

**Appendix A**  
**Applicant's Proposed Zoning Regulations**

**THE CORPORATION OF THE TOWN OF OAKVILLE**  
**DRAFT**  
**BY-LAW NUMBER 2020-XX**

A By-law to amend the Town of Oakville Zoning By-law  
 2014-014, as amended, to permit the use of lands

Described as Part of Lot 23, Concession 1, South of Dundas Street, formerly in the  
 Geographic Township of Trafalgar, Halton County, now in the Town of Oakville

Delmanor Oakville Ltd., File No.: Z.XXXX.XX

WHEREAS the Corporation of the Town of Oakville has received an application to  
 amend Zoning By-law 2014-014, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O  
 1990, C.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby  
 enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

1. Map 19 (20) 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 addition of a new Section 15.XX as follows:

XXX	<b>1280 Dundas Street West</b>	Parent Zone: O2
Map 19 (20)	Described as Part of Lot 23, Concession 1, South of Dundas Street	(2020-XXX)
15.XXX.1 Lot		
The provisions of this By-law will apply to the whole lands shown in Schedule A despite any future severance or division of the lands.		

15.XXX.2 Definitions		
Independent living units:  Means a ground-oriented unit within a building divided horizontally by a common vertical wall of at least 3.0 metres in length and at least 2.0 metres in height adjoining other independent living units into three or more units, designed exclusively to accommodate seniors with independent kitchens and dining facilities.		
15.XXX.3 Zone Provisions for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum Lot Area	3.6 hectares
b)	Minimum Lot Frontage	138 m
c)	Minimum Front Yard	Min. 7.5 m to retirement home Min. 15 m to independent living units
d)	Minimum Flankage Yard	Min. 14 m to Fourth Line to the east
e)	Minimum Interior Side Yard	Min. 4 m to St. Vlodymyr lands to west
f)	Minimum Rear Yard	Min. 12 m for retirement home Min. 3 m for independent living units
g)	Maximum Height	Max. 27.5 m for retirement home Max. 7 m for independent living units
h)	Maximum Lot Coverage	25%
i)	Maximum Number of Storeys	Max. 8 storey for retirement home Max. 7 m for independent living units
j)	Landscaping Requirements	Min. of 3 m abutting a public street Min. of 2 m for surface parking/drive aisles from Natural Area
k)	Parking Requirements	Minimum of 0.33 per unit
l)	Barrier-free parking	3 to 35 units – 1

		26 to 100 units – 4% of the total number of parking spaces  101 to 200 units – 1, plus 3% of the total number of parking spaces  201 to 1000 units – 2, plus 2% of the total number of parking spaces
m)	Bicycle Parking	Lesser of 5 or 0.25 per assisted living unit or dwelling unit
n)	Visitor Bicycle Parking	Of the total number of bicycle parking spaces required, 0.25 of the bicycle parking spaces required per dwelling shall be designated as visitors bicycle parking spaces
o)	Loading Space Size	Min. of 3.5 m x 12 m in length, with a minimum vertical clearance of 4.2 metres is proposed.
p)	Aisle Width	Min. of 6 metres
q)	Ingress/Egress	Min. of 6 metres

Notwithstanding Section 45(1.3) and in accordance with Section 45(1.4) of the Planning Act, the submission of a minor variance application during the two (2) year period after the Zoning By-law Amendment ('ZBA') has been passed is permitted, provided that the variances are not related to building height or parking provisions.

**SCHEDULE A**

