

Draft – November 8, 2017

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-###

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the existing golf course and accessory uses, and to apply a Holding Provision (“H” symbol) to a portion of the lands, at 1333 Dorval Drive – Glen Abbey Golf Course (Town of Oakville, File No.: Z.1519.10)

WHEREAS Council has protected the property at 1333 Dorval Drive – Glen Abbey Golf Course – under section 29 of the *Ontario Heritage Act* as a significant cultural heritage landscape; and

WHEREAS Council has determined that an amendment to Zoning By-law 2014-014, as amended, is required to implement the Official Plan and regulate the use of the property, and the erection, location and use of buildings and structures thereon, to ensure that the cultural heritage value or interest of the property and its heritage attributes are retained

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(14) of By-law 2014-014, as amended, is 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 amended by deleting Section 15.114 and replacing it as follows:

114	Glen Abbey Golf Course, 1333 Dorval Drive (Part of Lots 17, 18, 19 and 20, Concession 2, S.D.S.)	Parent Zone: O2, N
Map 19(14)		(1980-91)(2014-014) (2018-###)
15.114.1 Permitted Uses for Blocks 1 and 2		
Every use of land, <i>building</i> or <i>structure</i> is prohibited on the lands identified as Blocks 1 and 2 on Figure 15.114.1, except:		
a)	<i>golf course</i>	

b)	<p><i>accessory uses</i> within <i>buildings</i> existing on the date of passage of By-law 2018-###, including:</p> <ul style="list-style-type: none"> i) <i>business office</i> ii) <i>commercial golf school</i> iii) <i>museum</i> iv) <i>public hall</i> v) <i>restaurant</i> vi) <i>retail store</i> vii) <i>service commercial establishment</i> viii) residential accommodation for caretakers and maintenance staff ix) other <i>uses</i> exclusively devoted to the operation and maintenance of the <i>golf course</i>
c)	<i>uses</i> existing on the date of the passage of By-law 2018-###
15.114.2 Permitted Uses for Block 2	
The following additional <i>uses</i> are permitted on the lands identified as Block 2 on Figure 15.114.1:	
a)	<i>business offices</i> within <i>buildings</i> existing on the date of passage of By-law 2018-###
b)	<i>hotel</i>
15.114.3 Permitted Uses for Block 3	
Every <i>use</i> of land, <i>building</i> or <i>structure</i> is prohibited on the lands identified as Block 3 on Figure 15.114.1, except:	
a)	<i>golf course</i>
b)	<i>conservation use</i>
15.114.4 Permitted Uses for Block 4	
Every <i>use</i> of land, <i>building</i> or <i>structure</i> is prohibited on the lands identified as Block 4 on Figure 15.114.1, except:	
a)	<i>conservation use</i>
15.114.5 Zone Provisions for All Lands	
The following regulations apply to all lands identified as subject to this Special Provision, except for a <i>hotel</i> within Block 2:	
a)	only the <i>buildings</i> and <i>structures</i> existing on the date of the passage of By-law 2018-###, and temporary <i>buildings</i> and <i>structures</i> related to golf tournaments, are permitted
15.114.6 Zone Provisions for Block 2	
The following additional regulations apply to a <i>hotel</i> on the lands identified as Block 2 on Figure 15.114.1:	

a)	Minimum setback from the top of bank of Sixteen Mile Creek	15.24 m
b)	Maximum <i>net floor area</i>	18,750 sq. m
c)	Maximum number of <i>storeys</i>	9

15.114.7 Parking Regulations

The following additional parking regulations apply:

a)	No <i>parking spaces</i> are required for temporary <i>buildings</i> related to golf tournaments.
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15.114.8 Special Site Figure

Figure 15.114.1

Special Provision 114



15.114.9 Special Site Provisions	
The following definitions apply to all lands identified as subject to this Special Provision:	
a)	“Accessory use” means a <i>use</i> naturally or normally incidental to or subordinate to the principal <i>use</i> .
b)	“Commercial golf school” means a <i>premises</i> or outdoor area in which facilities are provided for the purpose of golf instruction, conduct, practice, or training.
c)	“Golf course” means an area operated for the purpose of playing golf and hosting amateur and professional/championship golf tournaments, and includes a golf driving range.
d)	“Museum” means a <i>premises</i> for the preservation and display of a collection of artifacts and objects related to the game of golf and/or the natural and cultural heritage of the site.”
e)	“Service commercial establishment” means a <i>premises</i> providing services related to the grooming of persons (such as a barber or salon) or the maintenance or repair of personal articles and accessories.

3. Part 16, Holding Provisions, of By-law 2014-014 is amended by adding a new Section 16.3.## as follows:

H##	Glen Abbey Golf Course, 1333 Dorval Drive (Part of Lots 18 and 19, Concession 2, S.D.S.)	Parent Zone: O2 (2018-###)
Map 19(14)		
16.3.##.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)	<i>business offices</i> within <i>buildings</i> existing on the date of the passage of By-law 2018-###	
b)	<i>uses</i> existing on the date of the passage of By-law 2018-###	
16.3.##.1 Zone Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following regulations apply:		
a)	only the <i>buildings</i> and <i>structures</i> existing on the date of the passage of By-law 2018-###, and temporary <i>buildings</i> and <i>structures</i> related to golf tournaments, are permitted	

16.3.##.4 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* 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*:

- a) The proposed alteration of the property to provide a *hotel* has been subject to a heritage impact assessment and has received Town consent under section 33 of the Ontario Heritage Act.

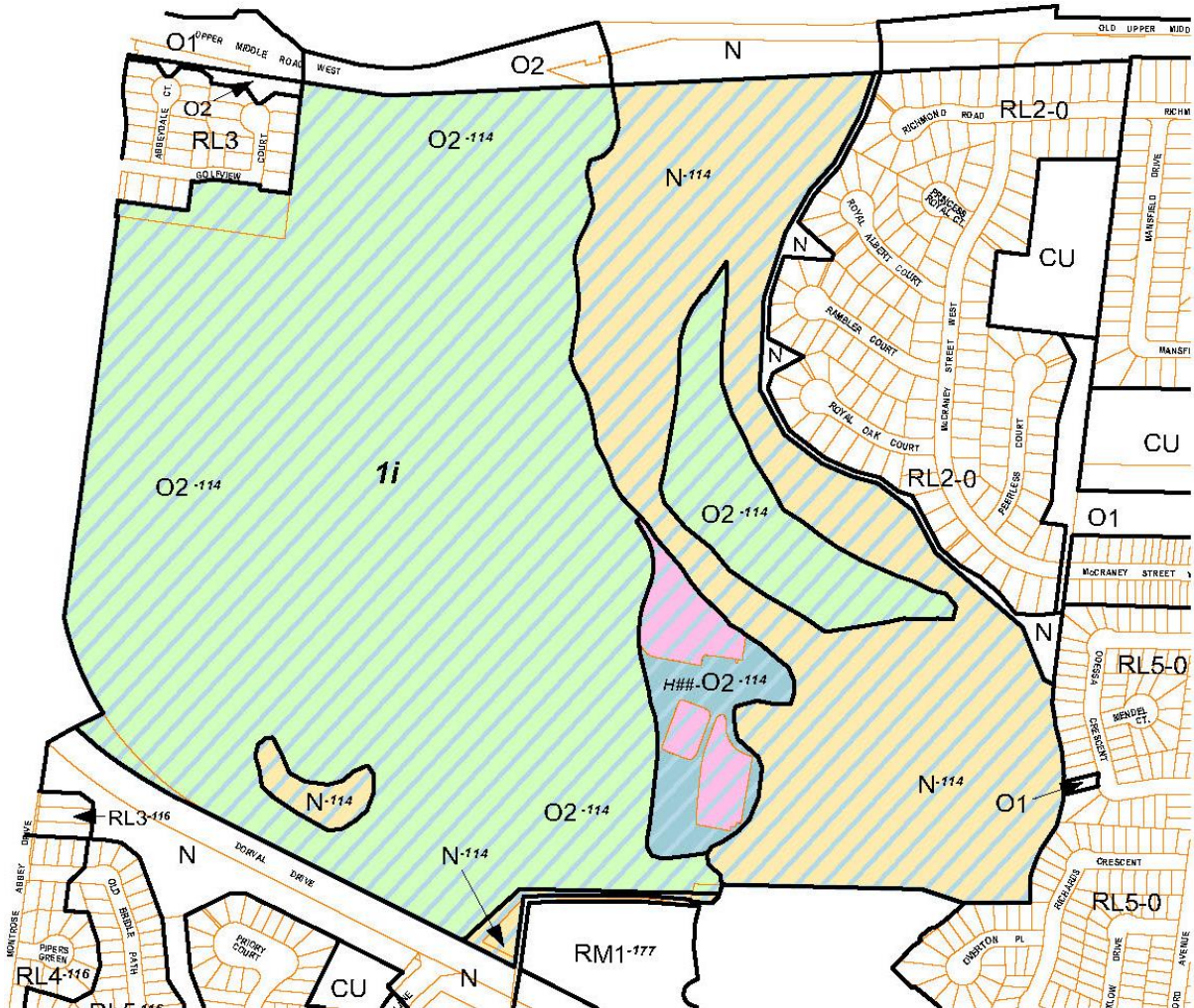
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this ___ day of _____, 20___

MAYOR

CLERK

SCHEDULE "A"
To By-law 2018-###



AMENDMENT TO BY-LAW 2014-014

-  Rezoned from Private Open Space (O2) to Private Open Space (O2 – SP 114)
-  Rezoned from Private Open Space (O2) to Private Open Space (H## – O2 – SP 114)
-  Rezoned from Private Open Space (O2 – SP 114) to Private Open Space (H## – O2 – SP 114)
-  Rezoned from Natural Area (N) to Natural Area (N – SP 114)
-  **1i** - Lands subject to Interim Control By-law 2016-024 as amended by By-law 2016-115 passed February 1, 2016 and November 28, 2016, respectively.

EXCERPT FROM MAP
19 (14)



SCALE 1 : 7500