



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2022-013**

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as LTS 3,5,6,7, BLK 96, PI 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789 (Amico Properties Inc./Spruce Partners Inc., File No.: Z.1615.12)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 19(7a) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule ‘A’ to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.411 as follows:

<b>411</b>	<b>152 Wilson Street</b>	Parent Zone: MU1
Map 19(7a)	(LTS 3,5,6,7, BLK 96, PI 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789)	(2022-013)
<b>15.411.1 Only Permitted Uses</b>		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<i>Apartment dwelling</i>	
b)	<i>Art gallery</i>	
c)	<i>Long term care facility</i>	

d)	<i>Restaurant</i>	
e)	<i>Retail store</i>	
f)	<i>Retirement home</i>	
<b>15.411.2 Additional Regulations for Permitted Uses</b>		
The following regulations apply:		
a)	An <i>art gallery, restaurant or retail store</i> shall only be permitted on the <i>first storey</i> for the lands identified as Block 1 on Figure 15.411.1	
b)	An <i>apartment dwelling, long term care facility, or retirement home</i> is prohibited in the first 4.9 metres of depth from the <i>main wall</i> oriented toward the <i>front lot line</i> , on the <i>first storey</i> .	
c)	Notwithstanding section 15.411.2 b), <i>ancillary residential uses</i> on the <i>first storey</i> are permitted to occupy a maximum of 35% of the length of the <i>main wall</i> oriented toward the <i>front lot line</i> .	
<b>15.411.3 Zone Provisions</b>		
The following regulations apply:		
a)	The <i>lot line</i> abutting Kerr Street shall be deemed the <i>front lot line</i> .	
b)	<i>Minimum front yard</i> for the fifth storey	4.9 m
c)	<i>Minimum front yard</i> for the sixth storey	6.8 m
d)	<i>Maximum front yard</i>	7.0 m
e)	<i>Minimum flankage yard</i> for the fifth and sixth storey	5.9 m
f)	<i>Maximum flankage yard</i>	10.0 m
g)	<i>Minimum interior side yard</i>	5.0 m
h)	<i>Minimum rear yard</i>	17.0 m
i)	<i>Minimum rear yard</i> for the fourth storey	21.5 m
j)	<i>Minimum rear yard</i> for the fifth and sixth storey	23.2 m
k)	Maximum number of <i>storeys</i> (upon execution of a Section 37 Agreement)	6
l)	Maximum <i>height</i> (upon execution of a Section 37 Agreement)	23.5 m
m)	Maximum total <i>balcony</i> projection beyond the <i>main wall</i> in any yard	1.8 m
<b>15.411.4 Additional Zone Provisions for Block 1</b>		
The following additional regulations apply to all lands identified as Block 1 in Figure 15.411.7:		
a)	Minimum <i>floor area</i> for an <i>art gallery, a restaurant, or a retail store</i> on the <i>first storey</i>	330 m <sup>2</sup>

**15.411.5 Additional Zone Provisions for Block 2**

The following additional regulations apply to all lands identified as Block 2 in Figure 15.411.7:

a)	<i>Minimum rear yard</i>	3.8 m
b)	Maximum number of <i>storeys</i>	2
c)	Maximum <i>height</i>	10.0 m

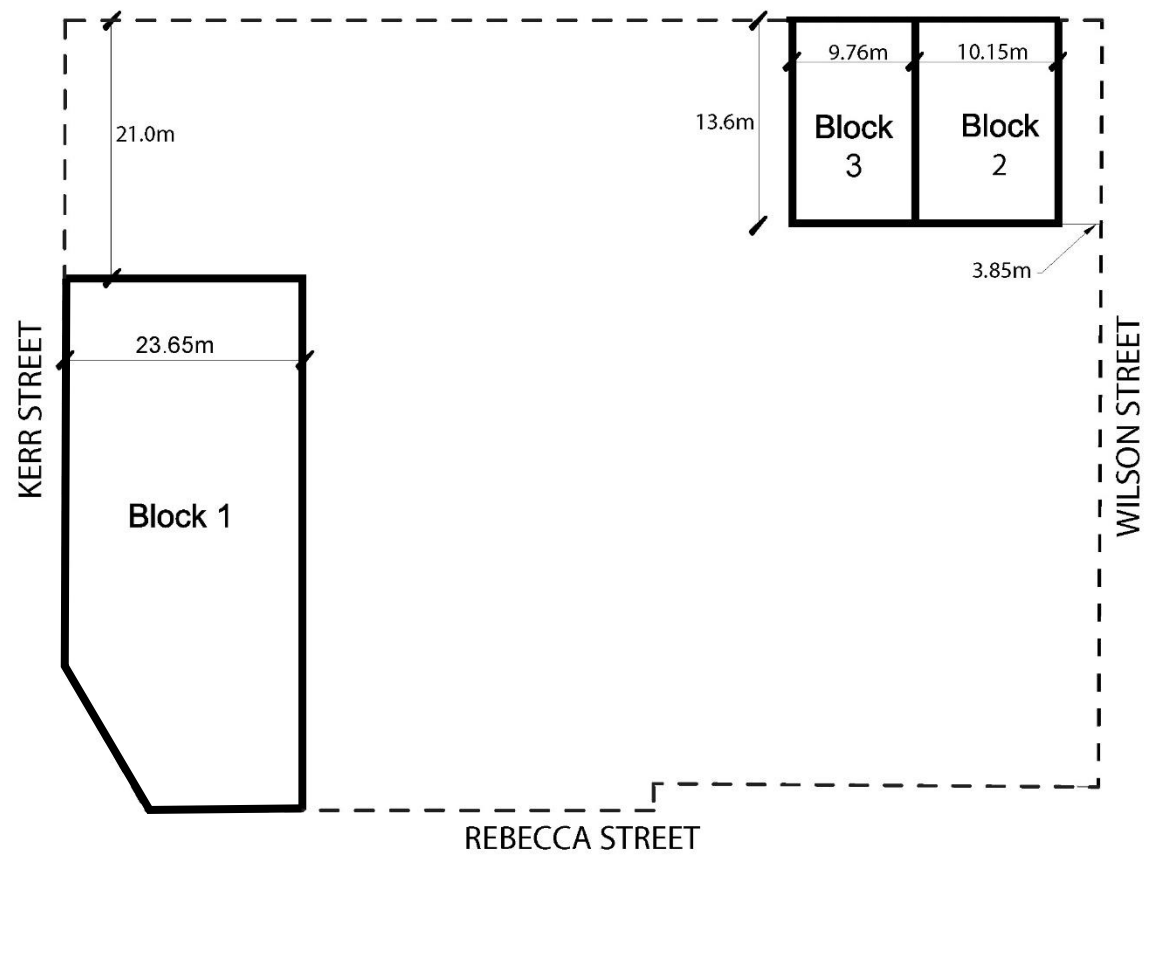
**15.411.6 Additional Zone Provisions for Block 3**

The following additional regulations apply to all lands identified as Block 3 in Figure 15.411.7:

a)	<i>Minimum rear yard</i>	14.0 m
b)	Maximum number of <i>storeys</i>	3
c)	Maximum <i>height</i>	13.0 m

**15.411.7 Special Site Figure**

Figure 15.411.7



**15.411.8 Bonusing Provisions**

In order to permit the increased height permissions contained in this Special Provision, zoning compliance for height above 4 stories shall be dependent upon the registration on title of an agreement or agreements pursuant to Section 37 of the Planning Act. The Owner of the subject lands shall provide to the satisfaction of the Town the facilities, services, and matters in the form of one or more of the following:

a)	Contribution towards a community meeting room;
b)	Heritage conservation;
c)	Contribution towards public park improvements;
d)	Cash-in-lieu contribution; and,
e)	Contributions by the Owner of the subject property to the Corporation of the Town of Oakville to be used for eligible community benefits identified in Part E, Section 23.8.2 d) and Part F, Section 28.8.2) of the Livable Oakville Plan.

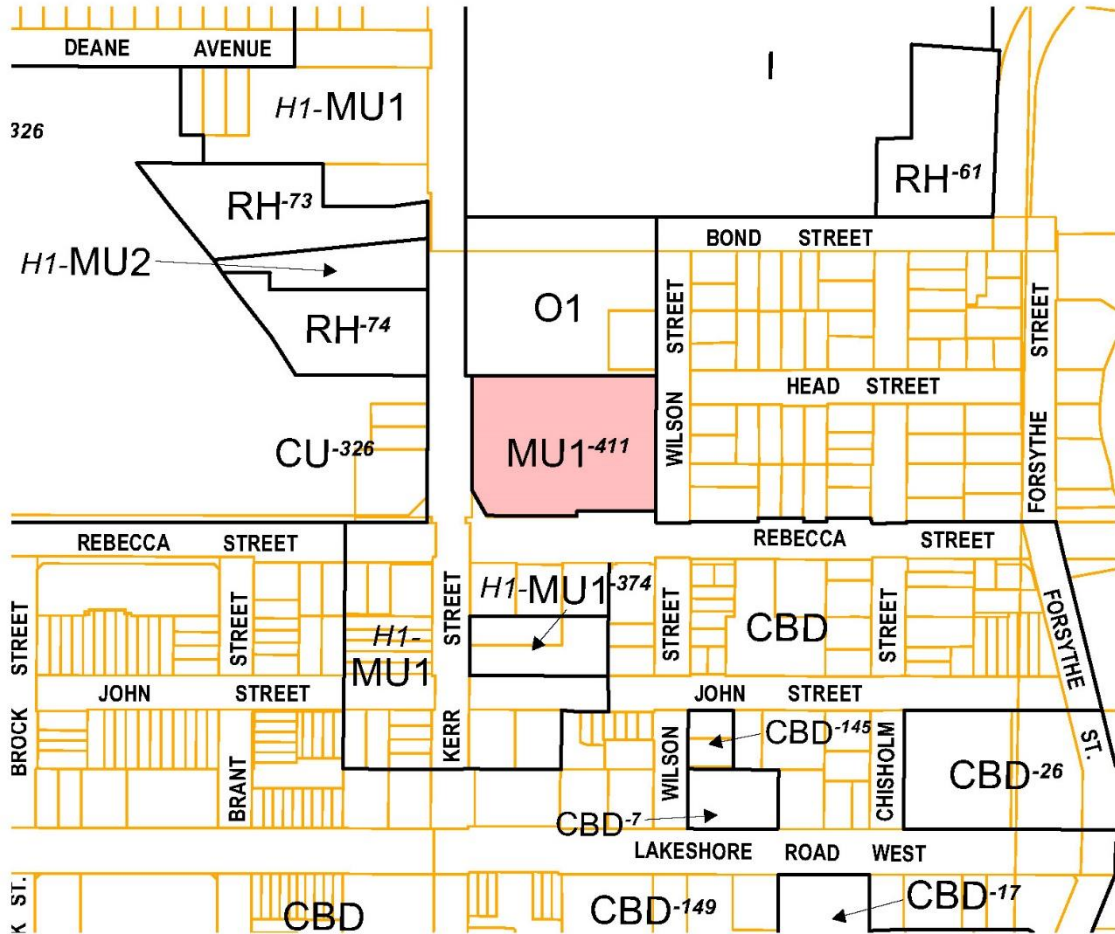
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 7<sup>th</sup> day of March, 2022


\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

SCHEDULE "A"  
To By-law 2022-013



AMENDMENT TO BY-LAW 2014-014

 Rezoned from Community Use (CU) to Main Street 1 with a Special Provision (MU1 sp:411)

EXCERPT FROM MAP  
19 (7A)



SCALE 1 : 3000