

Appendix B
Applicant's Draft OPA

Official Plan Amendment Number XX
to the Town of Oakville Livable Oakville Official Plan

Constitutional Statement

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

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to incorporate specific amendments to the Livable Oakville Official Plan to facilitate the development of the Subject Lands with a development consisting of a 71-unit residential apartment building.

B. Location

The subject lands are located at the northwest corner of the future Saw Whet Road extension and Bronte Road.

C. Basis

The proposal conforms to and promotes the policies of the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan and the policies of the Town of Oakville Livable Oakville Official Plan. An amendment to the Region of Halton Official Plan is not required to implement the proposed development.

The proposed redevelopment conforms to the Urban Structure policies of the Livable Oakville Plan which do not preclude intensification opportunities such as infill and redevelopment outside of the identified Growth Areas. The integrity of the Town's vision and intent of achieving the desired Urban Structure is therefore maintained and is not undermined by the proposed redevelopment.

An increase in the maximum number of residential dwelling units on the Subject Lands will allow for a more efficient and compact urban form to be achieved as encouraged by the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Official Plan.

Additional residential density is supportable in this location given the former commercial land use has ceased and the proposed development has demonstrated compatibility with the built form in the surrounding neighbourhood.

Part 2 – The Amendment

A. Text Change

The amendment includes the changes to the text of the Livable Oakville Plan listed in the following table. Text that is underlined indicates new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("strikethrough") is to be deleted from the Plan.

Item No.	Section	Description of Amendment
1.	27.4 West Exceptions – Schedule H	<p>Add the following site specific policies to the exceptions section as a new exception number XXX:</p> <p>On the lands designated Medium Density Residential on the north west corner of Bronte Road and future Saw Whet Drive westerly extension, a maximum of 71 residential apartment dwelling units is permitted.</p>