APPENDIX C

ONTARIO REGULATION

Made under the

PLANNING ACT

ZONING ORDER – TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

Definitions

1. In this Order, the following definitions apply:

"long term care home" means a building or part of a building that is licensed as a long-term care home under the *Long-Term Care Homes Act, 2007,* and includes a municipal home, joint home or First Nations home approved under Part VIII of the Act.

"rehabilitation centre" means a registered institution facility (other than a hospital) which provides physiotherapy, occupational therapy and other rehabilitative treatment of dysfunction or disability including emergency assessment and treatment.

"seniors community centre" means a multi-purpose facility or part of that facility which offers a variety of programs for seniors of a recreation, cultural, community service, information or instructional nature.

"seniors day program" means a day program and care services provided for adults living with dementia or other disabilities.

"Zoning By-law" means Zoning By-law 2009-189 of the Town of Oakville.

Application

2. This Order applies to lands in the Town of Oakville in the Regional Municipality of Halton, in the Province of Ontario, being the lands described as Part of Lot 27, Concession 1, North of Dundas Street designated as Parts 3 and 5 on Reference Plan 20R-20782, Geographic Township of Trafalgar, Town of Oakville, Regional Municipality of Halton and further identified by Property Identification Number 24928-0341(LT) registered in the Land Registry Office for the Land Titles Division of Halton Region.

Permitted Uses

3. Every use of land and every erection, location or use of any building or structure is

prohibited on the lands described in section 2 except for:

a) Retirement Home, including dwelling units;

b) Apartment Dwelling;

c) Long Term Care Home;

d) Parking Garage; and,

e) The following accessory uses:

    i.   commercial school;

    ii.   day care;

    iii.   general office;

    iv.   medical office;

    v.   personal service shop;

    vi.   rehabilitation centre;

    vii.   research and development;

    viii.   restaurant;

    ix.   retail store;

    x.   seniors community centre;

    xi.   seniors day program; and

    xii.   service commercial.

Zoning Requirements

5. Despite any zoning requirements in the Zoning By-law, the zoning requirements for the lands described in section 2 are as follows:

a) The lot line abutting Hospital Gate shall be deemed the front lot line.

b) The minimum front yard is 3.0 metres.

c) The minimum flankage yard is 3.0 metres

d) The minimum rear yard is 6.0 metres.

e) The maximum height is 63 metres or 15 storeys.

f) The maximum Floor Space Index (FSI) is 2.5.

g) The maximum number of dwelling units for all apartment dwellings is 250.

h) The maximum surface parking area coverage is 35% of the lot area.

i) The minimum required parking spaces are as follows:

  a. 0.25 spaces per bed for a long term care home.

  b. 0.33 spaces per assisted living unit and dwelling unit for a retirement home.

  c. 1.25 spaces per dwelling unit of which 0.25 spaces per dwelling unit shall be designated as visitors parking spaces for an apartment dwelling.

j) The minimum landscape area is 10% of the lot area.

k) The minimum width of a landscape strip abutting any lot line and any surface parking area is 3.0 metres.

l) Rooftop mechanical equipment shall be set back a minimum of 5.0 metres from all edges of a roof if it is not fully enclosed within a mechanical penthouse.

m) Despite any existing or future severance, partition or division of the lands described in section 2, the zoning requirements shall apply to the entire lands described in section 2 as if no severance, partition or division occurred.

Terms of Use

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

Commencement

7. This regulation comes into force on the day it is filed.

Made By: ..……………………………
                                                                        Signature
                                              Minister of Municipal Affairs and Housing

Date Made: ..……………………………