

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2013-096

A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended, to rezone the lands located at 1455 Joshuas Creek Drive (Part of Lot 6, Concession 2, S.D.S) to permit a commercial development

COUNCIL ENACTS AS FOLLOWS:

1. Map 91(16) of By-law 1984-63, as amended, is further amended by rezoning a portion of the lands to which this by-law applies from the Light Employment E1 SP 358 Zone to the Commercial C3A SP 879 as shown on Schedule 'A' to this By-law.
2. Section 89, By-law 1984-63, as amended, is further amended by adding a new subsection 879 as follows:

Special Provision	Applies to/Location	By-law Number
(879)	Upper Middle Road GP Inc. (Carttera) 1455 Joshuas Creek Drive (Part of Lot 6, Concession 2, S.D.S)	2013-096

The lands subject to Special Provision 879 may be used for the uses permitted in the general provisions of By-law 1984-63, as amended, subject to the applicable regulations therefore, except where in conflict with the following uses and regulations, in which case the following shall prevail:

- a) Prohibited Uses:
 - i) A food store
- b) Regulations:
 - i) All lands identified as subject to this Special Provision shall be considered to be one lot for the purposes of this By-law.
 - ii) All retail uses shall be limited to a maximum 2,500 m² of gross floor area.
 - iii) Retail uses shall not be subject to Section 42.4.b) of By-law 1984-63.
3. By-law 1984-63, as amended, is hereby further amended by deleting subsection H25 of Section 90B in its entirety.
4. By-law 1984-63, as amended, is hereby further amended by adding to Section 90B, a new subsection H53 as follows:

“H53 – Carttera”

Zoning Designations	Special Provisions	Zoning Map
H53 – C3A	358, 836, 879	91(16)

a) Permitted Uses (Prior to “H” removal)

For such time as the “H” symbol is in place, these lands shall only be used for existing permitted uses, buildings and structures.

b) Regulations (Prior to “H” removal)

For such time as the “H” symbol is in place, these lands shall be subject to the regulations to which they were subject under By-law 1984-63, as amended, on the day before By-law 2013-096 was approved the Town of Oakville.

c) Conditions for “H” Removal

The “H” symbol shall, upon application by the landowner, be removed by way of an amending Zoning By-law, from all or part of the lands subject to this provision when the following condition has been satisfied:

- i) That the draft plan of subdivision for the lands at 1455 Joshuas Creek Drive (Town File No. 24T-12002/1506) be registered;

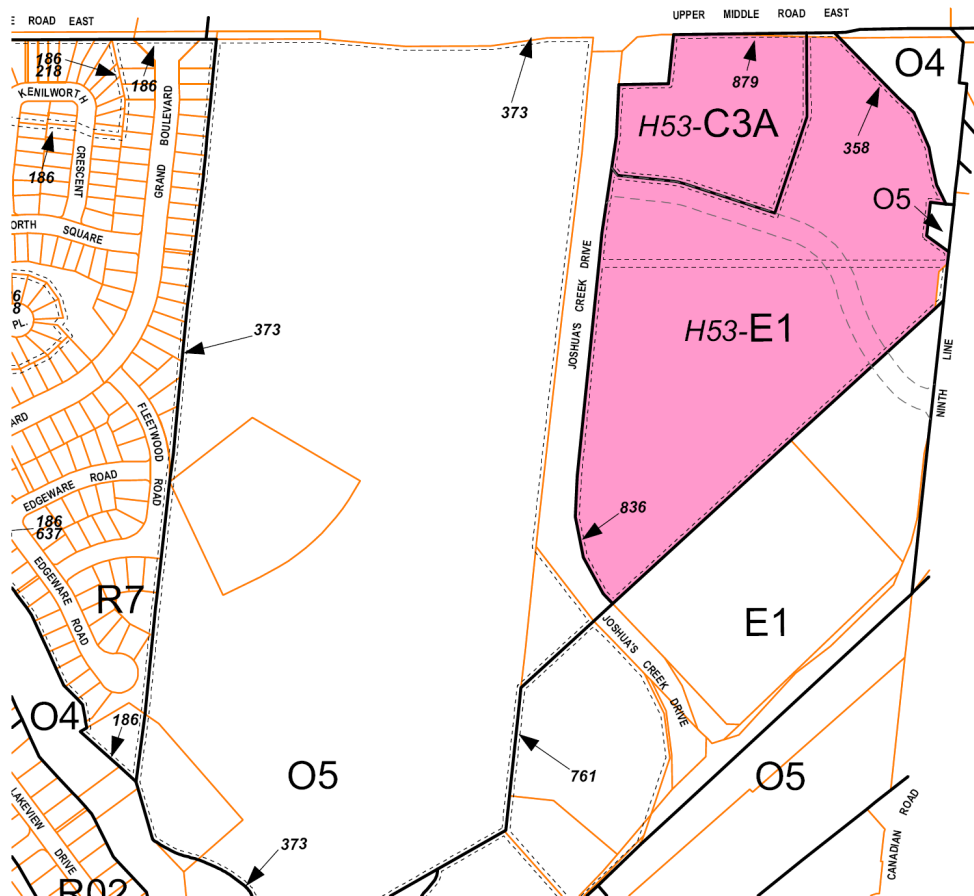
5. *This by-law comes into force upon the day it is passed, if no appeal is filed pursuant to subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended. Where one or more appeals have been filed under subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect when all such appeals have been withdrawn or finally disposed of, whereupon the by-law, except for those parts which are repealed or amended by the Ontario Municipal Board pursuant to subsection 34(26) and 34(30) of the Planning Act, R.S.O. 1990, c. P.13, as amended, shall be deemed to have come into force on the day it was passed.*

PASSED this 21st day of October, 2013

MAYOR

CLERK

SCHEDULE "A"
To By-law 2013-096



PROPOSED AMENDMENT

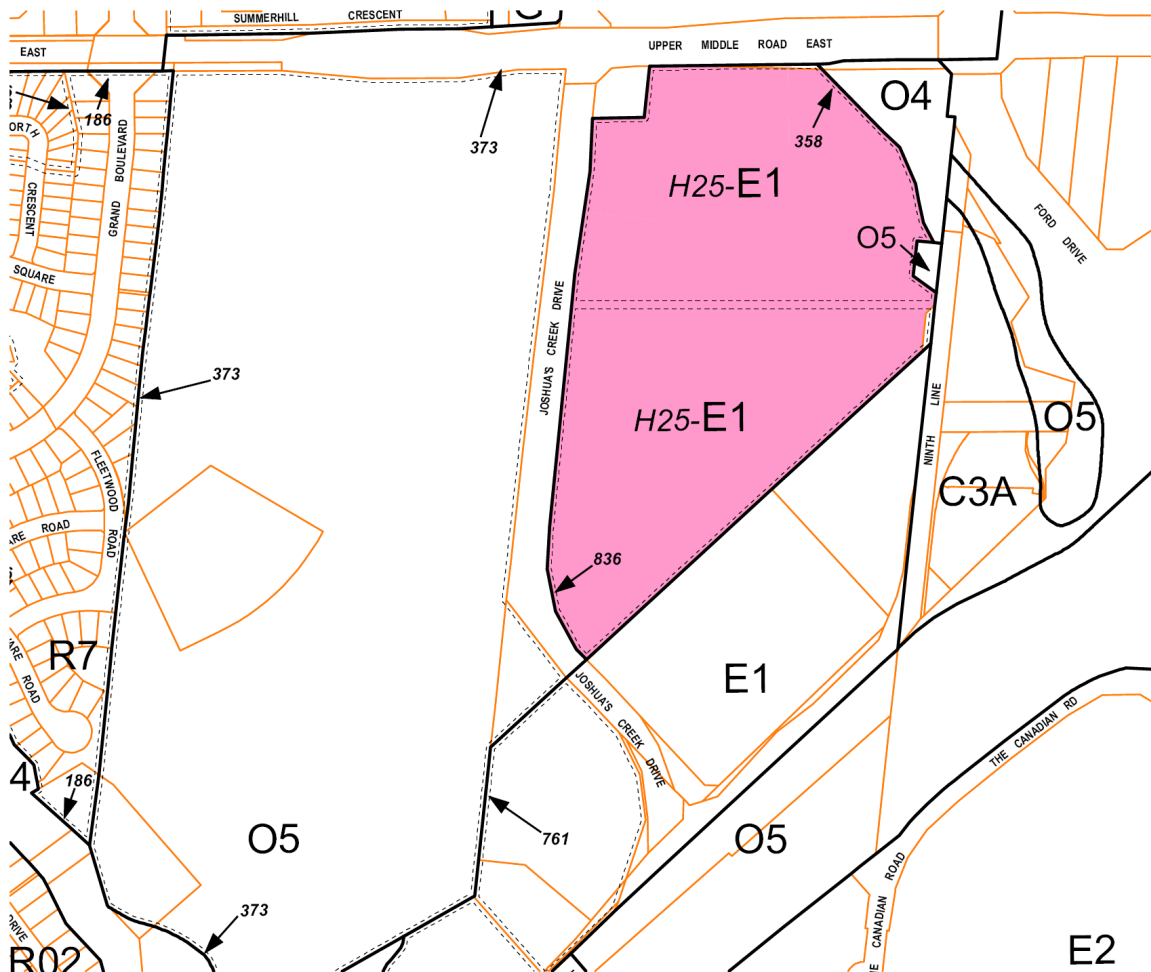
 AFFECTED LANDS

EXCERPT FROM MAP
91 (16)



SCALE 1 : 6000

Attachment To
By-law 2013-096



EXISTING ZONING

 AFFECTED LANDS

EXCERPT FROM MAP
91 (16)



SCALE 1 : 6000