

Employment Land

# FOR SALE



THE BEHAR GROUP  
CAPITAL MARKETS

SHERWOOD HEIGHTS DRIVE

PT BLK 1 20M518, PT 1 20R14321, OAKVILLE



SIZE:  
**3.012 ACRES**

**FRONTAGES:\***

NORTH - 446 ft.

EAST - 338 ft.

SOUTH - 365 ft.

WEST - 321 ft.

(Sherwood  
Heights Drive)

\*Approximate

## Located near QEW & Winston Churchill Boulevard.

Allows for a wide variety of uses including, but not limited to, office, school, daycare, financial institution, hotel, place of worship, public hall, and restaurants (including drive-thru, with restrictions).

**Michael J. Saperia**, Broker  
Senior Vice President

416 636 8898 EXT. 229

msaperia@thebehargroup.com

**Kapil Rana**,  
Sales Representative

416 636 8898 EXT. 242

kapil@thebehargroup.com

The Behar Group Realty Inc., Brokerage  
1170 Sheppard Avenue West, Unit 24,  
Toronto, ON M3K 2A3  
Tel: 416.636.8898 / Fax: 416.636.8890  
www.thebehargroup.com



## PROPERTY DETAILS

- Easy access to QEW, as well as the Oakville & Clarkson GO Stations
- Zoned E1 (Office Employment)
- Services on the street at lot line
- PIN 249020648
- ARN 240104021102410



Sherwood Heights Drive Employment Land

- 1 Hilton Garden Inn
- 2 Tim Hortons, Quality Inn, Fairfield Inn
- 3 Oakville Entertainment Centrum
- 4 Kingsford Gardens
- 5 Joshua's Creek Arenas
- 6 Oakwoods Centre
- 7 5 Drive-In (movie theater)
- 8 Oakville GO Stations
- 9 Clarkson GO Stations



**THE BEHAR GROUP**  
CAPITAL MARKETS

The Behar Group Realty Inc., Brokerage  
1170 Sheppard Avenue West, Unit 24, Toronto, ON M3K 2A3  
Tel: 416.636.8898 / Fax: 416.636.8890  
[www.thebehargroup.com](http://www.thebehargroup.com)

# Employment Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

## 10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

*Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.*

## 10.2 Permitted Uses

Uses permitted in the Employment Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.2, below.

	E1	E2	E3	E4
<i>Adult entertainment establishment</i>		✓ (4)(10)	✓ (4)(10)	
<i>Art gallery (2016-023)</i>	✓ (5)	✓ (6)(7)		✓
<i>Business office</i>	✓	✓	✓ (1)	✓
<i>Bulk storage facility</i>			✓	
<i>Commercial school (PL140317)</i>	✓	✓		✓
<i>Commercial self-storage</i>		✓	✓	✓
<i>Community centre</i>				✓
<i>Conservation use</i>	✓	✓	✓	✓
<i>Contractors establishment</i>	✓	✓	✓	✓
<i>Day care (PL140317)</i>	✓ (5)(17)	✓ (17)		✓ (17)
<i>Drive-through facility</i>	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
<i>Dry cleaning depot (PL140317)</i>	✓ (5)			✓
<i>Dry cleaning/laundry establishment (PL140317)</i>		✓	✓	
<i>Emergency service facility</i>	✓	✓	✓	✓
<i>Financial institution</i>	✓ (5)	✓ (6)(7)		✓
<i>Food bank</i>	✓	✓		✓
<i>Food production</i>	✓ (2)	✓		✓
<i>Funeral home</i>				✓
<i>Hotel</i>	✓	✓		✓
<i>Manufacturing</i>	✓ (2)	✓	✓	
<i>Medical office</i>	✓	✓		✓
<i>Motor vehicle body shop</i>				✓ (8)(13)
<i>Motor vehicle dealership</i>				✓ (8)(14)
<i>Motor vehicle rental facility</i>				✓ (13)(14)
<i>Motor vehicle repair facility</i>				✓ (13)
<i>Motor vehicle service station</i>				✓ (15)
<i>Motor vehicle storage compound</i>			✓	
<i>Motor vehicle washing facility</i>				✓ (8)(16)



## Employment Zones

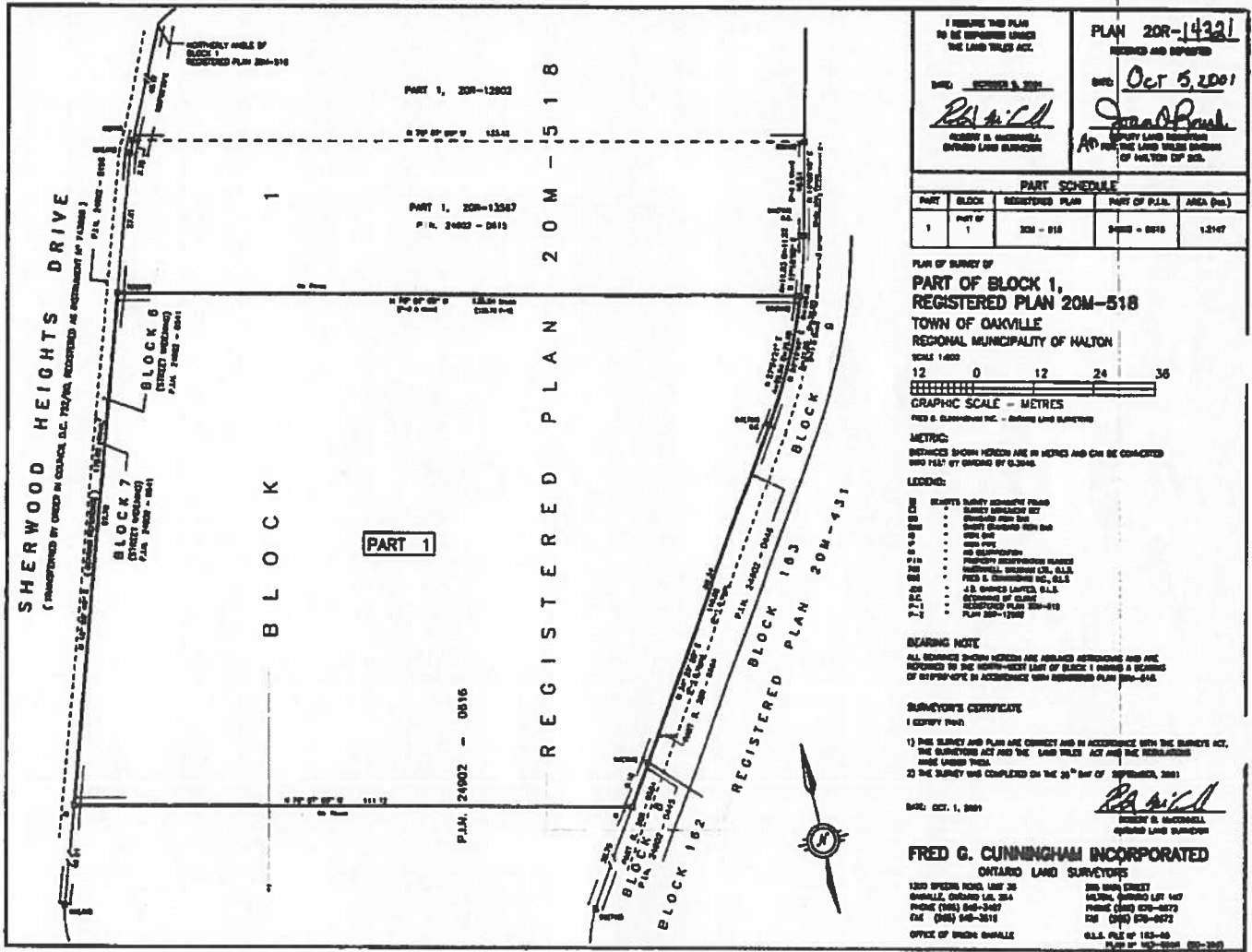
<b>Table 10.2: Permitted Uses in the Employment Zones (2017-025)</b>				
	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>E4</b>
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Outside processing</i>			✓	
<i>Outside storage</i>		✓	✓	
<i>Park, public</i>	✓	✓	✓	✓
<i>Parking area, heavy vehicle</i>		✓	✓	
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Place of worship (PL140317)</i>	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
<i>Public hall</i>	✓	✓		✓
<i>Public works yard</i>		✓	✓	
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop (2017-025)</i>	✓ (2)	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>School, private (PL140317)</i>	✓	✓ (17)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Stormwater management facility</i>	✓	✓	✓	✓
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Training facility</i>	✓	✓	✓	✓
<i>Transportation terminal</i>			✓	
<i>Veterinary clinic (PL140317)</i>		✓		✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	

### Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted use and shall not exceed a maximum of 25% of the net floor area on the lot.
2. Permitted only where the use legally existed on the lot on the effective date of this By-law.
3.
  - a) The maximum net floor area for an accessory retail store and showroom shall be the lesser of a maximum net floor area of 15% of the net floor area of the main use or 250.0 square metres (PL140317); and,

*Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.*

# SHERWOOD HEIGHTS - SURVEY



I HEREBY THIS PLAN TO BE REGISTERED UNDER THE LAND TILES ACT.		PLAN 20M-14321	
DATE: <u>October 5, 2001</u>		DATE: <u>Oct 5, 2001</u>	
<i>Fred G. Cunningham</i> FRED G. CUNNINGHAM INCORPORATED ONTARIO LAND SURVEYORS		<i>John D. Paul</i> JOHN D. PAUL ONTARIO LAND SURVEYORS	
PART SCHEDULE			
PART	BLOCK	REGISTERED PLAN	PART OF P.L.L. AREA (Ha.)
1	PART 1	20M-518	2000 - 0518 1.2147

PLAN OF SURVEY OF  
**PART 1, BLOCK 1,  
 REGISTERED PLAN 20M-518**  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON  
 SCALE 1:400  
 12 0 12 24 36  
 GRAPHIC SCALE - METRES  
 FRED G. CUNNINGHAM INC. - ONTARIO LAND SURVEYORS

**METRIC:**  
 DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONSIDERED TO BE 1/25<sup>th</sup> OF AN INCH BY 0.3048.

**LEGEND:**

- 201 SURVEYOR'S SURVEY PLAN
- 202 SURVEYOR'S SURVEY PLAN
- 203 SURVEYOR'S SURVEY PLAN
- 204 SURVEYOR'S SURVEY PLAN
- 205 SURVEYOR'S SURVEY PLAN
- 206 SURVEYOR'S SURVEY PLAN
- 207 SURVEYOR'S SURVEY PLAN
- 208 SURVEYOR'S SURVEY PLAN
- 209 SURVEYOR'S SURVEY PLAN
- 210 SURVEYOR'S SURVEY PLAN
- 211 SURVEYOR'S SURVEY PLAN
- 212 SURVEYOR'S SURVEY PLAN
- 213 SURVEYOR'S SURVEY PLAN
- 214 SURVEYOR'S SURVEY PLAN
- 215 SURVEYOR'S SURVEY PLAN
- 216 SURVEYOR'S SURVEY PLAN
- 217 SURVEYOR'S SURVEY PLAN
- 218 SURVEYOR'S SURVEY PLAN
- 219 SURVEYOR'S SURVEY PLAN
- 220 SURVEYOR'S SURVEY PLAN
- 221 SURVEYOR'S SURVEY PLAN
- 222 SURVEYOR'S SURVEY PLAN
- 223 SURVEYOR'S SURVEY PLAN
- 224 SURVEYOR'S SURVEY PLAN
- 225 SURVEYOR'S SURVEY PLAN
- 226 SURVEYOR'S SURVEY PLAN
- 227 SURVEYOR'S SURVEY PLAN
- 228 SURVEYOR'S SURVEY PLAN
- 229 SURVEYOR'S SURVEY PLAN
- 230 SURVEYOR'S SURVEY PLAN
- 231 SURVEYOR'S SURVEY PLAN
- 232 SURVEYOR'S SURVEY PLAN
- 233 SURVEYOR'S SURVEY PLAN
- 234 SURVEYOR'S SURVEY PLAN
- 235 SURVEYOR'S SURVEY PLAN
- 236 SURVEYOR'S SURVEY PLAN
- 237 SURVEYOR'S SURVEY PLAN
- 238 SURVEYOR'S SURVEY PLAN
- 239 SURVEYOR'S SURVEY PLAN
- 240 SURVEYOR'S SURVEY PLAN

**BEARING NOTE:**  
 ALL BEARINGS SHOWN HEREON ARE ARRIVED AT BY MEANS OF THE SURVEYOR'S INSTRUMENTS AND ARE REFERRED TO THE NORTH-SOUTH LINE OF BLOCK 1 DURING A BEARING OF 180° 00' 00" IN ACCORDANCE WITH REGISTERED PLAN 20M-518.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYOR'S ACT AND THE LAND TILES ACT AND THE REGULATIONS THEREUNDER.  
 2) THE SURVEY WAS COMPLETED ON THE 20<sup>th</sup> DAY OF SEPTEMBER, 2001

DATE: OCT. 1, 2001  
*Fred G. Cunningham*  
 FRED G. CUNNINGHAM INCORPORATED  
 ONTARIO LAND SURVEYORS

1200 SPURDIN ROAD, UNIT 30  
 OAKVILLE, ONTARIO L6L 3K4  
 PHONE (519) 548-3487  
 FAX (519) 548-3510  
 OFFICE OF TRUST: OAKVILLE

280 MAIN STREET  
 HALTON, ONTARIO L9T 1A7  
 PHONE (519) 875-9273  
 FAX (519) 875-9272  
 O.L.L. FILE # 152-46  
 PLAN # 152-0001 (82-20)

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. None of the information contained herein is to be construed as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation.



The Behar Group Realty Inc., Brokerage  
 1170 Sheppard Avenue West, Unit 24, Toronto, ON M3K 2A3  
 Tel: 416.636.8898 / Fax: 416.636.8890  
 www.thebehargroup.com