



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-047

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 70 Old Mill Road (2317511 Ontario Inc., File No.: 1614.77)

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(8b) 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 deleting Subsection 15.191.1 and replacing it with a new Subsection 15.191.1 as follows:

191	70 Old Mill Road	Parent Zone: RH
Map 19(8b)	Part of Lots 14 & 15, Concession 3, S.D.S	(1994-144)(2002-018) (2003-138)(2007-096) (2008-051)(2013-06) (2015-018)(2015-079) (2022-047)
15.191.1 Additional Permitted Uses for Block 2		
The following additional <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.191.1:		
a)	<i>Retail store</i>	
b)	<i>Service commercial establishment</i>	
c)	<i>Business Office</i>	
d)	<i>Medical Office</i>	
e)	<i>Restaurant</i>	

3. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by deleting Subsection 15.191.3 and replacing it with a new Subsection 15.191.3 as follows:

15.191.3 Zone Provisions for Block 2		
The following regulations apply to the lands identified as Block 2 on Figure 15.191.1:		
a)	The <i>lot line</i> abutting Cornwall Road shall be deemed the <i>front lot line</i> .	
b)	<i>Minimum front yard</i> (Cornwall Road)	1.8 m
c)	<i>Minimum flankage yard</i> (Old Mill Road)	1.8 m
d)	<i>Minimum interior side yard</i>	1.5 m
e)	<i>Minimum rear yard</i>	1.5 m
f)	<i>Minimum setback or yards for any portion of a parking structure</i>	0.0 m
g)	<i>Minimum building setback from a railway corridor</i>	25.0 m
h)	Maximum number of <i>dwelling units</i>	154
i)	Maximum net <i>floor area</i> for non-residential uses	155.0 sq.m
j)	Maximum <i>height</i>	46.0 m
k)	Minimum number of <i>storeys</i>	8
l)	Maximum number of <i>storeys</i>	12
m)	Notwithstanding section 15.191.3 l), additional <i>storey</i> permitted for a <i>mezzanine</i> that is open and unenclosed except for the partitions associated with an elevator	1
n)	<i>Floor area</i> for the <i>mezzanine</i> permitted as an additional <i>storey</i> shall be a maximum of 40% of the <i>floor area</i> in which it is located.	
o)	Maximum total projection of a <i>balcony</i> beyond the <i>main wall</i> of the second <i>storey</i> in any <i>yard</i>	3.5 m
p)	Maximum total projection of a <i>balcony</i> beyond the <i>main wall</i> above the second <i>storey</i> in any <i>yard</i>	2.0 m
q)	<i>Balconies</i> may encroach into <i>flankage</i> and <i>interior side yards</i>	
r)	Minimum <i>lot area</i>	Shall not apply

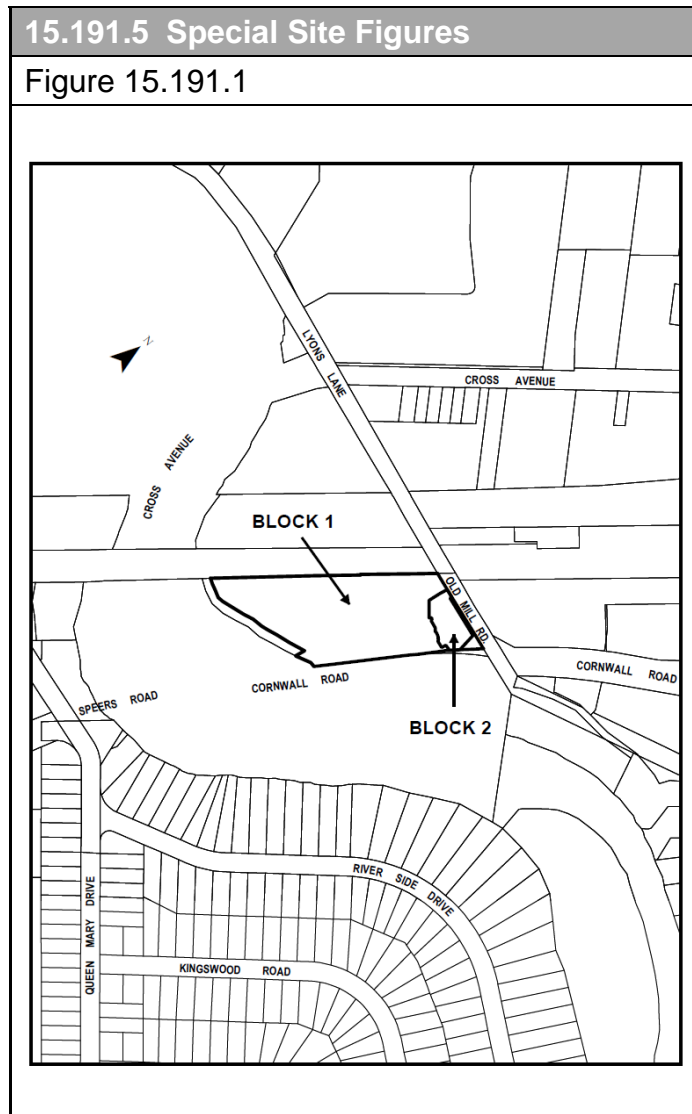
s)	Minimum <i>lot frontage</i>	Shall not apply
t)	Maximum <i>lot coverage</i>	Shall not apply
u)	Minimum width of <i>landscaping</i> required along any lot line and any <i>surface parking area</i>	0.0 m
v)	Minimum setback for a <i>surface parking area</i> from a <i>building</i> or structure	0.0 m
w)	Minimum setback for <i>landscape</i> features from any lot line	0.0 m

4. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by deleting Subsection 15.191.4 and replacing it with a new Subsection 15.191.4.1 and 15.191.4.2 as follows:

15.191.4.1 Parking Provisions for Block 1		
The following parking regulations apply to lands identified as Block 1 on Figure 15.191.1:		
a)	Minimum number of <i>parking spaces</i> permitted to be provided as <i>tandem parking spaces</i>	20%, and visitor <i>parking spaces</i> shall not be permitted to be provided in tandem
b)	Minimum number of <i>parking spaces</i> for a superintendent suite	1 per suite
c)	Minimum number of <i>parking spaces</i> for all non-residential <i>uses</i>	0
d)	Visitor <i>parking spaces</i> can be located on any <i>lot</i> subject to this Special Provision	
15.191.4.2 Parking Provisions for Block 2		
The following parking regulations apply to lands identified as Block 2 on Figure 15.191.1:		
a)	Minimum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	0.75 per <i>dwelling unit</i> , plus 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors <i>parking spaces</i>
b)	Maximum number of <i>parking spaces</i> for an <i>apartment dwelling</i>	1.1 per <i>dwelling unit</i> , plus 0.15 <i>parking spaces</i> per <i>dwelling unit</i> for visitors <i>parking spaces</i>

c)	Ventilation shafts, stairs and stairways associated with a <i>parking structure</i> are not permitted in the <i>front yard</i> or <i>flankage yard</i> .
d)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric motor vehicle supply equipment.
e)	Visitor <i>parking spaces</i> can be located on any <i>lot</i> subject to this Special Provision.

5. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by deleting Subsection 15.191.5 and replacing it with a new Subsection 15.191.5 as follows:



6. Part 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 16.3.48 as follows:

H48	70 Old Mill Road	Parent Zone: RH
Map 19(8b)	(Part of Lots 14 & 15, Concession 3, S.D.S)	(1994-144)(2002-018) (2003-138)(2007-096) (2008-051)(2013-06) (2015-018)(2015-079) (2022-047)
16.3.48.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal uses, <i>buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
16.3.48.2 Conditions for Removal of the “H” for Block 2 Lands		
The “H” symbol shall, upon application by the landowner, be removed 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)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville. In this regard downstream sewer constraints shall be addressed and any upgrades and/or replacement be constructed and in operation, or arrangements, satisfactory to Halton Region, have been made for the provision of wastewater services.	
b)	That an updated FSR be approved by Halton Region and any requirements of Halton Region be addressed to their satisfaction in relation to the findings and/or recommendations of the report.	
c)	That an updated Transportation Impact Study be approved to the satisfaction of the Town of Oakville demonstrating that sufficient transportation infrastructure capacity is available to accommodate the development.	

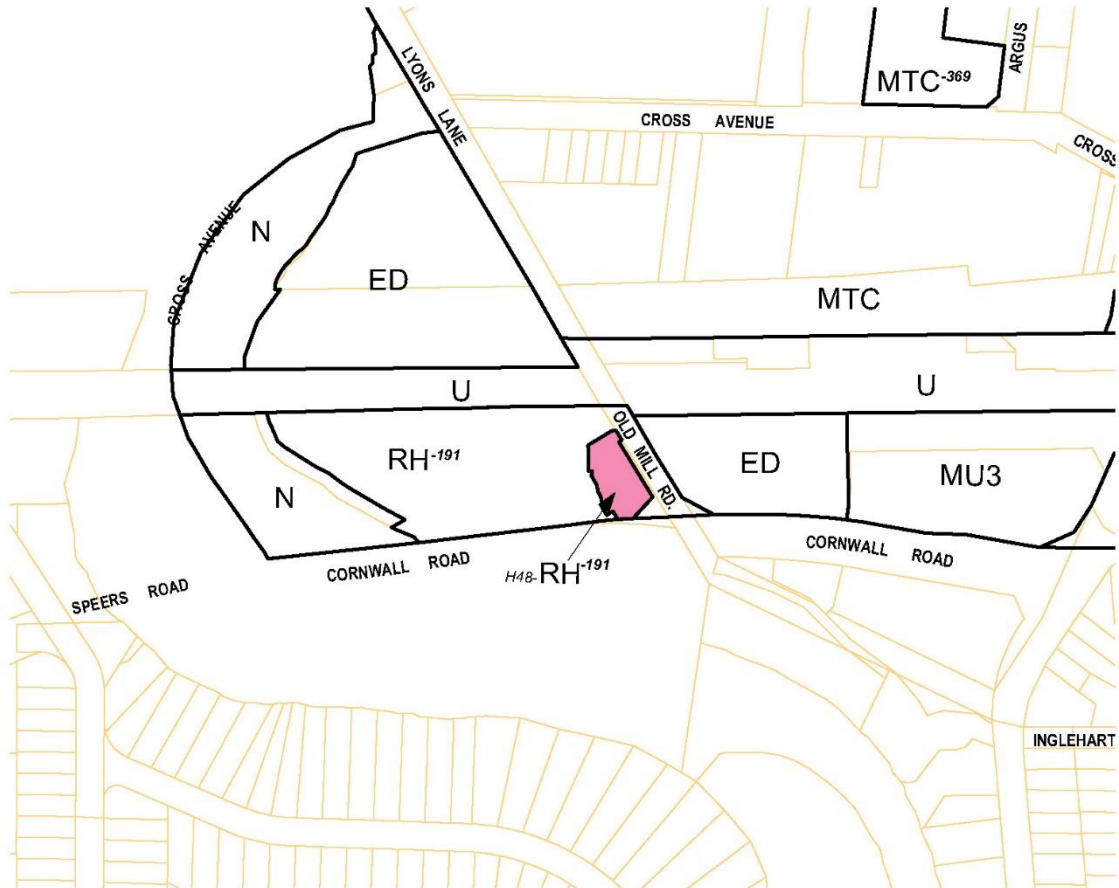
7. This By-law comes into force in accordance with Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 2nd day of May, 2022


MAYOR

CLERK

SCHEDULE "A"
To By-law 2022-047



AMENDMENT TO BY-LAW 2014-014

 Re-zoned From: Residential High (RH sp: 191) to Residential High (H48 - RH sp: 191)

EXCERPT FROM MAP 19 (8b)



SCALE 1 : 4000