



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 204518-XXX

For Discussion Purposes

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of lands described as 3269 and 3271 Dundas Street West (bcmlmc Realty Corporation c/o QuadReal Property GroupBentall Kennedy LP (Canada), Z.1333.01, 24T-11001)

COUNCIL ENACTS AS FOLLOWS:

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

“###	3269 and 3271 Dundas Street West	Parent Zone: NHS, LE, GE, SA, SMF, P
Map 12(1)	(Part of Lot 33 and 34, concession 1, NDS)	(20- XXXXXXXXXX)
8.###.1 Additional Permitted Uses in LE zone		
The following additional <i>uses</i> are permitted:		
a)	<i>Ancillary Retail/Service Commercial</i>	
b)	<i>Cafe</i>	
8.###.2 Uses Not Permitted in LE zone		
The following <i>uses</i> are not permitted:		
a)	<i>Limited Retail Uses</i> as outlined in Section 7.9.1.1	
8.###.3 Additional Permitted Uses in GE zone		
The following additional <i>uses</i> are permitted:		
a)	<i>Ancillary Retail/Service Commercial</i>	
b)	<i>Cafe</i>	

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8.###.4 Uses Not Permitted in GE zone	
The following <i>uses</i> are not permitted:	
a)	<i>Limited Retail Uses</i> as outlined in Section 7.10.1.1
b)	<i>Outdoor storage and Outdoor Processing</i> in the front, side or flankage yards
8.###.5 Permitted Uses in SA-1 zone	
The following <i>uses</i> are permitted:	
a)	All permitted uses in the SA zone
8.###.65 Additional Permitted Uses in SA-1 zone	
The following additional <i>uses</i> are permitted:	
a)	<i>Ancillary Retail/Service Commercial</i>
b)	<i>Research and Development</i>
8.###.76 Uses Not Permitted in SA-1 zone	
The following <i>uses</i> are not permitted:	
a)	<i>Retail Store</i>
b)	<i>Vehicle Dealership, Vehicle Repair Facility</i>
8.###.87 Permitted Uses in SA-2 zone	
The following <i>uses</i> are permitted:	
a)	All permitted uses in the SA-1 zone
8.###.98 Additional Permitted Uses in SA-2 zone	
The following additional <i>uses</i> are permitted:	
a)	<i>Retail Store</i>
b)	<i>Gas Bar</i>
8.###.109 Uses Not Permitted in SA-2 zone	
The following <i>uses</i> are not permitted:	
a)	<i>Vehicle Dealership, Vehicle Repair Facility</i>
8.###.1140 Additional Zone Provisions for Retail Store uses in the SA-2 Zoned Lands	
The following additional regulations shall apply to <i>Retail Store</i> uses on lands zoned SA-2 on Schedule A:	
<i>Retail Stores</i>	
a)	The use is located on the same lot in association with a permitted use
b)	The maximum cumulative gross leasable floor area shall not exceed 2,500 square metres

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<i>Gas Bar</i>	
a)	the regulations of the AS Zone shall apply
8.###.1244 Additional Zone Provisions for P Zoned Lands	
The following additional regulations apply to lands zoned P on Schedule A to this by-law:	
a)	For the purposes of this by-law, the land zoned P on Schedule A to this by-law shall be deemed to have frontage on Dundas Street West

3. 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 MONTH, 20152018

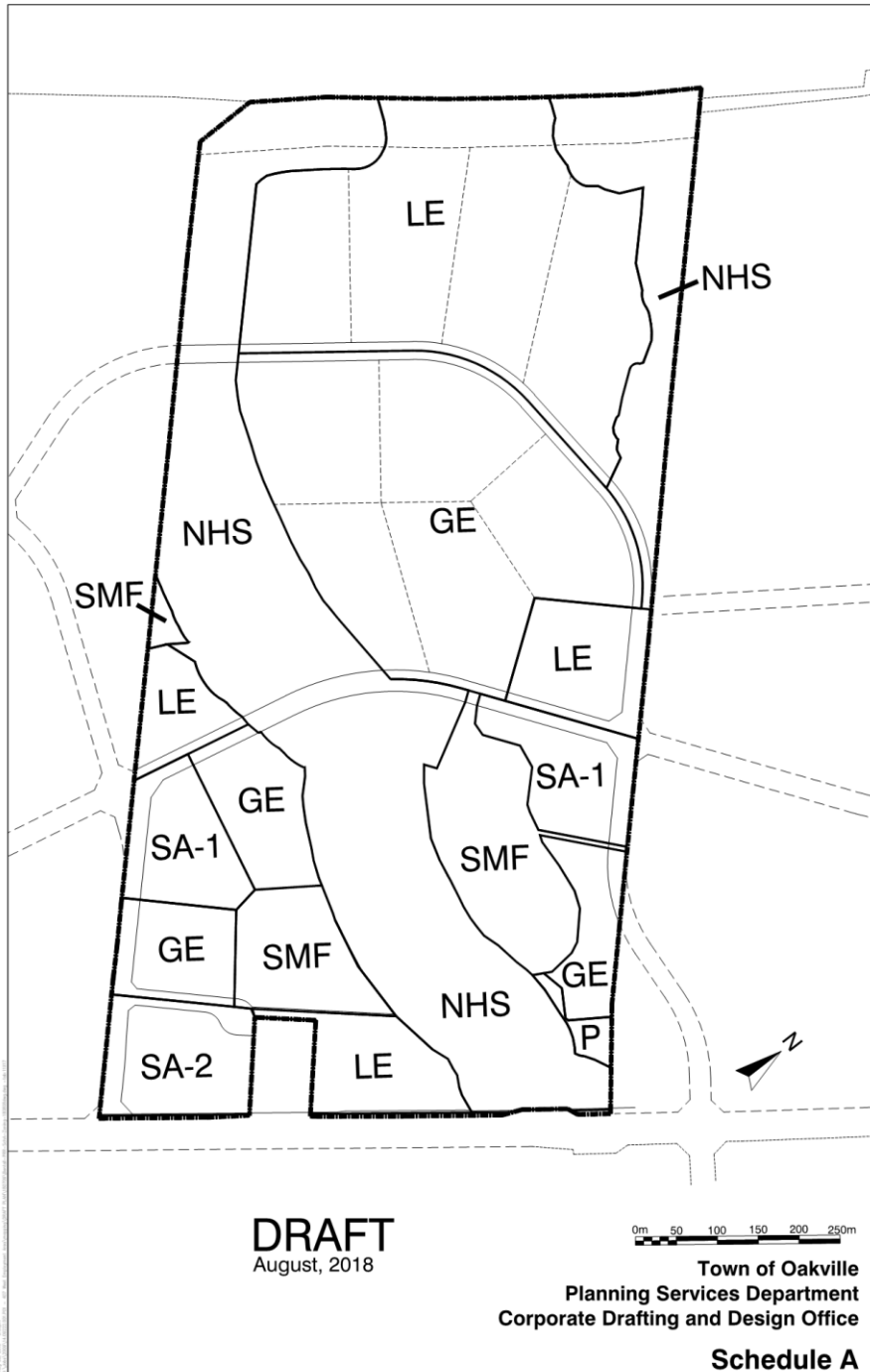
MAYOR

CLERK

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DRAFT
August, 2018

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Town of Oakville
Planning Services Department
Corporate Drafting and Design Office

Schedule A