



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-089

A by-law to amend the Town of Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 27, Concession 1, NDS (All Seniors Care Acquisitions Ltd., File No. Z.1327.01)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(2) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.59 as follows:

59	All Seniors Care Acquisitions Ltd.	Parent Zone: I
Map 12(2)	2135 Dundas Street West (Part of Lot 27, Concession 1, NDS)	(2018-089)
8.59.1 Prohibited Uses		
a)	<i>School, Public</i>	
b)	<i>School, Private</i>	
c)	<i>School, Post-secondary</i>	
d)	<i>School, Commercial</i>	
e)	<i>Private Career College</i>	
f)	<i>Caretaker Dwelling Unit</i>	
g)	<i>Outside Storage and Outside Processing</i>	
h)	<i>Public Works Yard</i>	
i)	<i>Dwelling Units within a nursing home or retirement home</i>	
8.59.2 Zone Regulations		
The following additional regulations apply to all lands identified as subject to this Special Provision:		
a)	The <i>lot</i> line abutting Dundas Street West shall be deemed the <i>front lot line</i> .	

b)	Maximum <i>front yard</i>	10.0 m
c)	Maximum <i>flankage yard</i>	10.0 m
d)	Maximum <i>height</i>	27 m
e)	Notwithstanding Section 8.59.2 b), a maximum of 55% of the cumulative length of the exterior <i>building</i> wall oriented toward the <i>front lot line</i> may be located beyond the maximum <i>front yard</i> to a maximum <i>setback</i> of 17 metres from the <i>front lot line</i> .	
f)	Notwithstanding Section 8.59.2 c), a maximum of 10% of the cumulative length of the exterior <i>building</i> wall oriented toward the <i>flankage lot line</i> may be located beyond the maximum <i>flankage yard</i> to a maximum <i>setback</i> of 13.0 metres from the <i>flankage lot line</i> .	
g)	A <i>parking garage</i> above finished ground level is prohibited within the first 5.0 metres of depth of the <i>building</i> measured in from the exterior side of the <i>building</i> wall oriented toward the <i>front lot line</i> .	
h)	Notwithstanding Section 8.59.2 g), a <i>parking garage</i> above finished ground level is prohibited within the first 3.9 metres of depth of the <i>building</i> measured in from the exterior side of the <i>building</i> wall oriented toward the <i>front lot line</i> for a maximum of 40% of the cumulative length of the exterior <i>building</i> wall.	
i)	A <i>parking garage</i> above finished ground level is prohibited within the first 9.0 metres of depth of the <i>building</i> measured in from the exterior side of the <i>building</i> wall oriented toward the <i>flankage lot line</i> .	
8.59.3 Parking Regulations		
The following additional parking regulations apply all lands identified as subject to this Special Provision:		
a)	Section 5.2 shall apply	

3. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.3.18 as follows:

H18	All Seniors Care Acquisitions Ltd.	Parent Zone: I
Map 12(2)	2135 Dundas Street West (Part of Lot 27, Concession 1, NDS)	(2018-089)
9.3.18.1 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 <i>uses, buildings</i> and <i>structures</i> existing on the <i>lot</i> .	
9.3.18.2 Conditions for Removal of the “H”		

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)	Demonstration that wastewater sewer services have been extended to the subject lands and that where appropriate easements have been secured for any wastewater servicing extension(s) to the satisfaction of the Region of Halton.
b)	A Phase 1 Environmental Site Assessment (O.Reg. 153/04 compliant) and any recommended environmental reports, along with a Letter of Reliance extending third party reliance to the Region of Halton, which demonstrate that the lands are free and clear for their intended use to the satisfaction of the Region of Halton.
c)	Updated stormwater management report to the satisfaction of the Director of Development Engineering and Conservation Halton.

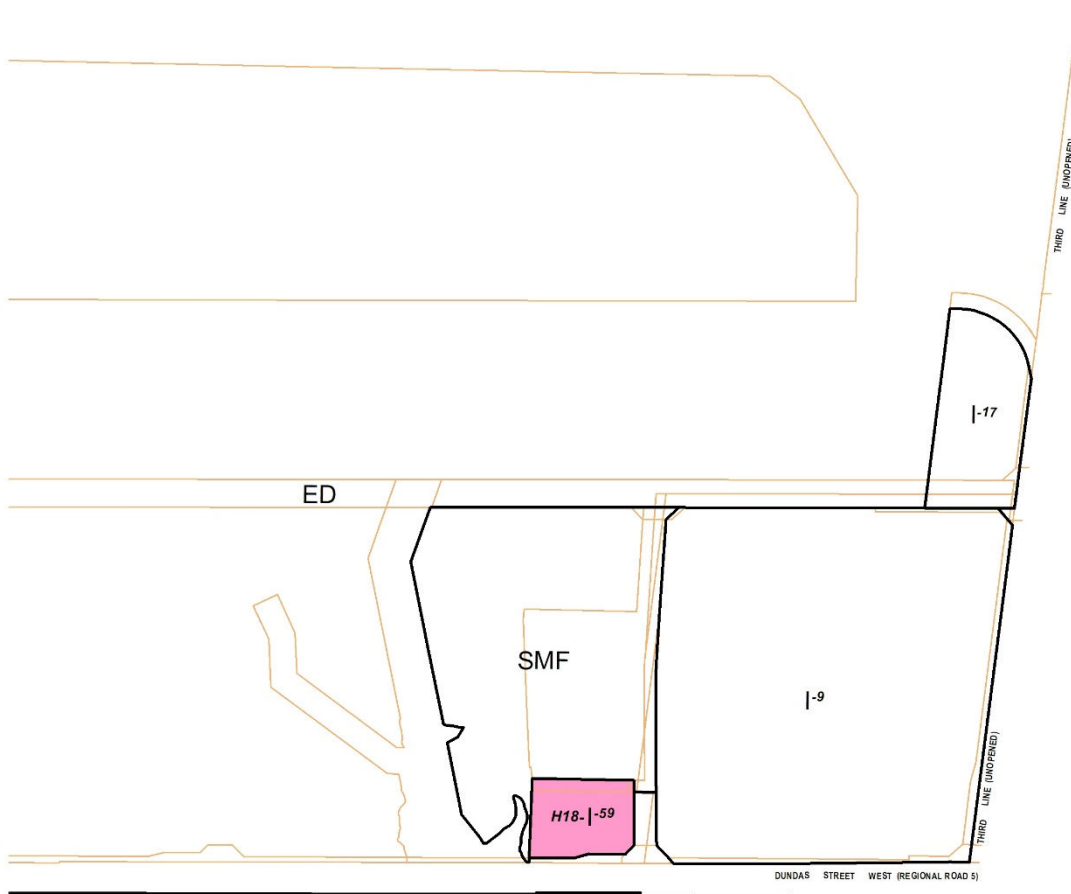
4. This By-law comes into force in accordance with Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 11th day of June, 2018


_____ MAYOR

_____ CLERK

SCHEDULE "A"
To By-law 2018-089



AMENDMENT TO BY-LAW 2009-189

 Rezoned from Existing Development (ED) and Stormwater Management Facility (SMF) to Institutional with a holding provision (I - SP 59, H18)

EXCERPT FROM MAP
12 (2)

