8.6c), d), e) shall not apply	
h)	Maximum encroachment for a Porch within a rear yard setback	2m
i)	Minimum width of <i>landscaping</i> abutting a <i>residential zone</i> .	2.5m
j)	Minimum width of <i>landscaping</i> from a surface parking area to a road.	2m
k)	Minimum width of <i>landscaping</i> from a surface parking area to a lot with a residential use.	4m
l)	Section 4.27 f) & e) shall not apply	
15.418.3.4 Parking Provisions		
a)	Minimum Residential Parking Required	1 space per unit
b)	Minimum Non-residential and Residential Visitor parking Required	0.2 spaces per unit
c)	The minimum width of a parking space not located in a private garage	2.6m
d)	Section 5.8. shall not apply.	
15.418.3.5 Special Provisions		
a)	All lands shall be considered as one <i>corner lot</i> for the purposes of this by-law. The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> , and the <i>lot line</i> abutting Garden Drive shall be deemed the <i>flankage lot line</i> .	
15.418.4 Special Figures		