

APPENDIX E – OFFICIAL PLAN AND ZONING BY-LAW EXTRACTS

Official Plan

3.9 Residential Areas

Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town.

Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.

13. COMMERCIAL

The Town has a range of locations designated and developed for concentrations of retail and service commercial uses. In general terms, these locations are sufficient in number, size and location to serve the existing and future population of Oakville. The policies of this Plan establish four commercial designations that recognize the form of development and the general function of commercial areas. While this Plan sets out the form and function in a hierarchical format, the application of the policies is intended to be general and the primary goal of the commercial policies is to ensure that an adequate range and variety of goods and services is available to the Town's residents.

13.1 General

13.1.1 The Town shall maintain a variety of commercial areas to provide a broad range of retail goods and services. The commercial areas are to be distributed throughout the Town to serve the needs of residents and shoppers.

13.1.2 The intensification and redevelopment of existing commercial centres is intended to be the primary means of accommodating additional retail uses to meet future growth needs. The Town may require a market impact study to support additional commercial development.

13.1.3 The Core Commercial and Central Business District areas shall be considered Major Commercial Areas as shown on Schedule A1.

13.1.4 Impacts from Commercial uses on surrounding residential communities shall be mitigated through a variety of measures, which will be implemented through zoning provisions and site plan design.

13.1.5 Drive-through facilities shall be considered service commercial uses and may be permitted where service commercial uses are permitted within the Commercial designations unless otherwise not permitted by specific policies in this Plan.

13.5 Neighbourhood Commercial

Neighbourhood Commercial areas are intended to provide for a range of retail and service commercial uses primarily to service local convenience needs of the adjacent neighbourhoods. Neighbourhood Commercial areas are to be located on collector roads or at the intersection of a collector road and an arterial road with accessibility to the local neighbourhood.

13.5.1 Permitted Uses

Permitted uses may include a range of retail and service commercial uses including restaurants, food stores, and indoor sports facilities. Only existing motor vehicle service stations are permitted. Residential uses above ground floor retail and service commercial uses may also be permitted. Offices may be permitted provided they serve a secondary function within the Neighbourhood Commercial designation and are small in scale.

13.5.2 Retail and service commercial uses on sites designated Neighbourhood Commercial areas should not exceed a maximum of approximately 2,500 square metres in total floor area.

13.5.3 Development should consist of a small grouping of retail and service commercial uses in one or more buildings. The maximum building height shall be two storeys.

13.5.4 Drive-through facilities may be permitted within the Neighbourhood Commercial designation where they are in conformity with the urban design policies in section 6 and the Town's Drive-through Urban Design Guidelines. The Town shall ensure that the design and function of the facility:

- a) does not change the character of the existing and planned streetscape;
- b) maintains the scale of the urban environment; and,
- c) does not compromise the safe and efficient movement of pedestrians and cyclists.

Zoning

128 (Old 341) Map 19(21)	2163 Sixth Line (Part of Lot 16, Concession 1 S.D.S.)	Parent Zone: C1 (1983-071) (1985-228) (1992-053) (2007-096) (2008-051)
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15.128.1 Zone Provisions for Block 1 Lands

The following regulations apply to lands identified as Block 1 on Figure 15.128.1:

a) <i>Minimum rear yard</i> abutting Block 2 on Figure 15.128.1	2.5 m
b) <i>Minimum width of landscaping</i> abutting Block 2 on Figure 15.128.1	2.5 m
c) <i>Maximum net floor area</i>	985.0 sq.m

15.128.2 Zone Provisions for Block 2 Lands

The following regulations apply to lands identified as Block 2 on Figure 15.128.1:

a) <i>Minimum front yard</i>	9.0 m
b) <i>Maximum net floor area for medical offices</i>	600.0 sq.m
c) <i>Maximum net floor area for a pharmacy integrated into a medical office</i>	100.0 sq.m

15.128.3 Special Site Figures

Figure 15.128.3

Special Provision 128

