

**Appendix A1
Applicant's Draft Official Plan Amendment
As Submitted**

**Official Plan Amendment Number _____
To the Town of Oakville 2009 Official Plan
and to the North Oakville East Secondary Plan
forming part of the Official Plan of the Oakville Planning Area
of the Town of Oakville**

Constitutional Statement

The details of the Amendment, as contained in Parts 2 and 3 of this text, constitutes Amendment Number _____ to The Town of Oakville Official Plan 2009 and to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 - Preamble

A. Purpose

The purpose of this amendment is to modify a schedule of the Town of Oakville Official Plan (2009) and to modify the text and schedules of the North Oakville East Secondary Plan to permit a secondary school and related uses.

B. Location

The site subject to this Official Plan Amendment (the "Subject Lands) legally described as Part of Lot 16, Concession 2 North of Dundas Street. The 6.15 hectare site is located in the Northwest quadrant of Sixth Line and Burnhamthorpe West.

C. Basis

1. On November 10, 2021, Regional Official Plan Amendment 48 was approved by the Minister of Municipal Affairs and Housing. Among other actions, Regional Official Plan Amendment 48 removed the Employment Area symbol from an approximately 2 hectare portion of the Subject Lands. Schedule A1 – Urban Structure of the Town of Oakville Official Plan (2009) categorizes said 2 hectare portion of the Subject Lands as *Employment Areas* while Figure NOE 1 – Community Structure and NOE 2 – Land Use Plan of the North Oakville East Secondary Plan designate said 2 hectare portion of the Subject Lands as *Employment District*. Section 27(1) of the Planning Act, R.S.O. 1990, requires the official plan of a lower-tier municipality to conform with a plan that comes into effect as the official plan of the upper-tier municipality.
2. Three secondary school sites are conceptually illustrated within the North Oakville East Planning Area including a site in the Northwest quadrant of Dundas Street and Neyagawa

Boulevard which has been determined by the Halton District School Board as being unsuitable for its intended use. Consequently, a new secondary school site is required to serve anticipate population growth within the North Oakville East Planning Area.

3. Educational facilities are generally permitted within most land use designations of the North Oakville East Secondary Plan, including the Transitional Area designation though education facilities are generally not permitted on lands designated Employment. an Amendment to the land use designation is required to permit a secondary school use and its related uses.
4. Development criteria for the Transitional land use designation do not provide the site design flexibility necessary for a secondary school on the Subject Lands to effectively function resulting in the need for amendment.
5. A statutory public meeting on the proposed Official Plan Amendment was held on _____.
6. The proposed Official Plan Amendment has regard for matters of Provincial interest, is consistent with the Provincially Policy Statement, conforms with the Growth Plan, conforms with the Region of Halton Official Plan, conforms with applicable policies of the Town of Oakville Official Plan, and conforms with the applicable policies of the North Oakville East Secondary Plan.
7. The Subject Lands are contextually appropriate for a secondary school and its related uses due to its proximity to existing and future residential areas while still allowing enough distance separation to maintain compatibility.
8. An urban design report has demonstrated a secondary school and its related uses can be located on the Subject Lands in a manner sensitive to the surrounding uses and natural features.
9. A transportation analysis has concluded the abutting public road infrastructure can accommodate a secondary school and it related uses at an acceptable level of service.

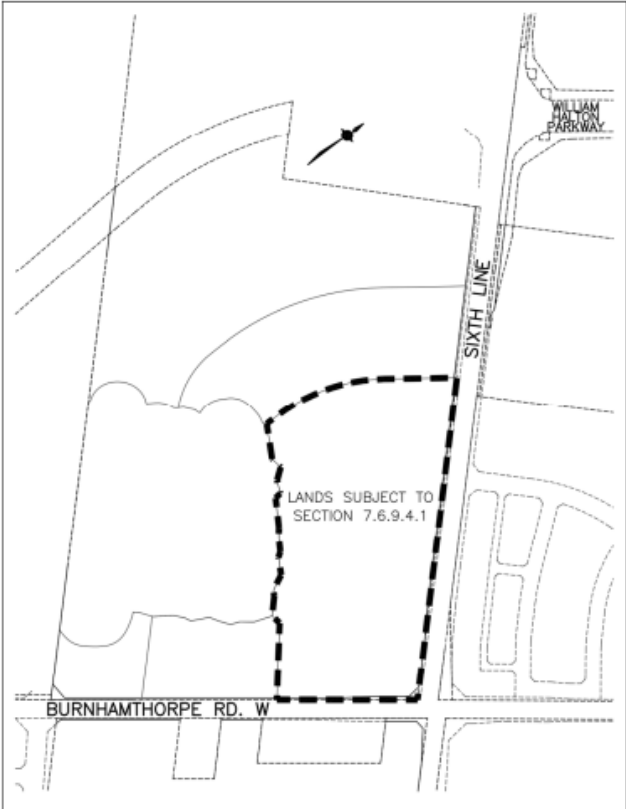
Part B – The Amendment to the Town of Oakville Official Plan (2009)

This Official Plan Amendment includes the modifications to Schedule A1 – Urban Structure of the Town Oakville Official Plan (2009) as shown in **Attachment 1**

Part C – The Amendment to the North Oakville East Secondary Plan

1. Text changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan listed in the following table. Text that is bolded and underlined is new text to be inserted into the North Oakville East Secondary plan

Item No.	Section	Description of Change
1	<u>7.6.9.4</u> <u>EXCEPTIONS</u>	Insert new policies as follows: <u>7.6.9.4.1 The following additional policies apply to the land identified in Figure 7.6.9.4.1:</u> a) <u>No maximum height and no minimum height shall apply;</u> b) <u>No maximum Floor Space Index and no minimum Floor Space Index shall apply;</u> c) <u>Office uses, day care centres, and air-supported dome-structures shall be permitted in addition to the uses permitted in Section 7.6.9.2.</u>
		<u>Figure 7.6.9.4.1</u>
		 <p>The map shows a parcel of land outlined with a thick dashed line. The parcel is bounded by Burnhamthorpe Rd. W to the south and Sixth Line to the east. To the north, the parcel is bounded by a curved line representing a natural boundary or another road. A north arrow is located in the upper left quadrant of the map. The text 'LANDS SUBJECT TO SECTION 7.6.9.4.1' is centered within the dashed boundary. Other roads shown include William Halton Parkway to the northeast and Burnhamthorpe Rd. W to the southwest.</p>

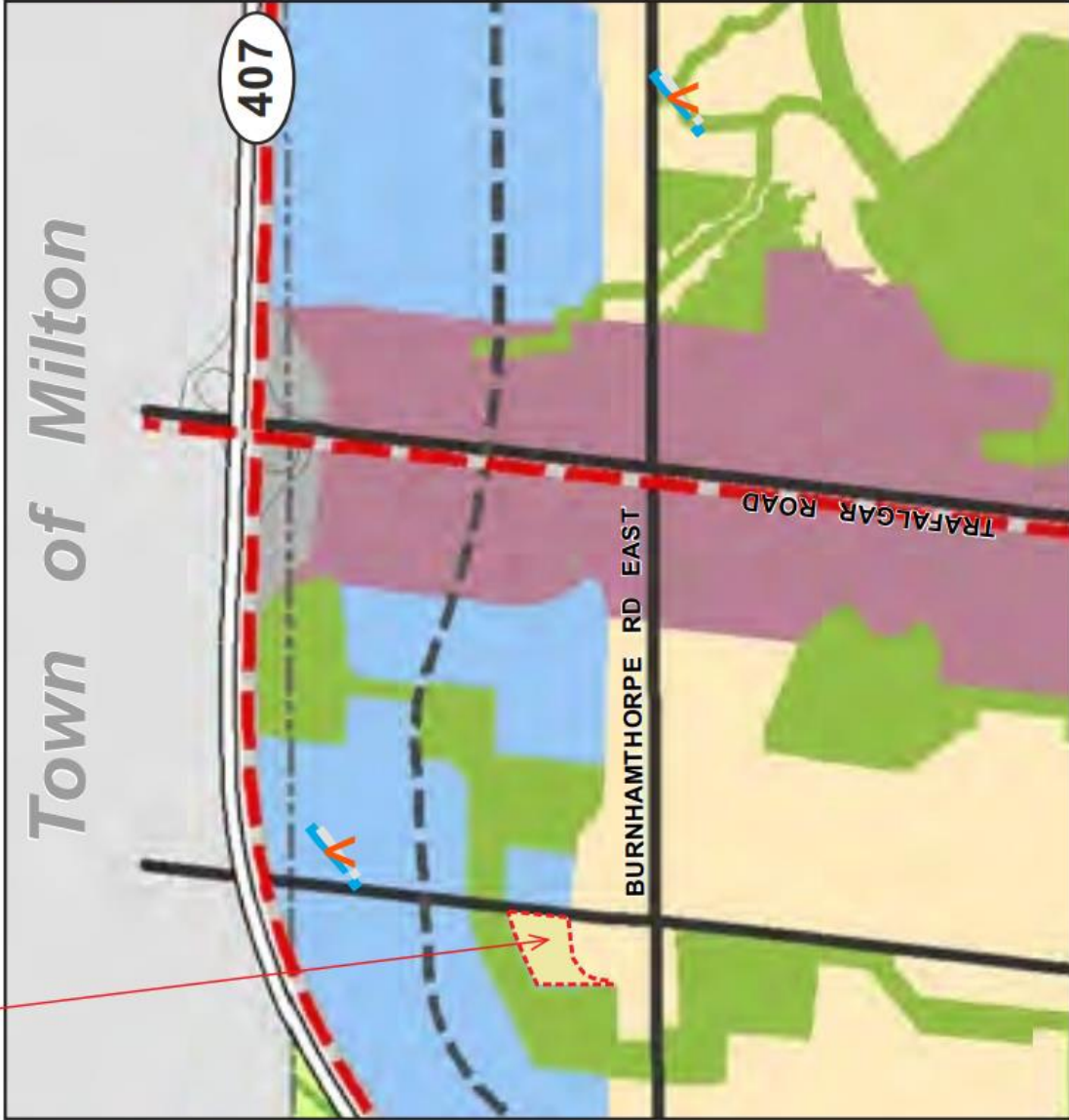
2. Figure changes

This Official Plan Amendment includes the modifications to Figure NOE 1 – Community Structure, Figure NOE 2 – Land Use Plan, and Appendix 7.3 – Master Plan of the Town Oakville Official Plan as shown in **Attachment 2**

Attachment 1

**EXCERPT OF
SCHEDULE A1 -
URBAN STRUCTURE
TOWN OF OAKVILLE
OFFICIAL PLAN 2009**

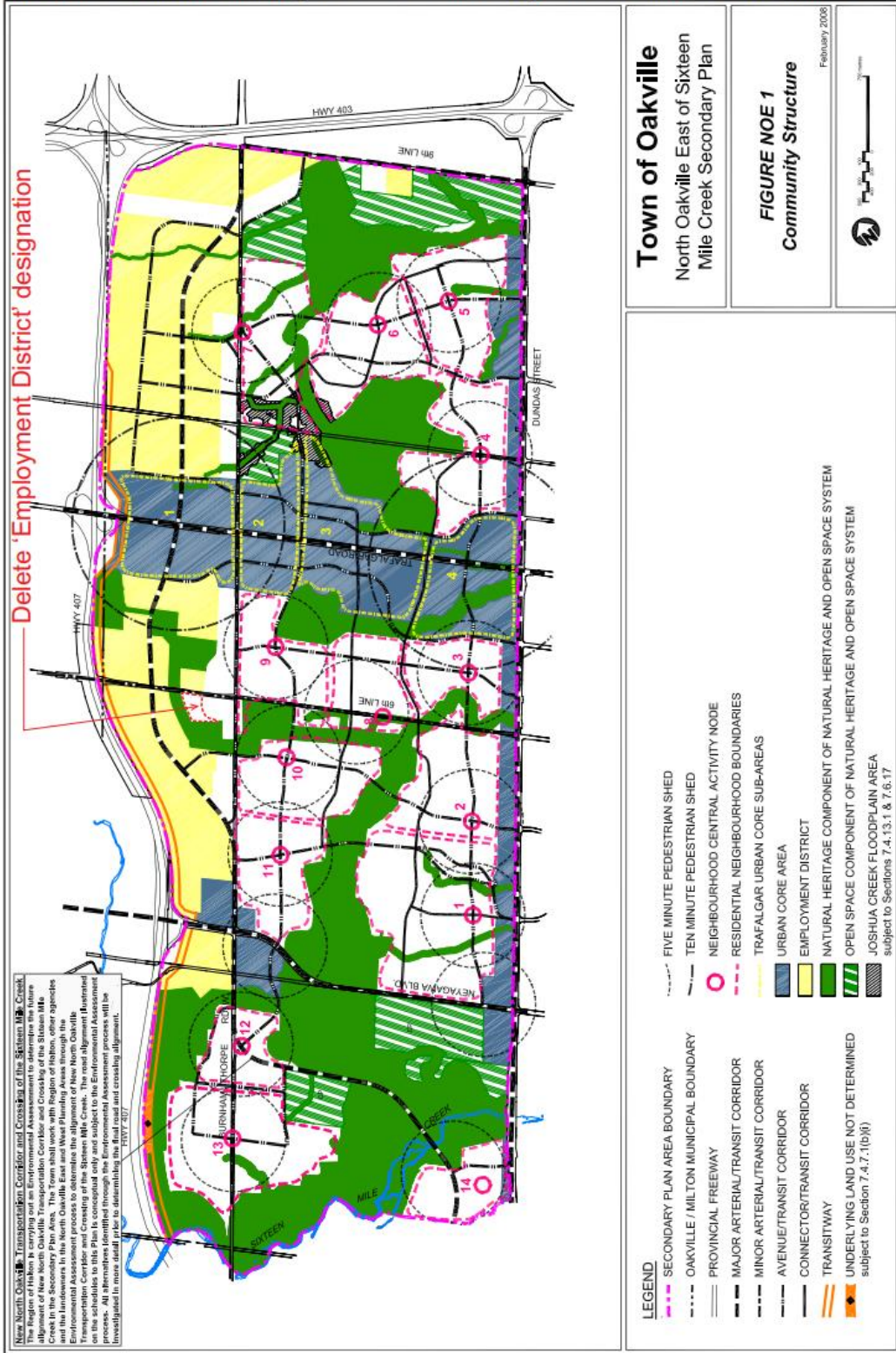
Delete 'Employment Areas' land use category and replace with 'Residential Areas' land use category



LEGEND¹

	PARKWAY BELT
	GREENBELT
	GREENBELT - URBAN RIVER VALLEY
	NATURAL HERITAGE SYSTEM
	PARKS OF OPEN SPACE & CEMETERIES
	WATERFRONT OPEN SPACE
	NODES AND CORRIDORS
	EMPLOYMENT AREAS
	MAJOR COMMERCIAL AREAS
	RESIDENTIAL AREAS
	MAIN STREET AREA
	EMPLOYMENT MIXED USE CORRIDOR
	REGIONAL TRANSIT NODE
	PROPOSED REGIONAL TRANSIT NODE
	NODES AND CORRIDORS ² FOR FURTHER STUDY
	MAJOR TRANSPORTATION CORRIDOR ³
	PROPOSED MAJOR TRANSPORTATION CORRIDOR
	REGIONAL TRANSIT PRIORITY CORRIDOR
	MOBILITY LINK
	MAJOR ACTIVE TRANSPORTATION CONNECTIONS
	SCENIC CORRIDOR
	UTILITY CORRIDOR
	PROVINCIAL PRIORITY TRANSIT CORRIDOR
	MAJOR TRANSIT STATION
	HERITAGE CONSERVATION DISTRICTS/ ⁴ CULTURAL HERITAGE LANDSCAPES

Attachment 2



Town of Oakville
 North Oakville East of Sixteen
 Mile Creek Secondary Plan

FIGURE NOE 1
 Community Structure

February 2008

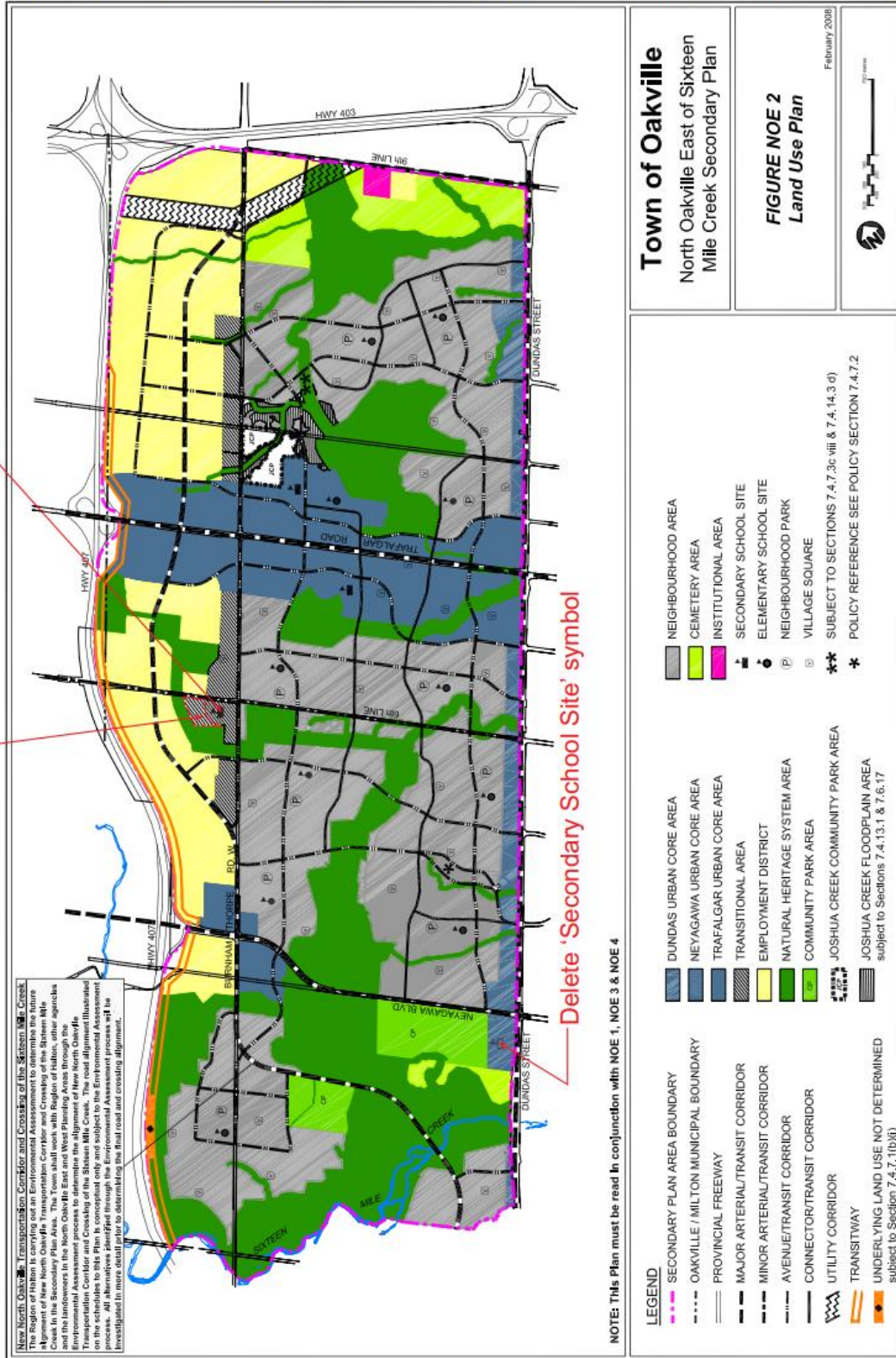


New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek
 The Town of Oakville is currently reviewing the proposed alignment of the new North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek in the Secondary Plan Area. The Town shall work with Region of Halton, other agencies and the landowners in the North Oakville East and West Planning Areas through the Environmental Assessment process to determine the final alignment and crossing alignment. The final alignment is shown on the schedule to this Plan is conceptual only and subject to the Environmental Assessment process. All alternatives identified through the Environmental Assessment process will be investigated in more detail in order to determine the final alignment and crossing alignment.

ATTACHMENT 2 -- Amendment to Figure NOE 2 - Land Use Plan of the North Oakville Secondary Plan

Delete 'Employment District' designation and replace with 'Transitional Area' designation

Add 'Secondary School Site' symbol



Delete 'Secondary School Site' symbol

Town of Oakville
North Oakville East of Sixteen
Mile Creek Secondary Plan

FIGURE NOE 2
Land Use Plan

February 2008



Delete Employment Area and Transitional Area colour, SWM symbol, and road; replace with Secondary School Site colour and notation

Delete Transitional Area colour and replace with SWM colour

Delete Secondary School symbol

