



**Schedule “C”**

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2009-168**

A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended, to rezone the lands described as Part of Lot 6, Concession 4, SDS, municipally known as 1502 Lakeshore Road East to permit a residential development consisting of 32 residential units and open spaces associated with the Lake Ontario shoreline and Wedgewood Creek (Edgemere Estates Limited) – Z.1706.01

**APPROVED BY THE ONTARIO MUNICIPAL BOARD:**

1. This by-law applies to the land municipally known as 1502 Lakeshore Road East as identified on Schedule “A” to this by-law.
2. Map 91(9) of By-law 1984-63, as amended, is further amended by rezoning the lands to which this by-law applies from R01- Detached Dwellings to R01 and O4 subject to SP 841 as shown on Schedule “A” to this by-law.
3. By-law 1984-63, as amended, is further amended by adding to Section 89 a new Subsection (841) as follows:

Special Provision	Applies to / Location	By-law Number
(841)	<u>Edgemere Estates Limited.</u> 1502 Lakeshore Road East Part of Lot 6, Con. 4 S.D.S.	(2009-168)

The land to which By-law 2009-168 applies may be used for the uses listed below, subject to the general regulations therefore, except where in conflict with the following regulations, in which case the following shall prevail.

**Definitions:**

For the purpose of Special Provision 841:

**“Multiple Attached Dwellings”** means “a building or structure divided vertically by floors and horizontally by walls into no more than three non-communicating dwelling units, each having private access to the outside.”

**“Floor Area”** means “the area contained within the outside walls or outside finished furred partitions of the walls and includes basement dwelling units but does not include private garages, porches verandahs, attics and non walk-in bay windows.”

**a) For lands Zoned RO1**

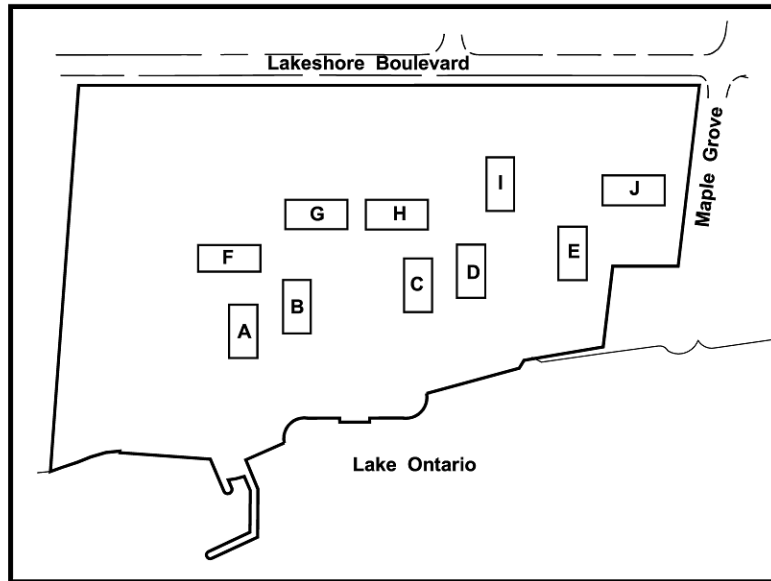
**1) Permitted Uses**

- i. All uses in the R01;
- ii. Multiple Attached Dwellings;
- iii. In buildings and structures built prior to 1990, amenity and accessory uses including a single dwelling unit for a property management office and a single dwelling unit to be used as a guest suite are permitted as stand alone uses;
- iv. Temporary sales pavilion located within the existing dwelling, or in a new multiple attached dwelling and/or a sales trailer.

**2) Regulations**

- i. For Multiple Attached Dwellings the following provisions shall apply:
  - a. For the purpose of this By-law, the front lot line shall be deemed to be the lot line abutting Lakeshore Road East;

- b. Maximum number of Multiple Attached Dwelling buildings – 10;
- c. Maximum number of Multiple Attached Dwelling units – 30;
- d. Minimum lot frontage (Lakeshore Road East) – 240 m;
- e. Minimum lot area – 3.25 ha;
- f. Minimum front yard from Lakeshore Road East – 20 m;
- g. Minimum east side yard (Maple Grove Dr) – 10 m;
- h. Minimum side yard from lands zoned O4(a) – 0 m;
- i. Maximum lot coverage, excluding underground parking structure – 24%;
- j. Maximum Floor Area, including buildings and structures built prior to 1990 – 13,000 m<sup>2</sup>;
- k. No individual Multiple Attached Dwelling building can exceed a floor area of 1370 m<sup>2</sup>.



- I. Maximum dwelling depth will be measured using above grade buildings, not including the underground garage and shall be as follows:

Building A	34 m	Building B	38.5 m
Building C	34 m	Building D	38.5 m
Building E	38.5 m	Building F	41.5 m
Building G	37.5 m	Building H	37.5 m
Building I	33.5 m	Building J	33 m

- m. For the purposes of this by-law, an established grade having a geodetic elevation of 82.28 m along Lakeshore Road shall be used in the calculation of building height;

- n. Building Height maximums shall be as follows:

Building A	11.5 m	Building B	11.5 m
Building C	11.3 m	Building D	11.3 m
Building E	11.2 m	Building F	11.5 m
Building G	12.4 m	Building H	12.4 m
Building I	11.8 m	Building J	12.3 m

- o. Minimum rear yard shall be measured from the closest portion of the building perpendicular to the lands zoned O4(b) as follows:

Building A	20 m	Building B	23 m
Building C	19 m	Building D	19 m
Building E	18 m	Building F	30 m
Building G	30 m	Building H	30 m
Building I	30 m	Building J	30 m

- p. Minimum parking – 2.25 parking spaces per unit of which 0.25 parking spaces shall be specifically designated as visitor parking;
- q. Visitor parking may be located at grade and resident parking will be located in an underground structure;
- r. Sections 39Bi) and 40 1)e)iv) do not apply.

- ii. Buildings and structures constructed prior to 1990 in their original location are deemed to conform to the provisions of this By-law.

**b) For lands Zoned O4(a) and O4(b)**

**1) Permitted Uses**

- i. All uses in the O4 zone but excludes agricultural uses and detached dwellings;
- ii. Private parks.

**2) Regulations:**

- i. Minimum frontage along Lakeshore Road – 35 m.
4. Notwithstanding any provision in By-law 1984-63 and By-law 2009-168, for those lands zoned RO1, nothing herein shall be deemed to prevent the severance of the land or to prevent the registration of a condominium to render the land or the use thereof non-conforming, provided the entire site complies with the requirements of By-laws 1984-63 and By-law 2009-168.
5. This By-law is enacted to implement a decision of the Ontario Municipal Board pursuant to Subsection 34(26) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended and comes into force the day the final Board Order is issued

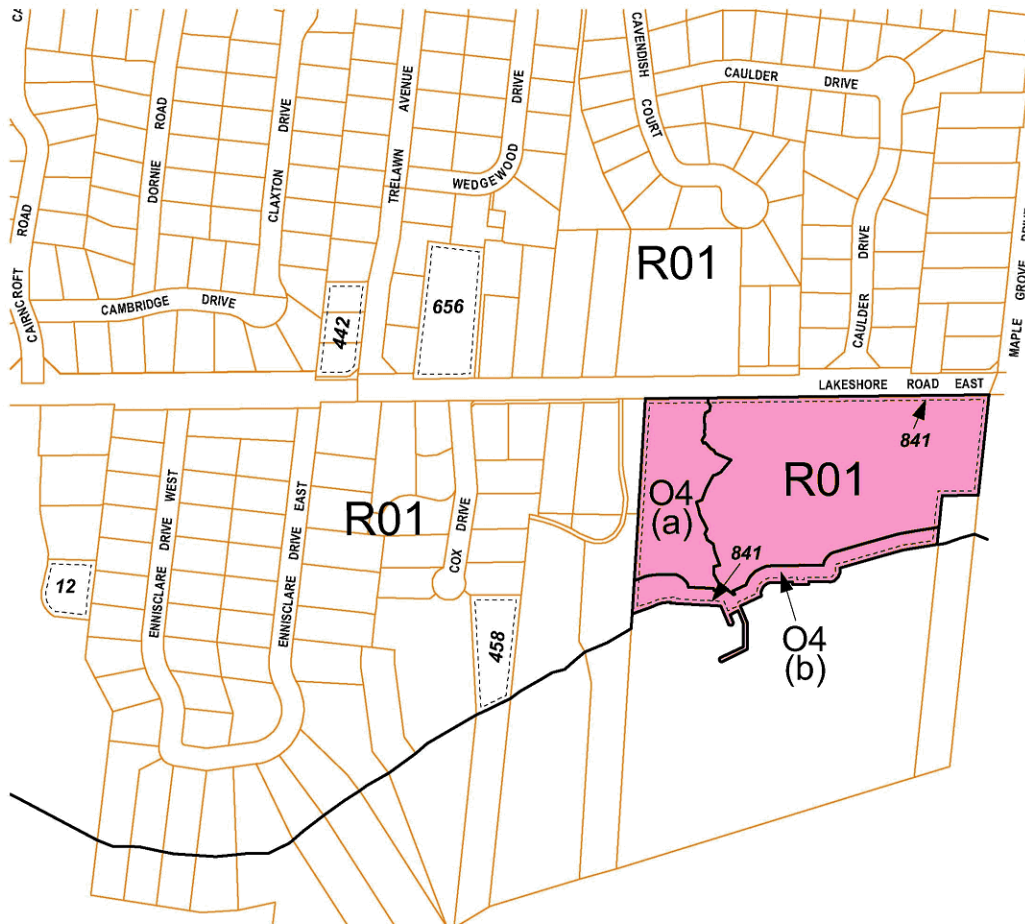
---

MAYOR Rob Burton

---

CLERK Cathie L. Best

**SCHEDULE "A"**  
**To By-law 2009-168**



**PROPOSED AMENDMENT**

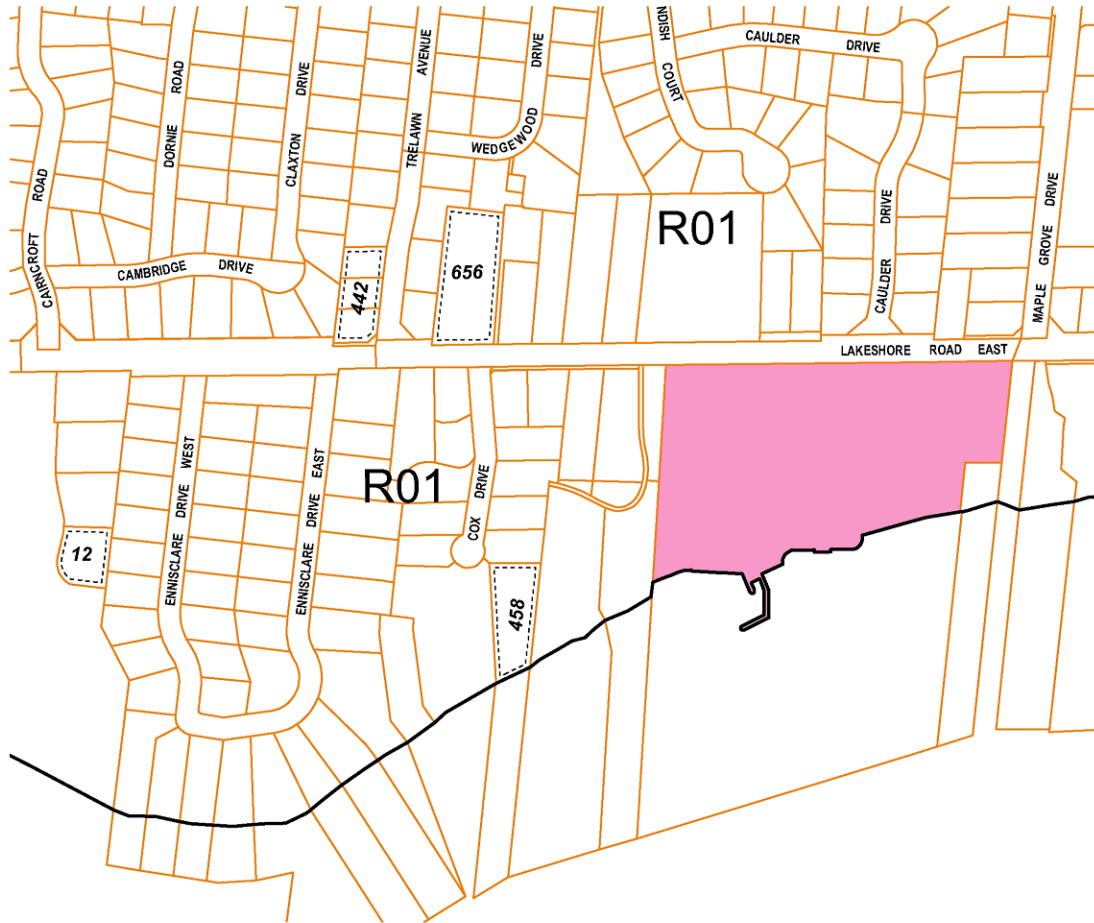
 AFFECTED LANDS

EXCERPT FROM MAP  
 91 (9)



SCALE 1 : 5000

Attachment To  
By-law 2009-168



EXISTING ZONING

 AFFECTED LANDS

EXCERPT FROM MAP  
91 (9)



SCALE 1 : 5000