



Commissioner's Delegated Authority

Agenda

Date: May 27, 2024
Time: 3:00 pm
Location: Virtual Meeting

	Pages
1. Call to Order	
2. Discussion Items	
2.1 Removal of Holding Provisions – Timsin Holding Corporation, Part of Lot 16, Concession 1 NDS, File No.: ZH 4/24, By-law 2024-063	2 - 9
2.2 Recommendation Report – Removal of “H48” Holding Provision, 70 Old Mill Road File No.: ZH 5/24, By-law 2024-083	10 - 18
2.3 Recommendation Report, Removal of Holding Provision (H2), 455 – 465 Dundas Street, File No.: ZH6/24	19 - 27
2.4 Public Meeting and Recommendation Report, Temporary Use By-law, Town of Oakville, 420 South Service Road East, File No.: Z.1612.18, By-law 2024-088	28 - 48
3. Adjournment	



OAKVILLE

REPORT

Commissioner's Delegated Authority (CDA)

Meeting Date: May 27, 2024

FROM: Planning Services Department

DATE: May 14, 2024

SUBJECT: Removal of Holding Provisions – Timsin Holding Corporation,
Part of Lot 16, Concession 1 NDS, File No.: ZH 4/24, By-law
2024-063

LOCATION: Part of Lot 16, Concession 1 NDS

WARD: Ward 7

Page 1

RECOMMENDATION:

1. That the application (File No.: ZH 4/24) submitted by Timsin Holding Corporation to remove Holding Provisions 'H53' and 'H55' from part of lands known as Part of Lot 16, Concession 1 NDS, be approved.
2. That By-law 2024-063, a By-law to remove Holding Provisions 'H53' and 'H55' Provisions from Zoning By-law 2009-189, as amended, from part of lands known as Part of Lot 16, Concession 1 NDS, be passed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- An application was received on March 6, 2024 requesting the removal of Holding Provisions H53 and H55 from a portion of Lot 16, Concession 1, NDS to permit the development of the site.
- The site was subject to previous Zoning By-law Amendment and Draft Plan of Subdivision applications that were approved by Council on May 16, 2022.
- By-law 2022-037 included holding provisions H53 and H55 related to the development of the site.
- Halton Region in a letter dated March 19, 2024 and Conservation Halton, in an email dated March 27, 2024 have advised they have no objection to the removal of the holding provisions.

- Town staff has no objection to the removal of the H53 and H55 Holding Provisions as the requirements of the holding provisions have been satisfactorily addressed.

BACKGROUND:

Proposal

The applicant is requesting to remove the Holding “H53” and “H55” Provision on the subject lands. See Figure 1 below for areas requested for removal of holding provisions.

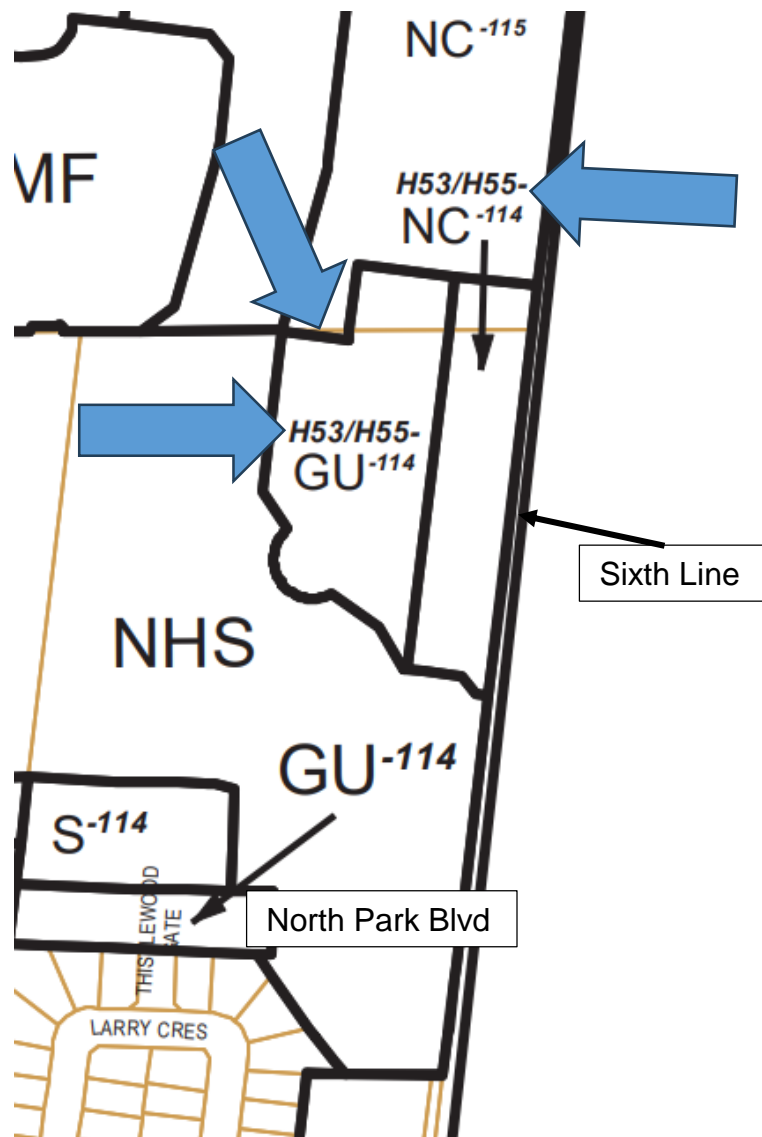


Figure 1 – H53 and H55 removal areas

Location

The subject lands are municipally known as Part of Lot 16, Concession 1 NDS, located on the west side of Sixth Line, north of North Park Boulevard. There is no municipal address.

Purpose of Holding Provisions

The purpose of the holding provisions is to ensure that various servicing matters related to the development of the subdivision have been addressed.

Removal of Holding “H53” Conditions

The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by the Town passing a By-law under Section 36 of the Planning Act.

The following condition(s) shall first be completed to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton:

- a) That the Sixth Line Road works and associated storm sewer (located on Town lands abutting the subject lands to the east) that affects the subject property is constructed, certified, stabilized, operational and in public ownership in accordance with Town approved engineering drawings, MOECC Environmental Compliance Approval (ECA and Conservation Halton permits) to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton.*
- b) That the storm sewer works within the neighbouring Argo West Morrison Creek Development (Street E) is constructed and operational.*

Removal of Holding ‘H55’ Conditions

The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by the Town passing a By-law under Section 36 of the Planning Act.

The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and Halton Region:

- a) That the external local watermains and sanitary sewer extensions that are proposed on the lands adjacent to the subject lands and that are required to service this property have been constructed and are operational to the satisfaction of the Region of Halton or that alternative provisions have been*

made by the Owner for the design and construction of the external watermain and sanitary sewer extensions to the satisfaction of the Region of Halton

COMMENTS:

Halton Region and Conservation Halton have reviewed the request for removal of the holding provisions and have advised that both have no objection to their removals.

Similarly, town Engineering staff has reviewed the submission in relation to the detailed engineering reviews for the subdivision process together with the town's Sixth Line capital works project. There was a contract between Argo and the town to advance the associated Sixth Line road works with securities in place. The works have been constructed by the applicant and are operational. On this basis, town staff has no objection to the removal of the holding provisions.

CONCLUSION

Staff is satisfied that the requirements for the removal of the Holding Provision 'H53' and 'H55' as it applies to the subject property have been satisfied.

Staff recommends approval of the subject application and pass By-law 2024-063.

CONSIDERATIONS:

(A) PUBLIC

Notification of the intention to pass an amending By-law to remove the Holding Provisions has been provided to the landowner and adjacent landowners pursuant to Section 36(4) of the *Planning Act*. There were no comments received from the public with respect to this application.

(B) FINANCIAL

There are no financial matters related to this application.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment and no concerns raised.

(D) COUNCIL'S STRATEGIC PRIORITIES

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

- The proposed development generally complies with the sustainability objectives of Livable Oakville.

APPENDICES:

Appendix A – Bylaw 2024-063

Prepared by:

Robert Thun, MCIP, RPP, Senior Planner, Current Planning, West District

Recommended by:

Paul Barrette, MCIP, RPP, Manager, Current Planning West District

Submitted by:

Gabriel A.R. Charles, MCIP, Director, Planning Services



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-063

By-law 2024-063.docx

WHEREAS By-law 2023-083 delegates powers and duties with authority from Council to the Commissioner of Community Development, or designate to approve by-laws of a minor nature under section 34 of the Planning Act with respect to certain matters, including the removal of holding symbols under section 36 of the Planning Act;

WHEREAS the Commissioner of Community Development is satisfied that notice of the intention to pass a by-law to authorize the removal of Holding Provision "H53" and "H55" was given in accordance with the requirements of the Planning Act;

WHEREAS the Commissioner of Community Development is satisfied that the condition for the removal of the holding symbol set out in Section 9 of the Zoning Bylaw 2009-189, have been satisfied;

THE CORPORATION OF THE TOWN OF OAKVILLE, BY THE COMMISSIONER OF COMMUNITY DEVELOPMENT ACTING UNDER DELEGATED AUTHORITY, ENACTS AS FOLLOWS:

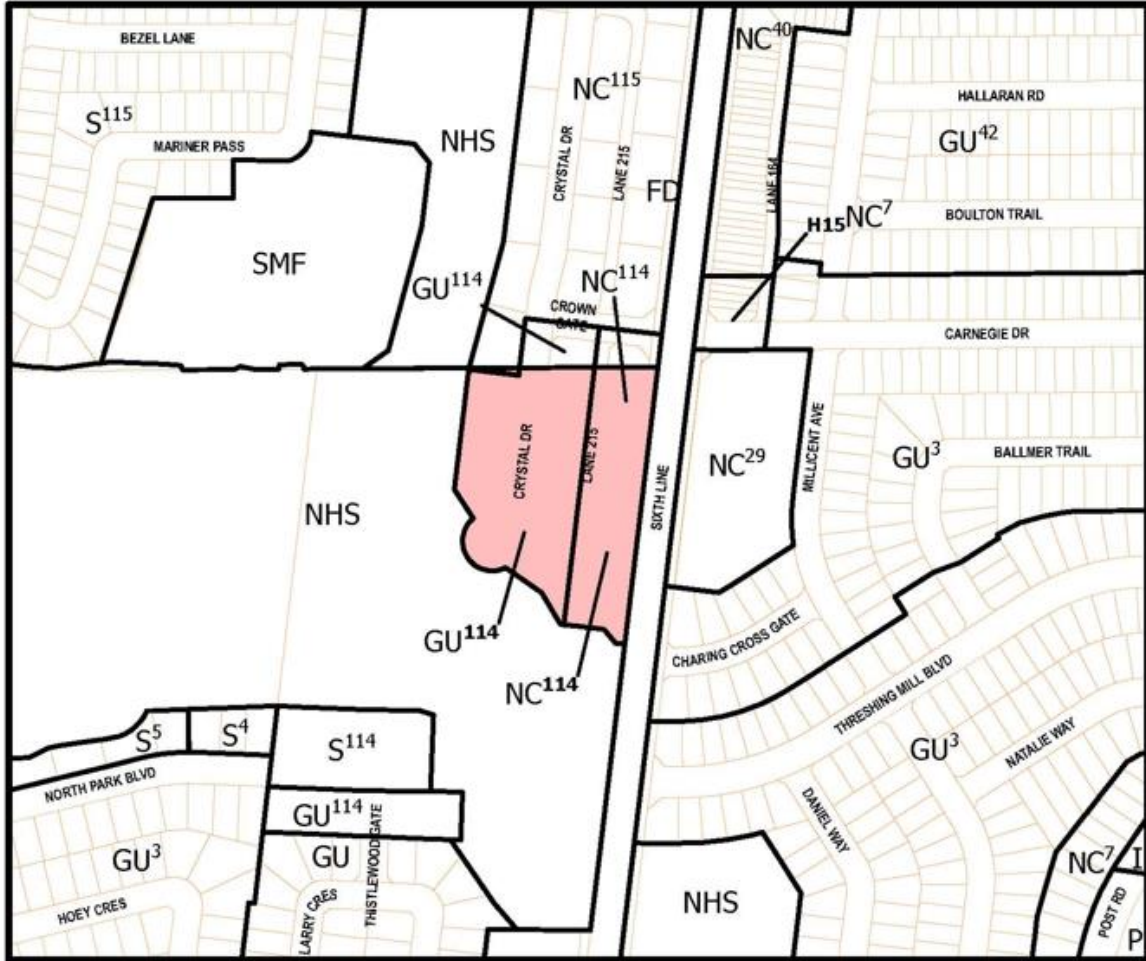
- 1. Map 12(4) of By-law 2009-189, as amended, is further amended by removing the holding symbols from the lands depicted on Schedule 'A' to this By-law.
2. This By-law comes into force upon the day it is passed.

PASSED this _____ day of _____, 2024

Neil Garbe Commissioner of Community Development as delegate for Council

Vicki Tytaneck Town Clerk

**SCHEDULE "A"
To By-law 2024-063**



AMENDMENT TO BY-LAW 2009-189



H53; and, H55 is removed from the subject lands

EXCERPT FROM MAP
12 (4)



SCALE: 1:3,500

PLEASE LIST PERSONS OR AGENTS TO BE NOTIFIED OF COUNCIL'S DECISION

Meeting Type: Commissioners Delegated Authority (CDA) Meeting

Report Title: Holding Provision Removals – Timsin Holding Corporation, Part Lot 16,
Concession 1 NDS, ZH 4/24, By-law 2024-063

Meeting Date: May 27, 2024

Report Writer: Robert Thun

Extension: 3029

MAIN PERSON/CONTACT	Chris Matson
Company Name	Matson Planning and Development
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Street Address if no email	

PERSON/CONTACT	
Company Name	
Email Address	
Street Address if no email	

PERSON/CONTACT	
Company Name	
Email Address	
Street Address if no email	



OAKVILLE

REPORT

Commissioners Delegated Authority Meeting

Meeting Date: May 27, 2024

FROM: Planning Services Department

DATE: May 27, 2024

SUBJECT: Recommendation Report – Removal of “H48” Holding Provision, 70 Old Mill Road File No.: ZH 5/24, By-law 2024-083

LOCATION: 70 Old Mill Road

WARD: Ward 3

Page 1

RECOMMENDATION:

1. That the Zoning By-law Amendment application (File No.: ZH 5/224) submitted by 2317511 Ontario Inc., to remove the H48 Holding Provision from 70 Old Mill Road be approved; and,
2. That By-law 2024-083, a by-law to remove the H48 Holding Provision on 70 Old Mill Road, from Zoning By-law 2014-014, as amended, be passed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Applications to amend the Livable Oakville Plan (OPA 1614.77) and Zoning By-law (Z.1614.77) on the subject lands were approved by the Town Council on May 2, 2022, to permit the development of the subject lands currently subject to a Site Plan application (SP.1614.089/02).
- The “H48” Holding Provision was established on the subject lands at the request of the Town and Region of Halton.
- The “H48” Holding Provision relates to the future development and use of land covered in the Zoning By-law 2014-014. The purpose of the Holding Provision is to restrict the use of the land to legally existing uses, buildings and structures on the subject lands, until such time as Condition a), b) and c) of Part 16.3.48 of the Zoning By-law 2014-014 have been completed to the satisfaction of the Town and Region of Halton.
- The subject lands are municipally known as 70 Old Mill Road and are subject to a Site Plan application (SP.1614.09/02) to permit the future

development of a 12-storey, 154-unit condominium building with underground parking.

- The subject application was received on March 22, 2024, which included the required documentation as justification that the Conditions for removal of the “H48” are completed.
- The Region of Halton confirmed that they have no objections to the application and that the applicant has satisfied their Conditions to remove the “H48” Holding Provision from the subject lands.
- Town Transportation Engineering Staff confirmed that they have no objections with removal of the “H48” Holding Provision from the subject lands.
- Staff recommend that By-law 2024-083 be passed, which would have the effect of removing “H48” from 70 Old Mill Road.

BACKGROUND:

On May 2, 2022, Town Council approved By-law 2022-047, which established the “H48” Holding Provision as a supplementary component of the Zoning By-law Amendment application Z.1614.77.

The “H48” Holding Provision was incorporated into the Zoning By-law at the request of the Town and Region of Halton. The purpose of the “H48” is to limit development on the subject lands to legally existing uses, buildings and structures on the subject lands, until such time that the following conditions have been satisfied:

- 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.

The Applicant will be eligible to proceed with further development approvals once the “H48” is removed from Zoning By-law 2014-014.

Proposal

The applicant is requesting to remove the “H48” Holding Provision from the subject lands, to allow for the development of a 12-storey, 154-unit residential condominium building with underground parking. The proposed residential building is subject to a Site Plan application (SP.1614.089/02), which is currently under review.

Location & Site Description

The subject land is located at the northwest corner of Cornwall Road and Old Mill Road, as seen in Figure 1:

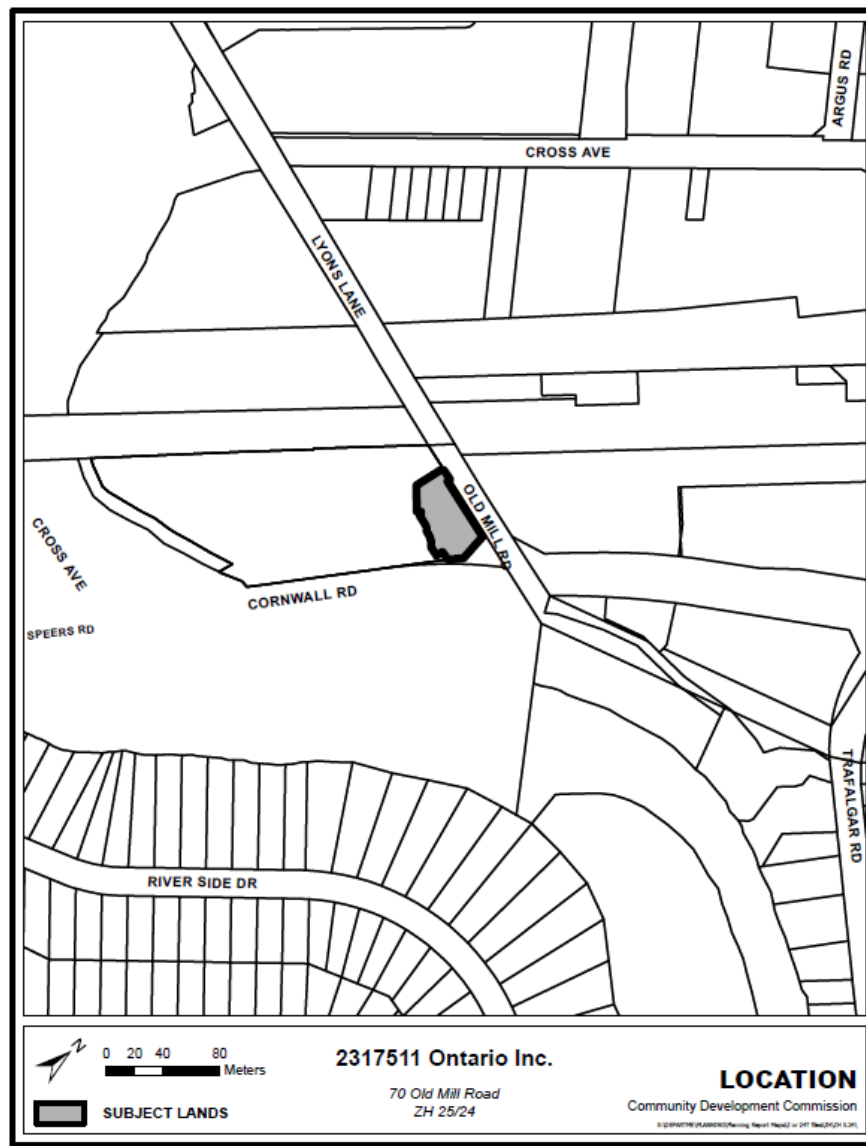


Figure 1: Location Map

TECHNICAL & PUBLIC COMMENTS:

The subject lands were part of an extensive public consultation process through the development application review for the Official Plan amendment (OPA 1614.77), Zoning By-law amendment (Z.1614.77). Currently, there is a Site Plan application (SP.1614.089/02) that is under review and nearing Final Approval, which requires removal of the “H48” Holding Provision.

The purpose of the “H48” Holding Provision is to prevent development of the lands until such time that adequate servicing and sufficient transportation infrastructure capacity is available for the proposed development.

The Town received an application from 2317511 Ontario Inc. to remove the “H48” Holding Provision from the Zoning By-law to allow the subject lands to be developed. Zoning By-law 2014-014, Part 16, Holding Provision, Table 16.3.48, indicates that the “H” symbol may be removed when the following Conditions have been satisfied:

H48	70 Old Mill Road (Part of Lots 14 & 15, Concession 3, S.D.S)	Parent Zone: RH
Map 12(5)		(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 used for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
16.3.48.2 Conditions for Removal 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.
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On April 12, 2024, the Region of Halton advised that the applicant has provided appropriate documentation and confirmation that sufficient water and wastewater services are available for the proposed development and have no objection to the removal of the “H48” Holding Provision as it relates to Conditions a) and b).

On April 15, 2024, Town Transportation Engineering Staff advised that they have no objection to the removal of the “H48” Holding Provision as it relates to Condition c).

CONSIDERATIONS:

(A) PUBLIC

Notice of intention to pass an amending by-law which would remove the “H48” Holding Provision has been provided to the landowner and adjacent landowners of the subject lands pursuant to Section 36(4) of the *Planning Act*. There were not any submissions received from the public with respect to this application at the time of writing this report.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Halton Region has no objections to the removal of the “H48” Holding Provision as requested.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be the most livable town in Canada.

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the sustainability objectives of Livable Oakville.

CONCLUSION:

Staff is satisfied that the requirements for the removal of the Holding Provision “H48” as it applies to subject lands, have been sufficiently addressed to conclude that the Conditions have been “completed to the satisfaction of the Town of Oakville” and the Region of Halton have no objection to the Holding Removal.

Staff recommends that application ZH 5/24 be approved and By-law 2024-083 be passed which would have the effect of removing the “H48” from the subject lands.

By-law 2024-083 is attached as Appendix “A”.

APPENDICES:

Appendix “A” – By-law 2024-083

Prepared by:

Brandon Hassan, MCIP, RPP
Senior Planner, Current Planning – East District

Recommended by:

Leigh Musson, MCIP, RPP
Manager, Current Planning – East District

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning Services



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-083

A by-law to remove the H48 Holding Provision from
70 Old Mill Road, 2317511 Ontario Inc.
File No.: ZH 5/24

WHEREAS By-law 2023-083 delegates powers and duties with authority from Council to the Commissioner of Community Development, or designate to approve by-laws of a minor nature under section 34 of the *Planning Act* with respect to certain matters, including the removal of holding symbols under section 36 of the *Planning Act*;

WHEREAS the Commissioner of Community Development is satisfied that notice of the intention to pass a by-law to authorize the removal of Holding Provision “H48” was given in accordance with the requirements of the *Planning Act*;

WHEREAS the Commissioner of Community Development is satisfied that the Conditions for the removal of the holding symbol set out in Part 16 of the Zoning By-law 2014-014, have been satisfied;

THE CORPORATION OF THE TOWN OF OAKVILLE, BY THE COMMISSIONER OF COMMUNITY DEVELOPMENT ACTING UNDER DELEGATED AUTHORITY, ENACTS AS FOLLOWS:

1. Map 19(8b) of By-law 2014-014, as amended, is further amended by removing the holding symbol from the lands depicted on Schedule “A” to this By-law.
2. Part 16, Holding Provisions, of By-law 2014-014, as amended is further amended by deleting Table H48 in its entirety and replacing it with the following:

“H48 - Removed by By-law 2024-083”

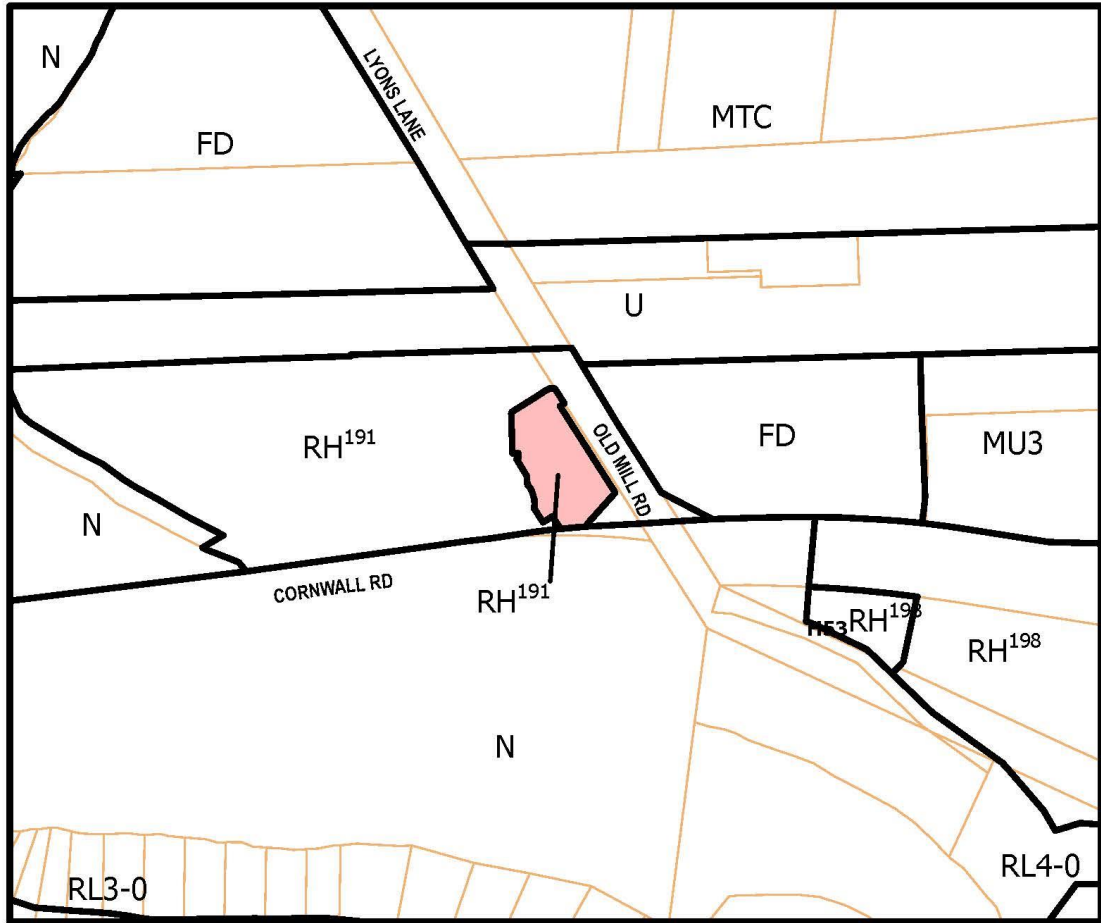
3. This By-law comes into force upon the day it is passed.

PASSED this 27th day of May, 2024

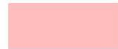
Neil Garbe
Commissioner of Community Development
As delegate for Council

Andrea Holland Acting Town Clerk

SCHEDULE "A"
To By-law 2024-083



AMENDMENT TO BY-LAW 2014-014



H48 is removed from the subject lands

EXCERPT FROM MAP
19 (8B)



SCALE: 1:2,500



OAKVILLE

REPORT

Commissioners Delegated Authority Meeting

Meeting Date: May 27, 2024

FROM: Planning Services Department

DATE: May 13, 2024

SUBJECT: Recommendation Report, Removal of Holding Provision (H2),
455 – 465 Dundas Street, File No.: ZH6/24

LOCATION: 455 – 465 Dundas Street West

WARD: Ward 7

Page 1

RECOMMENDATION:

1. That the Zoning By-law Amendment application (File No.: ZH6/24) submitted by Greenpark Group on behalf of the owner of the subject lands, Davis-Minardi Home Corp., to remove the “H2” holding symbol from 455-465 Dundas Street West be approved; and,
2. That By-law 2024-077, a by-law to remove the H2 holding symbol on 455-465 Dundas Street West, from Zoning By-law 2009-189, as amended, be passed; and,
3. That notice of the Commissioner’s decision reflects that the Commissioner of Community Development has fully considered all written and oral submissions related to this matter and that these comments have been appropriately addressed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The subject lands are proposed to be redeveloped in two phases (Phase A & Phase B) with an eight-storey mixed use residential building (Phase A) and an eight-storey residential building (Phase B), comprised of 343 dwelling units (total), 402 square metres of ground floor commercial area, and a total of 456 parking spaces.
- The “H2” holding provision applies to mixed use Zones within North Oakville, including the subject lands, to ensure that intensification occurs in a

sustainable manner and is serviceable. The “H2” holding provision is applied by the Region of Halton and conditions of the lifting have to be cleared by the Region of Halton.

- Halton Region in a letter dated April 18, 2024 have advised that they have no objection to the removal of the holding provision.
- The applicant applied to remove the “H2” holding provision on March 21, 2024.
- Staff recommends that By-law 2024-077 be passed, which would have the effect of removing “H2” from 455-465 Dundas Street West.

BACKGROUND:

Proposal

The applicant is requesting to remove the Holding “H2” Provision on the subject lands in order to permit the development of the lands with an eight-storey mixed use residential building, to be phased, and includes 343 dwelling units in total, 402 square metres of ground floor commercial and 456 parking spaces.

See Figure 1 below for areas requested for removal of holding provisions.

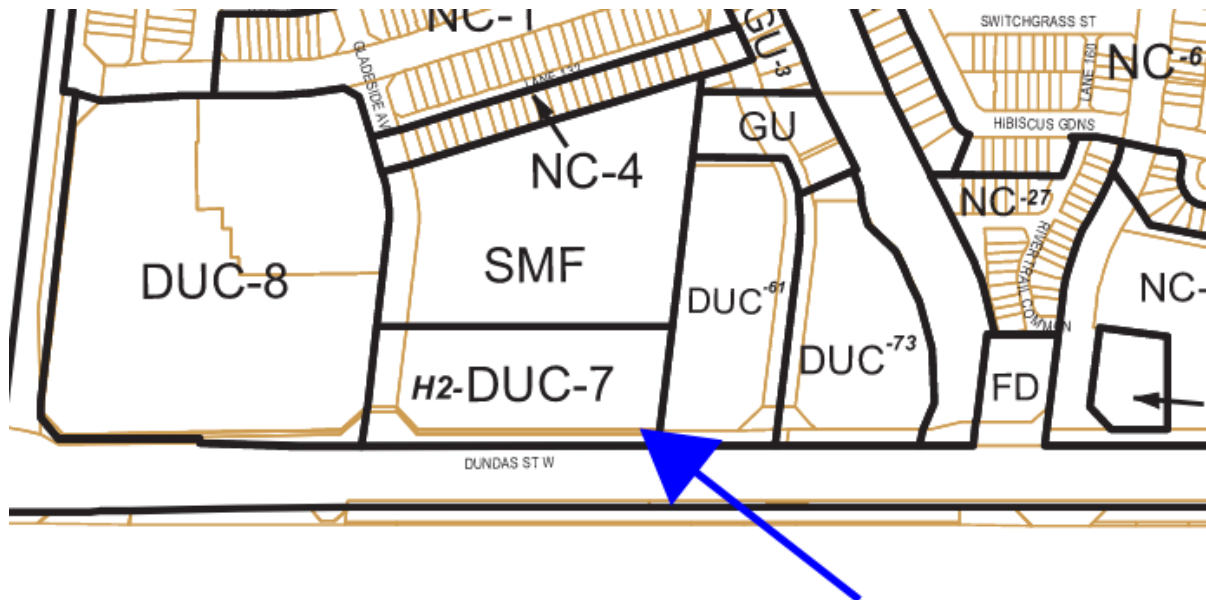


Figure 1 – H2 Removal Area

Location

The subject lands are municipally known as 455-465 Dundas Street West, located on the north side of Dundas Street, east of Gladeside Avenue, west of Trailside Drive and south of Sixteen Mile Drive. The subject lands are approximately 1.10 hectares (2.718 acres) in size and will be accessed from Gladeside Avenue and will be developed in phases.

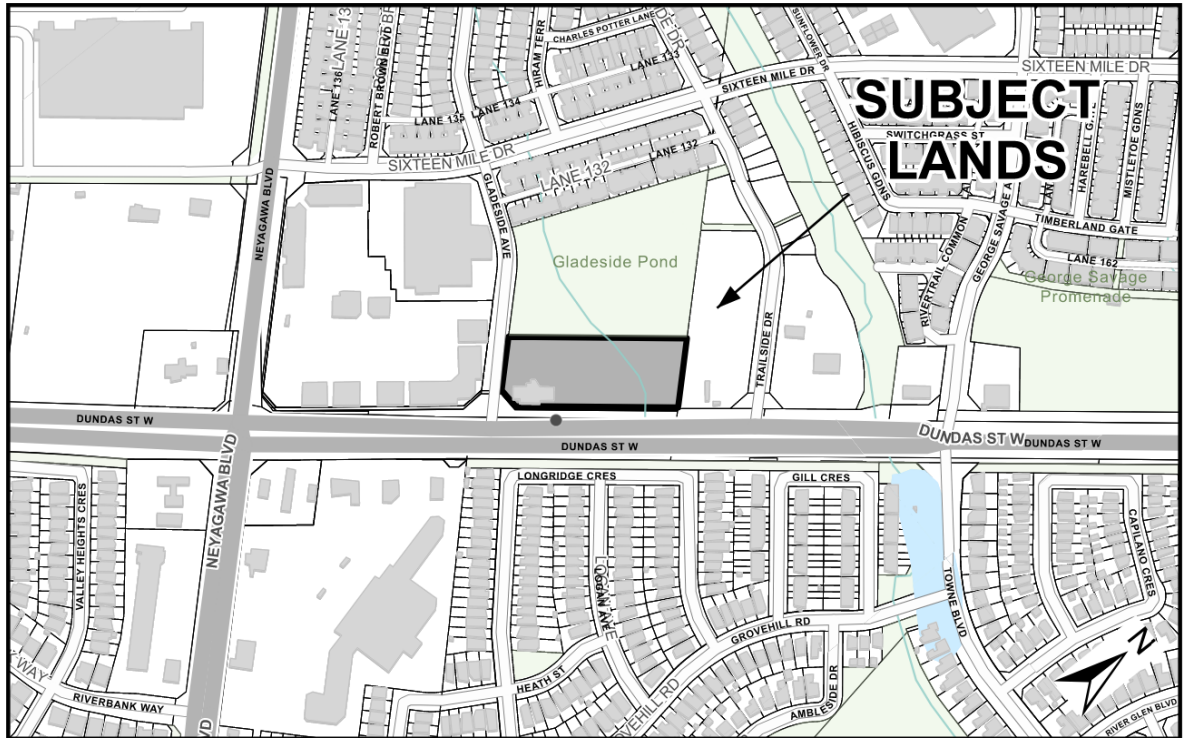


Figure 2 – Location Map

TECHNICAL & PUBLIC COMMENTS:

This application has been circulated to internal departments and external agencies for review.

The Town received an application from Greenpark Group to remove the H2 holding symbol from the Zoning By-law (2009-189) to allow the subject lands to be developed. Zoning By-law 2009-189, Section 9, Holding Provision, Table H2, indicates that the “H” symbol may be removed when the following conditions have been satisfied:

Holding Provision	Condition for Removal	Date Enacted	Zoning Map	Uses and Regulations Pending Removal of Holding Provision
H2	<p>The holding symbol “H2” shall only apply to residential <i>uses</i> and will only be removed when the following conditions have been satisfied:</p> <p>i) Halton Region water and wastewater servicing allocation has been granted to these blocks; and,</p> <p>ii) Halton Region advises that item i) above has been satisfied.</p>	March 12, 2010	12(4)	<p><u>Permitted Uses:</u> For such time as the “H2” symbol is in place, these lands shall only be used for permitted non-residential <i>uses</i> as well as existing permitted <i>uses, buildings</i> and <i>structures</i>.</p> <p><u>Regulations:</u> For such time as the “H2” symbol is in place, these lands shall be subject to the relevant zone (DUC-7 or DUC-8) that apply.</p>

Table 1 – H2 conditions for removal

COMMENTS:

Halton Region has reviewed the request for removal of the holding provision and has advised that they have no objection to the removal of their holding provision, as adequate capacity is available.

On this basis, Town staff has no objection to the removal of the holding provision.

CONCLUSION

Staff is satisfied that the requirements for the removal of the Holding Provision ‘H2’ as it applies to the subject property have been satisfied.

Staff recommends approval of the subject application and that the Commissioner pass By-law 2024-077.

CONSIDERATIONS:

(A) PUBLIC

Notice of intention to pass an amending by-law which would remove the H2 holding symbol has been provided to the land owner and adjacent land owners of the subject lands pursuant to Section 36(4) of the *Planning Act*. There were not any submissions received from the public with respect to this application.

(B) FINANCIAL

There are no financial matters related to this application.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment and no concerns raised.

(D) COUNCIL'S STRATEGIC PRIORITIES:

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

- The proposed development generally complies with the sustainability objectives of Livable Oakville.

APPENDICES:

Appendix A – By-law 2024-077

Submitted by:

Colin Westerhof, MA
Planner, Current Planning - West District

Reviewed by:

Paul Barrette, MCIP, RPP
Manager, Current Planning - West District

Approved by:

Gabe Charles, MCIP, RPP
Director, Planning Services



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-077

A by-law to amend Zoning By-law 2009-189 as amended, to remove Holding Provision 2 (H2), Section 9.0 (Greenpark Group, 455 – 465 Dundas Street West, Plan M1085 BLK 383), File No.: ZH6/24

WHEREAS By-law 2023-083 delegates powers and duties with authority from Council to the Commissioner of Community Development to approve by-laws of a minor nature under section 34 of the Planning Act with respect to certain matters, including the removal of holding symbols under section 36 of the Planning Act;

WHEREAS the Commissioner of Community Development is satisfied that the conditions for the removal of the holding symbol set out in Section 9.0 of the Zoning By-law 2009-189, have been satisfied, and that notice of the intention to remove the holding symbol was given in accordance with the requirements of the Planning Act;

THE CORPORATION OF THE TOWN OF OAKVILLE, BY THE COMMISSIONER OF COMMUNITY DEVELOPMENT ACTING UNDER DELEGATED AUTHORITY, ENACTS AS FOLLOWS:

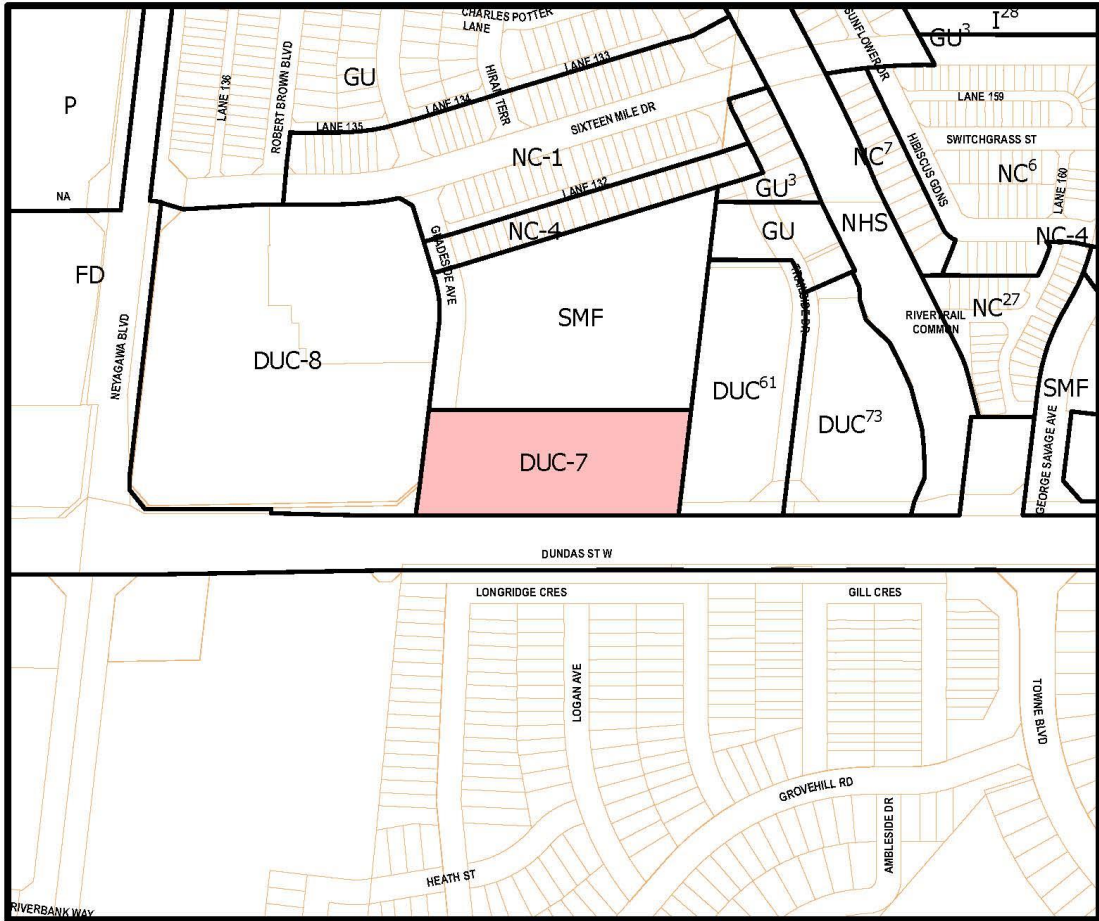
1. Map 12(4) of By-law 2009-189, as amended, is further amended by removing the “H2” holding symbol from the lands depicted on Schedule ‘A’ to this By-law.
2. Section 9.0, Holding Provisions, of By-law 2009-189, as amended, is further amended by deleting Section 9.3.2 in its entirety and replacing it with the following: “H2 – removed by By-law 2024-077”.
3. This By-law comes into force upon the day it is passed.

PASSED this 27th day of May, 2024

Commissioner of Community Services

Town Clerk

**SCHEDULE "A"
To By-law 2024-077**



AMENDMENT TO BY-LAW 2009-189



H2 is removed from the subject lands

EXCERPT FROM MAP
12 (4)



SCALE: 1:4,000

PLEASE LIST PERSONS OR AGENTS TO BE NOTIFIED OF COUNCIL’S DECISION

Meeting Type: Commissioner’s Delegated Authority

Report Title: Recommendation Report, Holding Removal, 455-465 Dundas Street West, File No.: ZH6/24

Meeting Date: May 27, 2024

Report Writer: Colin Westerhof **Extension:** 3045

MAIN PERSON/CONTACT	GianLuca Palmieri
Company Name	Greenpark Group
Email Address	gpalmieri@greenpark.com
Street Address if no email	



OAKVILLE

REPORT

Commissioners Delegated Authority Meeting

Meeting Date: May 27, 2024

FROM: Planning Services Department

DATE: May 17, 2024

SUBJECT: Public Meeting and Recommendation Report, Temporary Use By-law, Town of Oakville, 420 South Service Road East, File No.: Z.1612.18, By-law 2024-088

LOCATION: 420 South Service Road East

WARD: Ward 3 [Click here to add multiple wards.](#)

Page 1

RECOMMENDATION:

1. That the comments from the public with respect to the Temporary Use Zoning By-law Amendment application, File No. Z.1612.18, be received; and,
2. That the Temporary Use Zoning By-law Amendment application, File No. Z.1612.18, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and Livable Oakville Official Plan, has regard for matters of Provincial Interest, and represents good planning for the reasons outlined in the report from the Planning Services Department dated April 17, 2024; and,
3. That By-law 2024-088, an amendment to Zoning By-law 1984-063, as amended, and Zoning By-law 2014-014, as amended, be passed; and,
4. That notice of the Commissioner's decision reflects that the Commissioner of Community Development has fully considered all written and oral submissions related to this matter and that these comments have been appropriately addressed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- **Nature of Application:** A leaseholder has applied for a Temporary Use By-law to allow a land use on the subject lands for a period of 3 years.
- **Proposal:** The proposed temporary use would permit the temporary outdoor storage of trailers and motor vehicles over a long-term and/or seasonal basis, as well as the placement of shipping containers to be utilized for storage purposes by the general public. No new permanent structures are proposed, and the existing building will remain in place and will not be impacted by the proposed temporary use.
- **Location:** The subject lands are located south of the QEW and east of Trafalgar Road, on the site of the former General Electric Canada Lamp Plant. The proposed outdoor storage of trailers, motor vehicles, and shipping containers are to be located on the portion of the property where former buildings and driveways were located and undisturbed areas and the existing building will not be impacted by the proposed temporary use.
- **Policy Context:** The subject lands are designated as Office Employment within Livable Oakville (Schedule L1 – Midtown Oakville Land Use Plan) and is located in Midtown Oakville.
- **Zoning:** The subject lands are presently zoned *MTE – Midtown Transitional Employment* within Zoning By-law 2014-014, as amended.
- **Public Consultation:** Notice for the meeting regarding this application has been provided to the property owner and land owners within 240 metres of the subject lands pursuant to Section 36 of the *Planning Act* in addition to Council’s resolution to provide enhanced public notification. There were no submissions received from the public with respect to this application.
- **Timing:** This application was submitted and deemed complete on March 21, 2024. The *Planning Act* provides a 90-day timeline to make a decision on this application (June 18, 2024), failing which the applicant could file an appeal for a non-decision or request a refund of fees.
- **Recommendation:** Staff recommends approval of the Temporary Use By-law as the proposed works conforms to the Livable Oakville Plan. In addition, the proposal is consistent with the Provincial Policy Statement 2020, and conforms to all Provincial plans and the Region of Halton Official Plan.

BACKGROUND:

The purpose of this report is to provide a full review of the application and a recommendation on the Temporary By-law application submitted by Rose Acquisition Corporation to permit the temporary outdoor storage of trailers and

motor vehicles over a long-term and/or seasonal basis, as well as the placement of shipping containers to be utilized for storage purposes by the general public.

Notice of Complete Application and Notice of Public Meeting were sent to properties within 240 metres of the subject lands. There were no submissions received from the public with respect to this application.

The application was deemed completed on March 21, 2025. The *Planning Act* provides for a 90-day timeline to make a decision on this application (June 18, 2024), after which the applicant can file an appeal for non-decision or request a refund under Bill 109.

Proposal

The proposal is to permit the temporary outdoor storage of trailers and motor vehicles over a long-term and/or seasonal basis, as well as the placement of shipping containers to be utilized for storage purposes by the general public on existing paved/concrete portions of the lands located at 420 South Service Road East. The placement of gravel or clear stone is proposed to level the existing asphalt/concrete areas where the temporary use is to occur, except within an area for future study (i.e., hatched area on Concept Plan) and the 10-metre buffers associated with it and the natural heritage feature on the site. Temporary lighting fixtures that are dark sky friendly will be installed to provide illumination for safety and security purposes, without casting light onto the adjacent highway or abutting properties. Natural visual barriers to the east, south, and west of the site will be maintained and fencing will be installed to screen the site from public view. The office building of the former General Electric Lamp Plant, which operated on the site between 1948 and 2009, is a designated Heritage Building under Part IV of the *Heritage Act*, will serve as a setback and not be impacted by the proposed temporary use.

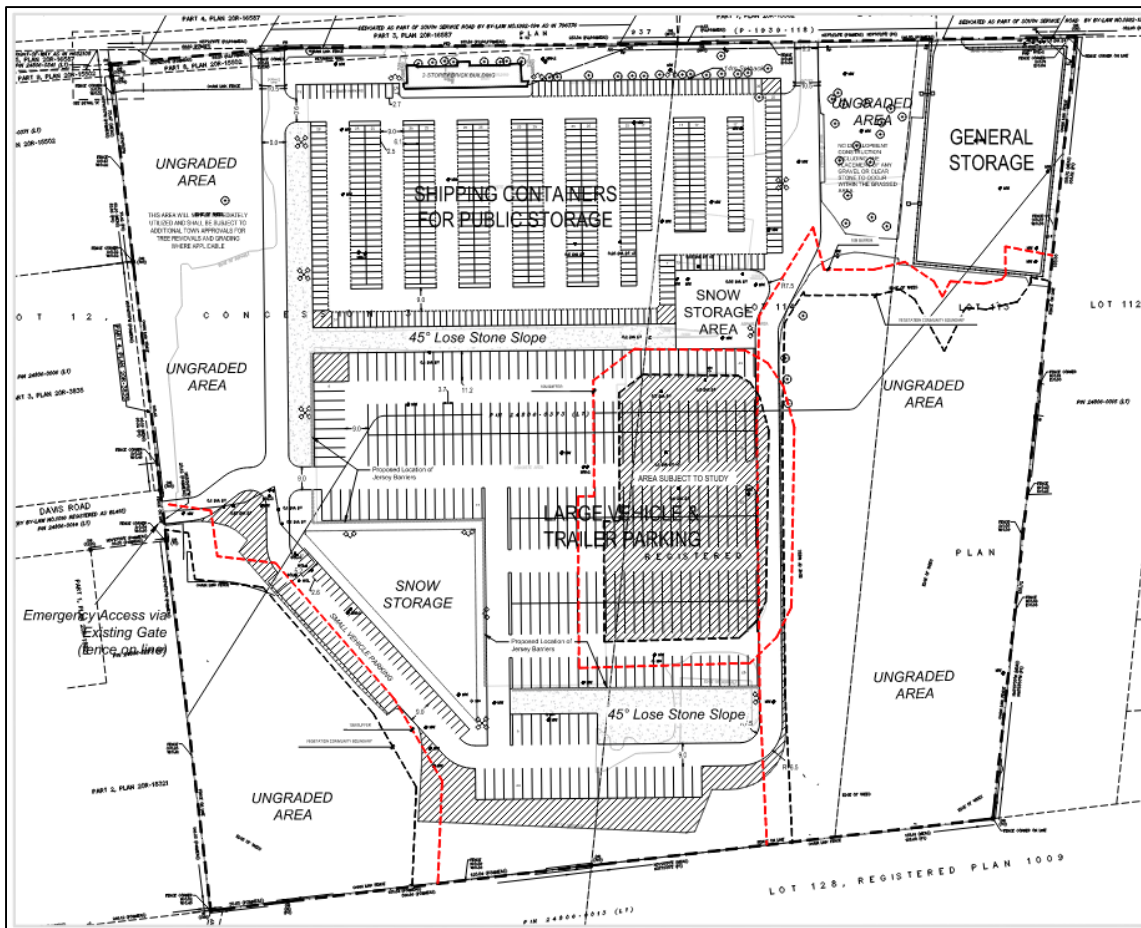


Figure 1: Excerpt from Concept Plan

Given the transient nature of the use and the fact that no buildings or permanent structures are proposed affirms the use as being interim and will not preclude the future development of the site when the the Midtown Oakville Secondary Plan Official Plan Amendment process is completed.

Location / Site Description / Surrounding Land Uses

The subject lands are irregular in shape, approximately 11.08 hectares (27.39 acres) in size, and are located south of the Queen Elizabeth Way ('QEW'), east of Trafalgar Road, north of the Canadian National Railway ('CNR') right-of-way and west of Chartwell Road, as seen in Figure 2.

The site has approximately 379 m of frontage along South Service Road East and access to the site is currently provided by one entrance from Davis Road and five (5) access points along South Service Road East. With the exception of the existing former office building that addresses South Service Road East, the majority of the site is currently vacant, with paved asphalt or concrete in areas that are presumed to

be the areas where former buildings, shipping and driveway areas were located. Natural areas are located in the southeast and southwest corners of the property and trees and shrubbery are scattered around the perimeter of the property.

The surrounding land uses are as follows:

- North – Queen Elizabeth Way (Provincial Highway).
- East – Existing industrial offices and uses.
- South – Canadian National Railway corridor.
- West – Hotel, industrial and office uses.



Figure 2: Location Map

Key Milestones:

Pre-consultation Meeting	September 27, 2023
Application Deemed Complete	March 21, 2024
Revised Concept Plan	May 10, 2024
Revised Landscape Plan & Supplementary Material regarding use	May 16, 2024
Commissioner Delegated Authority	May 27, 2024

Date Eligible for Appeal for Non-Decision or a refund	June 18, 2024
---	---------------

This application falls under the Bill 109 timelines for a refund.

TECHNICAL & PUBLIC COMMENTS:

The applicant has submitted the required documents as part of the complete application submission, which have been circulated to various public agencies and internal Town departments. The following studies and supporting documentation are also accessible on the Town’s website at the following link: [420 South Service Road East](#)

- Aerial Photo
- Survey
- Concept Plan
- Landscape Plan & Details
- Planning Rationale
- Arborist Report and Tree Preservation Plan
- Operations Study
- Transportation Considerations Memorandum
- Natural Heritage Assessment
- Phase 1 Environmental Site Assessment
- Environmental Considerations Letter

No agencies/departments identified any concerns with the temporary use.

The works undertaken for the proposed temporary use include:

- placement of gravel/clear stone where asphalt/concrete surface is uneven, except:
 - within the area subject to future study and its associated 10-metre buffer; and,
 - within the 10-metre buffer of natural heritage features;
- temporary light fixtures that are dark sky friendly;
- jersey barriers shown where required along sloped areas;
- security gates and 1.8-metre fencing (agent to confirm whether hoarding panels or mesh); and,
- installation of coniferous trees along South Service Road East frontage.

There are no changes proposed to the following:

- office building of the former General Electric Lamp Plant;
- ungraded/natural areas;
- site servicing; and,

- grading.

The Arborist Report and Tree Inventory confirmed there are no species at risk were discovered and, following the submission of a revised Concept Plan, fewer trees are proposed to be removed (i.e., 12 trees of varying species and conditions). Compensation will be required in accordance with the Private Tree Protection By-law and the town's Tree Protection policies, procedures and by-laws are applicable at all times.

The Natural Heritage Assessment noted that the treed areas on the site have the potential to support species and concluded that if the proposed temporary use avoids large diameter trees and implements a 10-metre buffer to treed areas, impacts to species will not be anticipated. The report also recommends a management plan to remove and prevent the spread of invasive species (e.g., phragmites) during site preparation (i.e., the placement of gravel/clear stone) for the proposed temporary use.

The Operations Study outlined the different types of storage to be utilized on the site, including the use of outdoor shipping containers for general storage purposes, the outdoor storage of passenger vehicles, recreational vehicles and associated trailers, and single unit trucks. The study also explained how access to the site and within the various storage areas would be managed, including the maneuvering of vehicles, as well as how the shipping containers will be accessed by customers. Additional information on forecasted traffic and vehicle movement within the site was detailed in Transportation Considerations Memorandum. Based on the review of the proposed operation, a negligible amount of vehicle traffic will be generated during key peak periods of the weekend and weekend conditions, and the existing access driveways along South Service Road East are appropriate to accommodate the proposed temporary use, which will have little or not impact on the streets in the area. Emergency access to and throughout the site has been accommodated in the layout of the proposed temporary use.

A Phase 1 Environmental Site Assessment and Environmental Considerations Letter were prepared to address the environmental condition of the site, and no further investigations are required in relation to the proposed temporary use of the site.

POLICY FRAMEWORK:

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville

- Zoning By-law 1984-163
- Zoning By-law 2014-014
- Ministry of Transportation Building and Land Use Permit

Provincial Policy Statement

The Provincial Policy Statement (2020) ('PPS') is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form.

The proposed use will support local businesses and residents through the provision of outdoor storage of shipping containers for storage purposes, outdoor storage for personal vehicles, and recreational vehicles, including boats, snowmobiles, etc. and their associated trailers, and single unit trucks. Staff are of the opinion that the proposed temporary use by-law would support local residents and that the proposal is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2020) ('Growth Plan') is a long-term plan that intends to manage the growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.2). The subject land is located with a 'Delineated Built-up Area'.

It is staff's opinion that the proposal represents an appropriate interim use of underutilized land until such time that a policy framework and servicing strategy has been established for Midtown Oakville, in accordance with the vision of the Growth Plan for an Urban Growth Centre / Strategic Growth Area.

Region of Halton Official Plan

The subject lands are designated 'Urban Area' in the Halton Region Official Plan (ROP). The Urban Area policies of the ROP support a range of permitted uses and creation of new lots within the Urban Area will be in accordance with the Local Official Plans and Zoning By-law. All development, however, will be subject to all other relevant policies of the ROP.

Map 1H and Map 6a identify Midtown Oakville GO as an Urban Growth Centre / Major Transit Station Area, which is intended to provide a range and mix of transit-supportive uses, such as, but not limited to residential, retail, office and public uses. Section 81.2 of the ROP, contains policies that development with higher densities and mixed uses will be directed to Major Transit Station Areas, and also prohibits the establishment of land uses and built form that would adversely affect the achievement of minimum density targets.

Staff are of the opinion that the proposed temporary use will not preclude the future development of the subject land to support the planned function of the Midtown Oakville GO Growth Area.

Livable Oakville

Livable Oakville Plan was approved by the Ontario Municipal Board on May 10, 2011. The Livable Oakville Plan is currently being reviewed to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

The subject lands are identified on Schedule A1, Urban Structure, of the Livable Oakville Plan as being within Midtown Oakville which is one of the 'Nodes and Corridors'.

Growth Area Policies

Midtown Oakville is the town's Urban Growth Centre and a Protected Major Transit Station Area surrounding the Oakville GO/VIA Station. The area is intended to accommodate a significant portion of future population and employment growth in the Greater Golden Horseshoe.

Midtown Oakville is intended be a vibrant, transit-supportive, mixed use urban community and employment area with each of the five districts having a distinct character, in terms of land use and built form. Presently, however, it contains a large amount of vacant and underutilized land in proximity to major transportation corridors, including local, regional and inter-regional road, rail and transit service.

Land Use Policies

The subject lands are designated Office Employment within the Chartwell District on Schedule L1 – Midtown Oakville Land Use, as shown on Figure 3. This district is intended to provide employment activities not typically located within high-rise buildings and the Office Employment designation permits a diverse range of employment activities, including high-tech and innovative business and office uses with building heights between 2-6 storeys and eligibility for bonusing. Within this broader geographic area of Midtown (Chartwell), a post-secondary use may also be

permitted. Schedule L3 – Midtown Oakville Transportation Network identifies future Minor Arterial and Local Roads traversing the property, as shown in Figure 4.

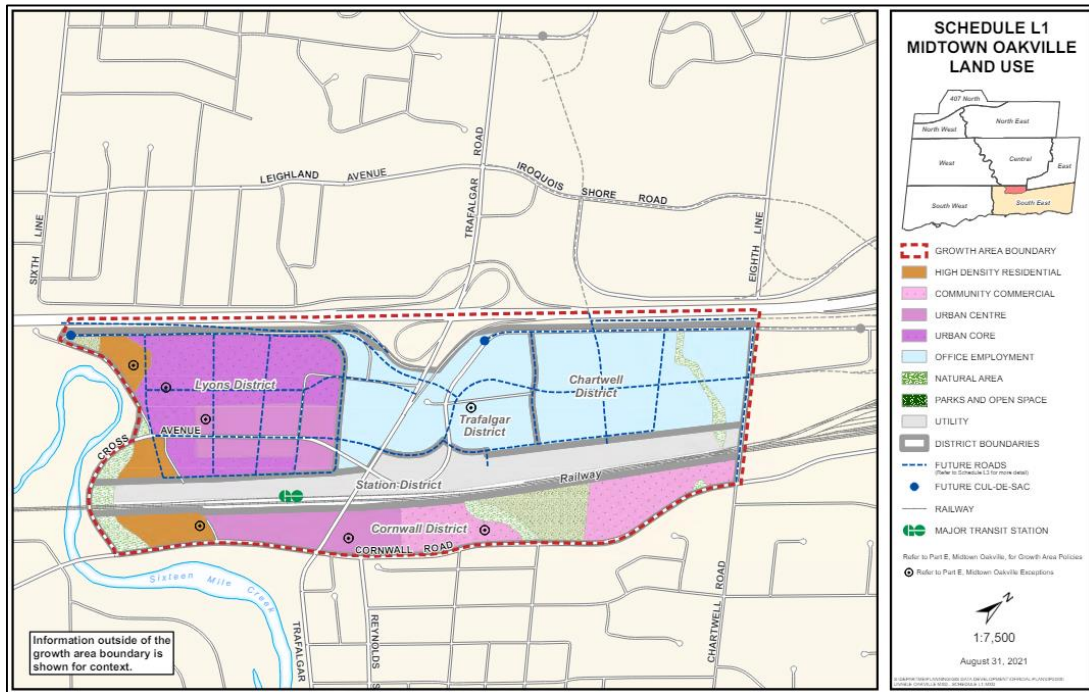


Figure 3: Livable Oakville, Schedule L1 – Midtown Oakville Land Use

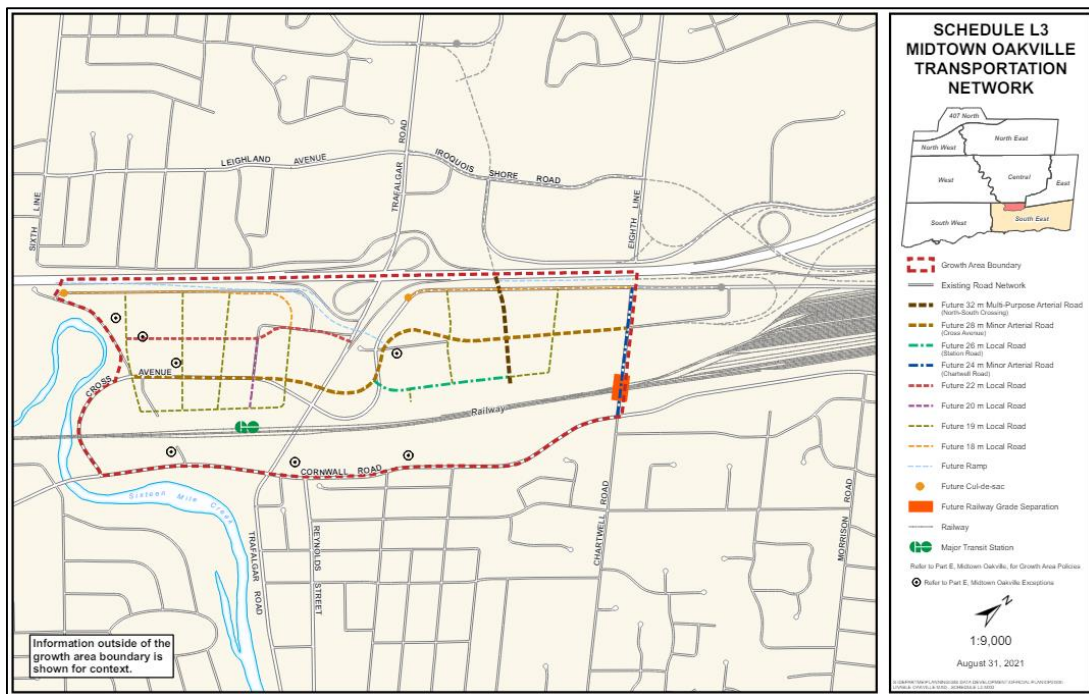


Figure 4: Livable Oakville, Schedule L3 – Midtown Oakville Transportation Network

Midtown Oakville Growth Area Review

The town is undertaking a review of Midtown Oakville, and has assembled a consultant team to update policies and implement the overall vision to guide growth in Midtown Oakville. Following the statutory public meeting to discuss a draft Official Plan Amendment ('OPA') for Midtown Oakville on April 22, 2024, staff were directed to prepare a revised concept for Midtown Oakville, which will be presented at a Special Council Meeting on June 3, 2024 and a revised draft OPA anticipated for approval in mid-August 2024.

Temporary Use By-laws

Livable Oakville includes criteria upon which the Town may authorize the temporary use of land, including that the proposed use is in general conformity with the Plan, is compatible with adjacent land uses, is subject to limitations on time for which the use may be permitted (i.e., expiration date), has sufficient services to support the use, and will not adversely impact traffic or transportation facilities and provides adequate on-site parking facilities.

It is staff's opinion that the proposed temporary use meets the above criteria and is an appropriate and efficient use of underutilized land within Midtown Oakville as a temporary interim use that will not preclude the future development of the site for intended land uses.

Zoning By-law 1984-163 and Zoning By-law 2014-014

When staff brought forward Zoning By-law 2014-014 to implement Livable Oakville, there was a note included in the Midtown Transitional Employment (MTE) Zone that stated building envelopes should be frozen to those legally existing on February 25, 2014. The owner of the subject lands (formerly General Electric Canada, now GH Healthcare Canada Property Inc.) submitted an appeal to the Ontario Municipal Board regarding the permitted uses and regulations in the MTE Zone (Part 7 of Zoning By-law 2014-014), and that appeal remains unresolved. Therefore, Zoning By-law 1984-063 remains in effect for the subject lands and the proposed temporary use by-law must amend both Zoning By-laws 1984-063 and 2014-014.

Under Zoning By-law 1984-063, the southwest quadrant is zoned General Employment (E2, SP: 732, 837), while the remaining majority of the lands zoned Light Employment (E1, SP: 732, 837), as shown on Figure 5.

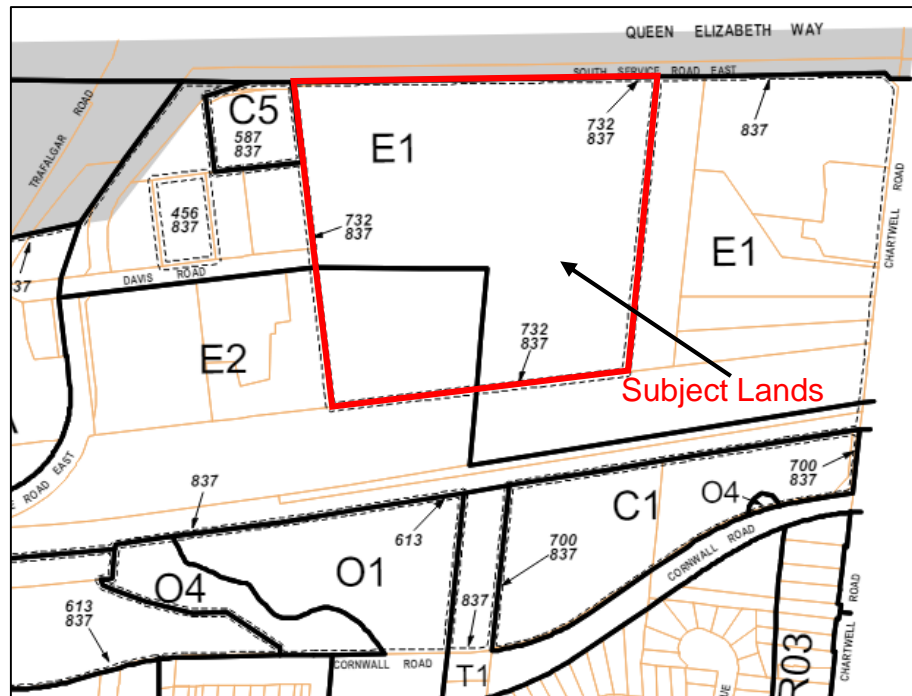


Figure 5: Zoning By-law 1984-063 Map with Subject Lands

Special Provision 732 relates to the manufacturing of light bulbs and related materials that previously occurred on the site, while Special Provision 837 applies to, among other lands, the entirety of Midtown Oakville, in that the use, building or structure related to a drive-through facility is prohibited. The outdoor storage of motor vehicles and shipping containers for storage purposes is not permitted within the either the General Employment Zone or the Light Employment Zone.

As shown on Figure 6, under Zoning By-law 2014-014, the entirety of the lands are zoned Midtown Transitional Employment Zone, which permits specified range of uses within buildings legally existing as of the date of the passage of the by-law, namely February 25, 2014.

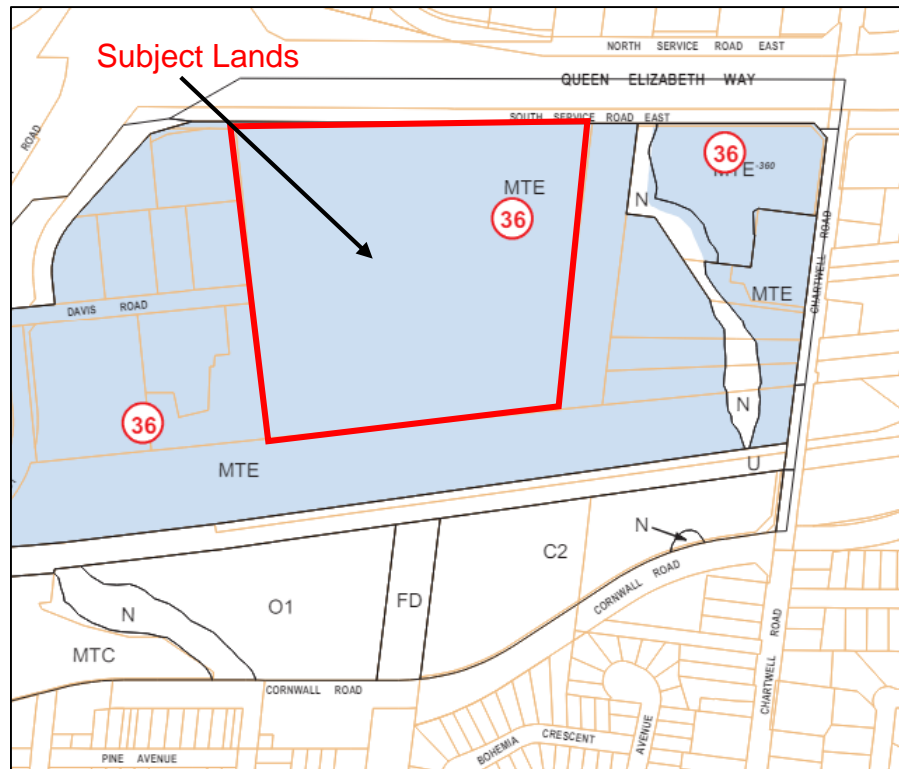


Figure 6: Zoning By-law 2014-014 Map with Subject Lands

The outdoor storage of motor vehicles and shipping containers for storage purposes is not permitted within the Midtown Transitional Employment Zone. As stated earlier, the landowner appealed the permitted uses and regulations of the MTE Zone and that appeal remains unresolved (OMB Case No. PL140317).

The proposed temporary use involves the placement of shipping containers to be utilized for storage purposes and the outdoor storage of recreational vehicles, associated trailers and motor vehicles over a long-term and/or seasonal basis, on existing paved/concrete portions of the subject lands. The proposed temporary use of outdoor storage of shipping containers and vehicles is similar in quality and attributes as other uses permitted a secondary uses in the Light Employment and General Employment Zones under Zoning By-law 1984-063, such as *Parking – Heavy Vehicles, Vehicle Repair Dealerships and Vehicle Repair Facilities*. Although the storage of trucks and trailers are proposed, the temporary use will not operate as a transportation terminal because they will be stored over a long-term and/or seasonal basis.

Users of the proposed outdoor storage facility will enter the lands via the existing two-way access driveways along South Service Road East with controlled gates equipped with keypads installed outside the 14-metre setback required by the Ministry of Transportaiton. Access to their storage container or motor vehicle will be

provided by an internal driveway network that provides sufficient width for the parking of personal vehicles within the drive aisle to allow the safe passage of other vehicles (9-metre drive aisles). Customer parking in this fashion is typically short in duration with loading or unloading items into or out of the adjacent shipping container. Should any customer parking be provided, it would be at the prerogative of the applicant because there are no buildings or structures to be utilized for the proposed temporary uses. However, any customer parking that is provided on-site must meet the minimum dimension requirements of 2.7m by 5.7m, which has been illustrated on the submitted Concept Plan. Furthermore, sufficient maneuvering space has been accounted for in areas where larger vehicles are to be stored, and fencing along South Service Road East will provide a visual barrier, screening the use from public view. The existing access via Davis Road will not be used, except as an emergency exit.

To ensure that shipping containers are not stacked on top of each other, a maximum height that reflects the height of typical sea can has applied, which will also permit smaller containers used by households during the renovation or moving process. Relief from the by-law provision requiring shipping containers be a secondary use of the land has also been added, since outdoor storage is the proposed primary use of the lands on a temporary basis.

As the outdoor storage primarily caters to the general public, the proposed temporary use will attract minimal traffic as pick-up and drop-off activities are intermittent with trips typically made during off-peak hours and on weekends. Some items, such as recreational vehicles and boats, are stored on a seasonal basis during the months in which they are not permitted to be stored on private driveways. The area identified as small vehicle parking on the Concept Plan may be utilized by the general public, but may also be used by motor vehicle dealerships, whose inventory may exceed that which may be accommodated at their dealership location.

As indicated earlier, no new permanent structures are proposed, and the existing building will remain in place and will not be impacted by the proposed temporary use.

A copy of the Draft By-law 2024-088 is attached as **Appendix 'A'**.

Ministry of Transportation Building and Land Use Permit

A Building and Land Use Permit from the Ministry of Transportation ('MTO') will be required for essential site works related to the proposed temporary use because the lands are within the MTO Controlled Area of the QEW. MTO staff have no objection to the temporary use, in principle, and require the review and approval of plans,

including a photometric analysis for the temporary light fixtures to be installed adjacent to the MTO right-of-way.

CONCLUSION:

A full circulation and assessment of the application was undertaken to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the application, as amended, is consistent with the Provincial Policy Statement and conforms to the Growth Plan and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning. Further, the application is consistent with the principles and overall policy direction of both the 2006 Official Plan and the Livable Oakville Plan.

Staff recommends approval of the temporary use by-law application to permit the proposed development for the following reasons:

- A full circulation has been undertaken, and there are no outstanding planning issues to be resolved;
- The application is consistent with and would implement the vision, development objectives, community design strategy and land use strategy of Livable Oakville;
- The proposed outdoor storage of shipping containers and motor vehicles complies with the Zoning By-law regulations applicable to the subject lands, except for Section 4.11, regarding the provision for landscaping, and Section 4.22, which is the requirement that shipping containers be a secondary use.
- Opportunities for public participation were provided as part of the Notice of Complete Application and Recommendation Meeting Notice through a mailing to all properties within 240 metres of the subject property. No objections have been received from the public in response to the notices.

CONSIDERATIONS:

(A) PUBLIC

Notice for the meeting regarding this development has been provided to the property owner and land owners within 240 m of the subject lands pursuant to Section 36 of the *Planning Act* in addition to Council's resolution to provide enhanced public notification. There were no submissions received from the public with respect to this application.

(B) FINANCIAL

None are associated with this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review and comment.

(D) COUNCIL'S STRATEGIC PRIORITIES:

This report addresses Council's strategic priority:

- Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The proposed works have been reviewed to ensure compliance with the Town's sustainability objectives of Livable Oakville. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 to provide opportunities to reduce the impact on existing trees and naturalized areas of the site.

APPENDICES:

Appendix A – By-law 2024-088

Prepared by:

Delia McPhail, MCIP, RPP

Planner, Current Planning - East District

Recommended by:

Paul Barrette, MCIP, RPP

for Leigh Musson, MCIP, RPP

Manager, Current Planning - East District

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-088

A by-law to amend Zoning By-law No. 1984-063, as amended, and Zoning By-law No. 2014-014, as amended, to permit a temporary use for a period of three years on lands described as 420 South Service Road East
(Rose Acquisition Corporation, File No.: Z.1612.18)

COUNCIL ENACTS AS FOLLOWS:

1. Map 91(8) of By-law 1984-63 is amended by applying a “32T” prefix to the lands depicted on Schedule ‘A’ to this By-law.
2. Section 90, Special Temporary Use Provisions, of By-law 1984-63 is amended by adding a new subsection T32 as follows:

“Special Provision	Applies to / Location	By-law Number
(32T)	<u>Rose Acquisition Corporation</u> 420 South Service Road East	(2024-088)

The lands shown in hatchmarks on Schedule “A” of By-law 2024-088 may be used for the uses permitted in the general provision of By-law 1984-63, subject to the regulations provided for such uses, and in addition, may be used for the uses set out below, subject to the regulations set out in By-law 1984-63, and the following regulations which shall govern in the case of conflict:

a) Permitted Uses:

- i) Outdoor storage of shipping containers and *vehicles*

b) Regulations:

- i) Maximum height of shipping containers shall be 3 metres.

This permission shall be in effect for a maximum period of three years commencing from May, 27, 2024.”

3. Map 19(8b) of By-law 2014-014 is amended by applying a “T6” prefix to the lands depicted on Schedule ‘B’ to this By-law.
4. Part 18, Temporary Use Permissions, of By-law 2014-014 is amended by adding a new Section 18.6 as follows:

T6	420 South Service Road East (Part of Lot 12, Concession 3)	Parent Zone: MTE
Map 19(8b)		(2024-088)
		Expires: May 27, 2027
<p>The lands subject to Temporary Zone 6 may be used for all the <i>uses</i> permitted in Part 7.2 of By-law 2014-014, subject to the regulations provided for such uses and, in addition, the following <i>uses</i> subject to the regulations set out herein:</p>		
18.6.1 Additional Permitted Uses		
<p>The following additional <i>uses</i> are temporarily permitted until the expiry date identified above:</p>		
a)	Outdoor storage of <i>shipping containers</i> and <i>motor vehicles</i>	
18.6.2 Zone Provisions		
<p>The following regulations apply to the additional <i>uses</i> permitted in Section 18.6.1 above:</p>		
a)	Maximum <i>height</i> of <i>shipping containers</i> shall be 3 metres	
b)	Section 4.11 shall not apply.	
c)	Section 4.22 shall not apply.	

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

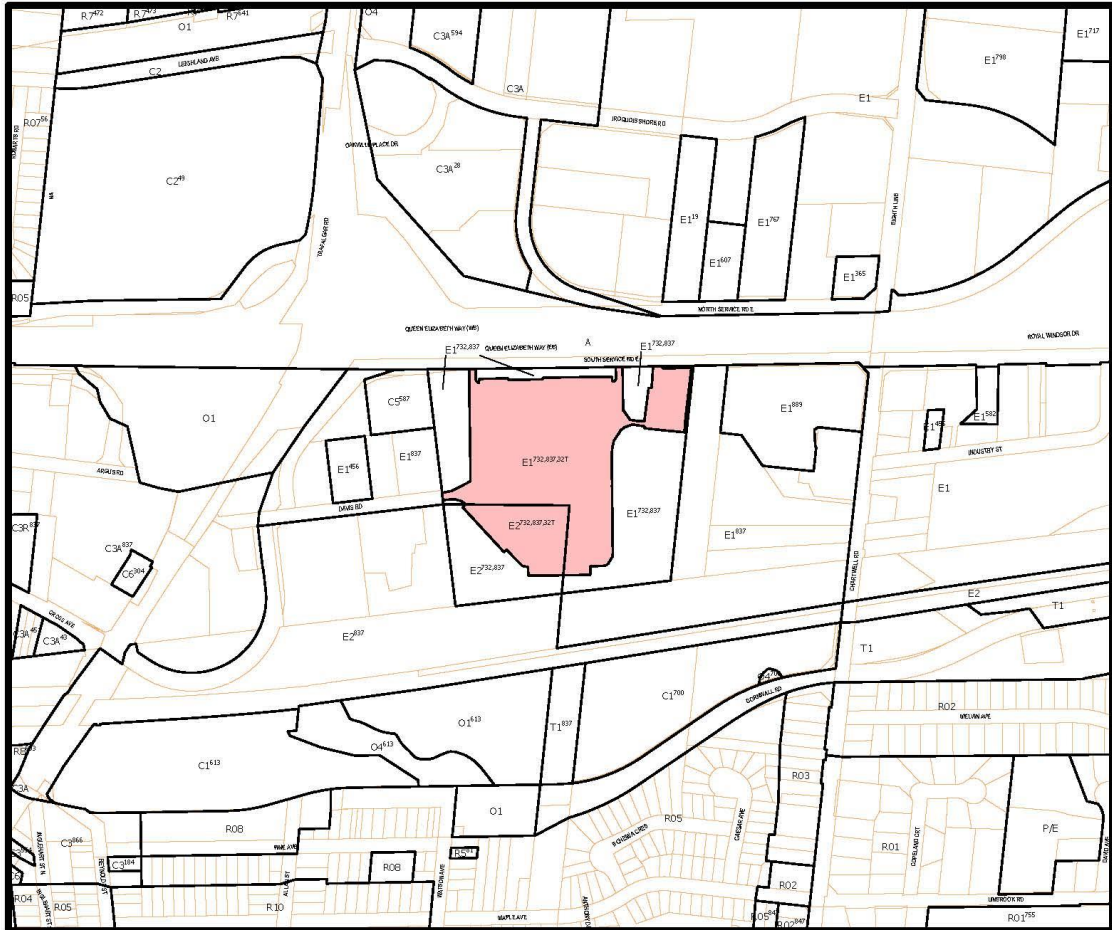
PASSED this 27th day of May, 2024

Neil Garbe
Commissioner of Community Development as
delegate for Council

Vicki Tytaneck

Town Clerk

**SCHEDULE "A"
To By-law 2024-088**



AMENDMENT TO BY-LAW 1984-63



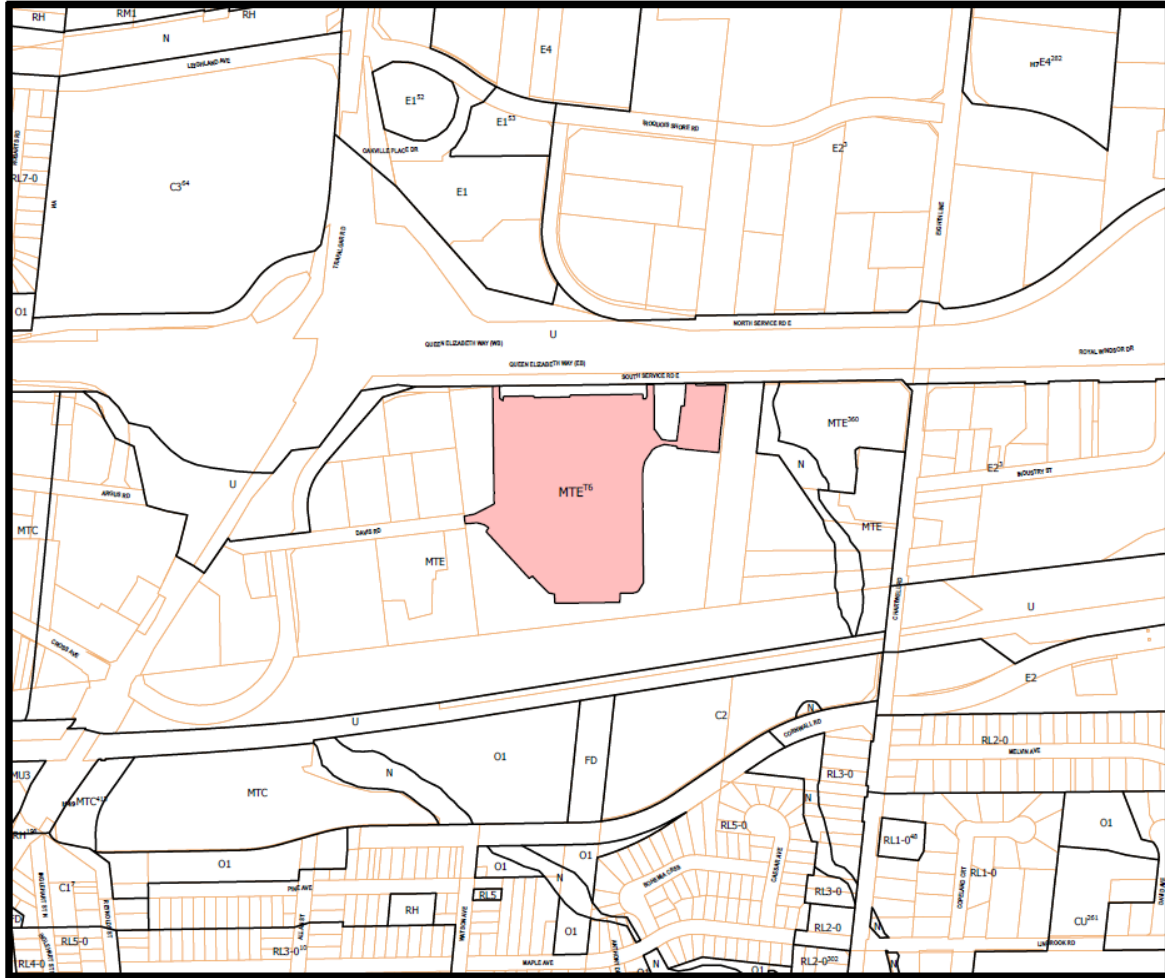
32T is added to the subject lands

**EXCERPT FROM MAP
91 (8)**



SCALE: 1:8,000

**SCHEDULE "B"
To By-law 2024-088**



AMENDMENT TO BY-LAW 2014-014



T6 is added to the subject lands

EXCERPT FROM MAP
19 (8B)



SCALE: 1:8,000