

**Appendix A  
Applicant's OPA Submission**

By-Law Number: 2020-XXX  
Official Plan Amendment No. \_\_

DRAFT  
THE CORPORATION OF THE TOWN OF OAKVILLE BY-LAW NUMBER 2020-XXX

Official Plan Amendment \_\_  
A by-law to adopt an amendment to the Livable Oakville Plan,  
Official Plan Amendment Number \_\_

Part of Lot 17, Concession 3, South of Dundas Street  
(Geographic Township of Trafalgar) Town of Oakville,  
Regional Municipality of Halton;  
File: XX

WHEREAS the Livable Oakville Official Plan, which applies to the lands north of Lakeshore Road West and east of Garden Drive, and known municipally in the year 2020 as 105 Garden Drive, and 113 -131 Garden Drive, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

WHEREAS subsection 21(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to incorporate certain modifications to text and schedules pertaining to the lands north of Lakeshore Road West and east of Garden Drive, and known municipally in the year 2020 as 105, 113 – 131 Garden Drive;

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number \_\_ to the Livable Oakville Official Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number \_\_ to the Livable Oakville Official Plan.

PASSED this \_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**OFFICIAL PLAN AMENDMENT NUMBER \_\_\_\_**  
**to the Town of Oakville's Livable Oakville Plan**

**Constitutional Statement:**

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number \_\_ to the Livable Oakville Plan.

**Part 1 – The Preamble**

**1. Purpose of the Amendment:**

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands from "Medium Density Residential", and "Main Street 1" to "Main Street 1" to facilitate the development of a four (4) storey retirement home, with an additional fifth (5) rooftop amenity terrace level.

**2. Location:**

The lands subject to this amendment are located on the north side of Lakeshore Road West, on the east side of Garden Drive in the Town of Oakville. The site has an approximate frontage of 38 metres along Lakeshore Road West, and approximately 135 metres of frontage along Garden Drive and a total site area of 0.5 hectares (1.24 acres).

The lands are legally known as Part of Lot 17, Concession 3, South of Dundas Street (Geographic Township of Trafalgar) Town of Oakville, Regional Municipality of Halton. The general location of the lands is shown on Appendix "A" to this Amendment.

**3. Basis:**

The subject lands are designated "Medium Density Residential" and "Main Street 1" to "Schedule O1 – Kerr Village Land Use". An increase in the permitted height and density will allow for a more efficient use of the land and support intensification throughout the built-up area which is encouraged by the Growth Plan for the Greater Golden Horseshoe, the Region of Halton Official Plan and the Livable Oakville Official Plan.

As noted on "Schedule G – South East Land Use", the subject lands are located within the Kerr Village "Growth Area", which is intended to accommodate mixed use intensification, particularly in areas well served by transit. The intensification of the subject lands is highly supportive of more recent provincial and regional policy directives, particularly those related to providing for a range of housing types and high-quality employment, promoting aging in place, and achieving mixed use growth in strategic growth areas.

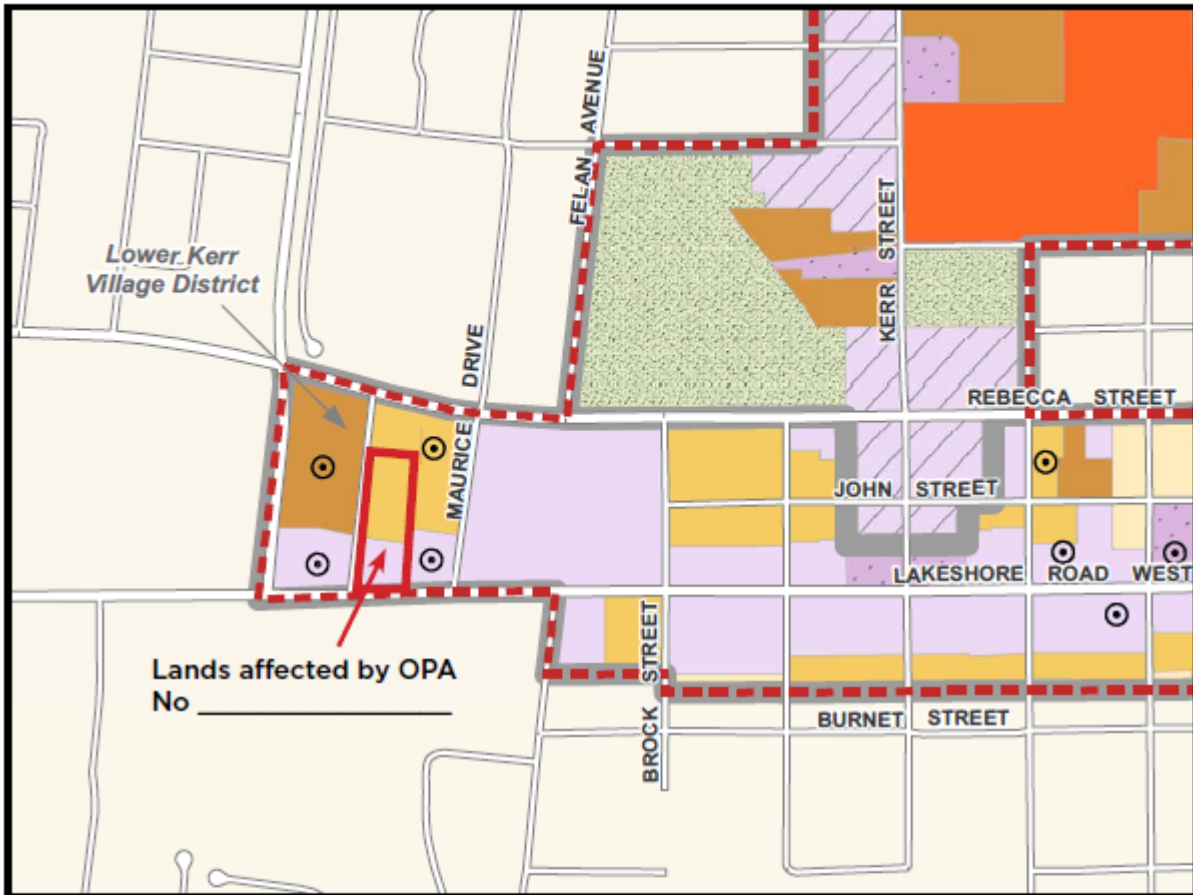
The requested amendments provide for a broader and more flexible policy framework that will allow for the appropriate redevelopment of the subject lands in a manner that is consistent with the existing and planned context of the block and Kerr Village Growth Area and desirable for the community at large and specifically for the maturation and revitalization of Kerr Village. As a result, the changes will also enhance the character of the neighbourhood, while not causing any undue, adverse impacts for the surrounding area.

**Part 2 - Amendment**

The Livable Oakville Plan is amended as follows:

1. By changing on 'Schedule O1 – Kerr Village Land Use' the land use designation of the lands shown as outlined on Appendix "A" to this amendment from "Medium Density Residential" and "Main Street 1" to "Main Street 1".
2. That Section 23.7.5.c.iii) be deleted in entirety and the remaining policies in Section 23.7.5 be renumbered accordingly.
3. That Section 23.7 be modified to insert the following:  
"Section 23.7.X On the lands designated Main Street 1 known in 2020 as 105, and 113-131 Garden Drive, at the northeast corner of Garden Drive and Lakeshore Road West, a retirement home is permitted and shall be developed as one *development* block. The maximum building height and density shall be in accordance with the implementing zoning.


**APPENDIX "A" Changes to Livable Oakville Plan**



Location:  
105, 113-31 GARDEN DRIVE; TOWN OF OAKVILLE,  
REGIONAL MUNICIPALITY OF HALTON

Not to Scale

Extract from Town of Oakville Official Plan Schedule O1  
(Existing)

 Lands to be redesignated from Medium  
Density Residential and Main Street 1  
to Main Street 1

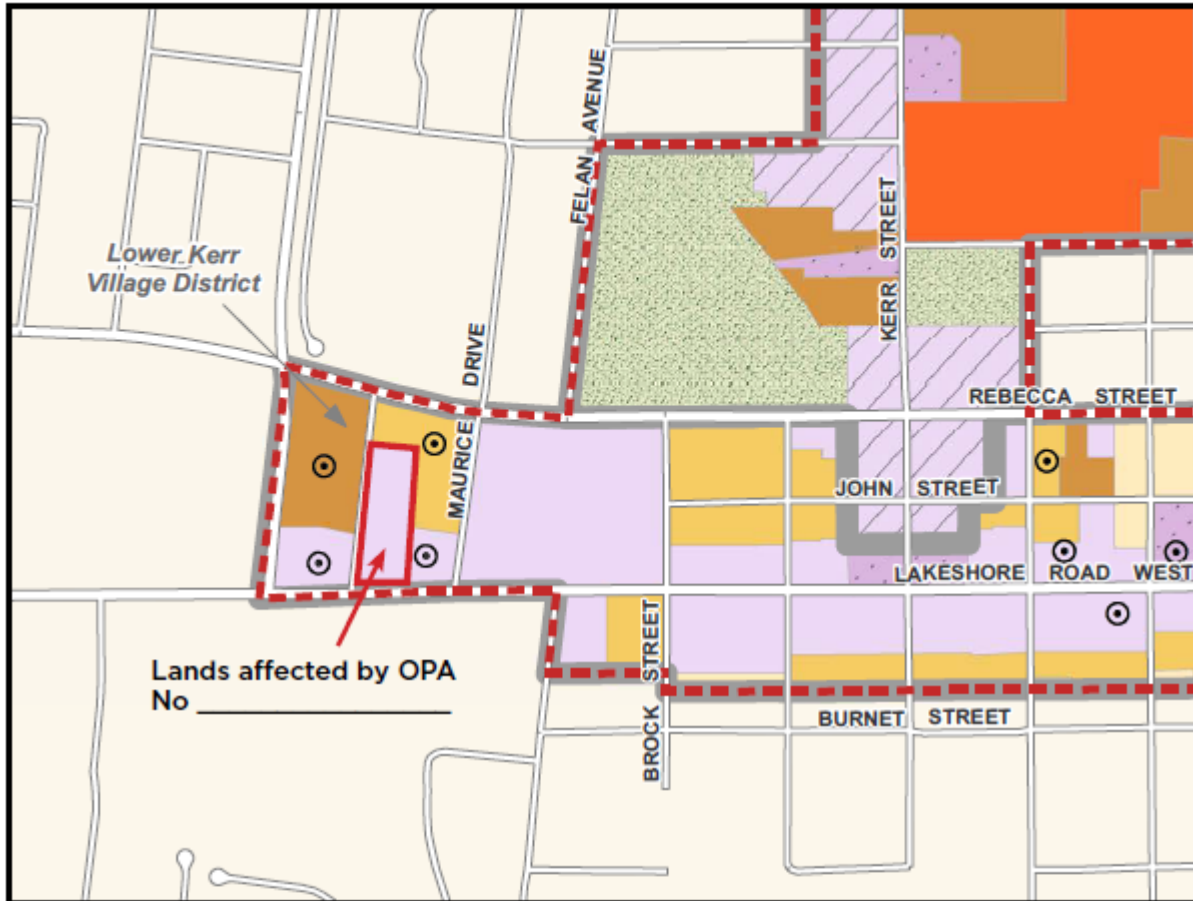
SCHEDULE "A" TO OFFICIAL  
PLAN AMENDMENT \_\_\_\_\_

PASSED THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

Signing Officers

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK




Lands affected by OPA  
No \_\_\_\_\_

Location:  
105, 113-31 GARDEN DRIVE; TOWN OF OAKVILLE,  
REGIONAL MUNICIPALITY OF HALTON

Not to Scale

Extract from Town of Oakville Official Plan Schedule O1  
(Proposed)

 Lands to be redesignated from Medium  
Density Residential and Main Street 1  
to Main Street 1 to Main Street 1

SCHEDULE "A" TO OFFICIAL  
PLAN AMENDMENT \_\_\_\_\_

PASSED THE \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

Signing Officers

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK