

## APPENDIX C – APPLICANT’S DRAFT OFFICIAL PLAN AMENDMENT



### THE CORPORATION OF THE TOWN OF OAKVILLE

#### BY-LAW NUMBER 2022-XXX

Official Plan Amendment XX

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

50 Speers Road,  
Town of Oakville,  
Regional Municipality of Halton;  
File XXXX

WHEREAS the Livable Oakville Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, 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 modification to text and schedules pertaining to the lands known as 50 Speers Road.

#### COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number XX to the Livable Oakville 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 XX to the Livable

Oakville Official Plan.

PASSED this \_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**Official Plan Amendment Number XX  
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 XX to the Livable Oakville Plan.

**Part 1 – Preamble**

**1. Purpose and Effect**

The purpose of this Official Plan Amendment is to increase the maximum residential density permitted in the high density residential designation for the subject lands to permit the development of a 27-storey residential apartment building.

**2. Location**

The lands subject to this amendment are municipally known as 50 Speers Road. The lands are located on the south side of Speers Road, east of Kerr Street. The site is approximately 4,180 square metres in size with a frontage of approximately 36 metres along Speers Road. The lands are shown on Schedule A attached hereto.

**3. Basis**

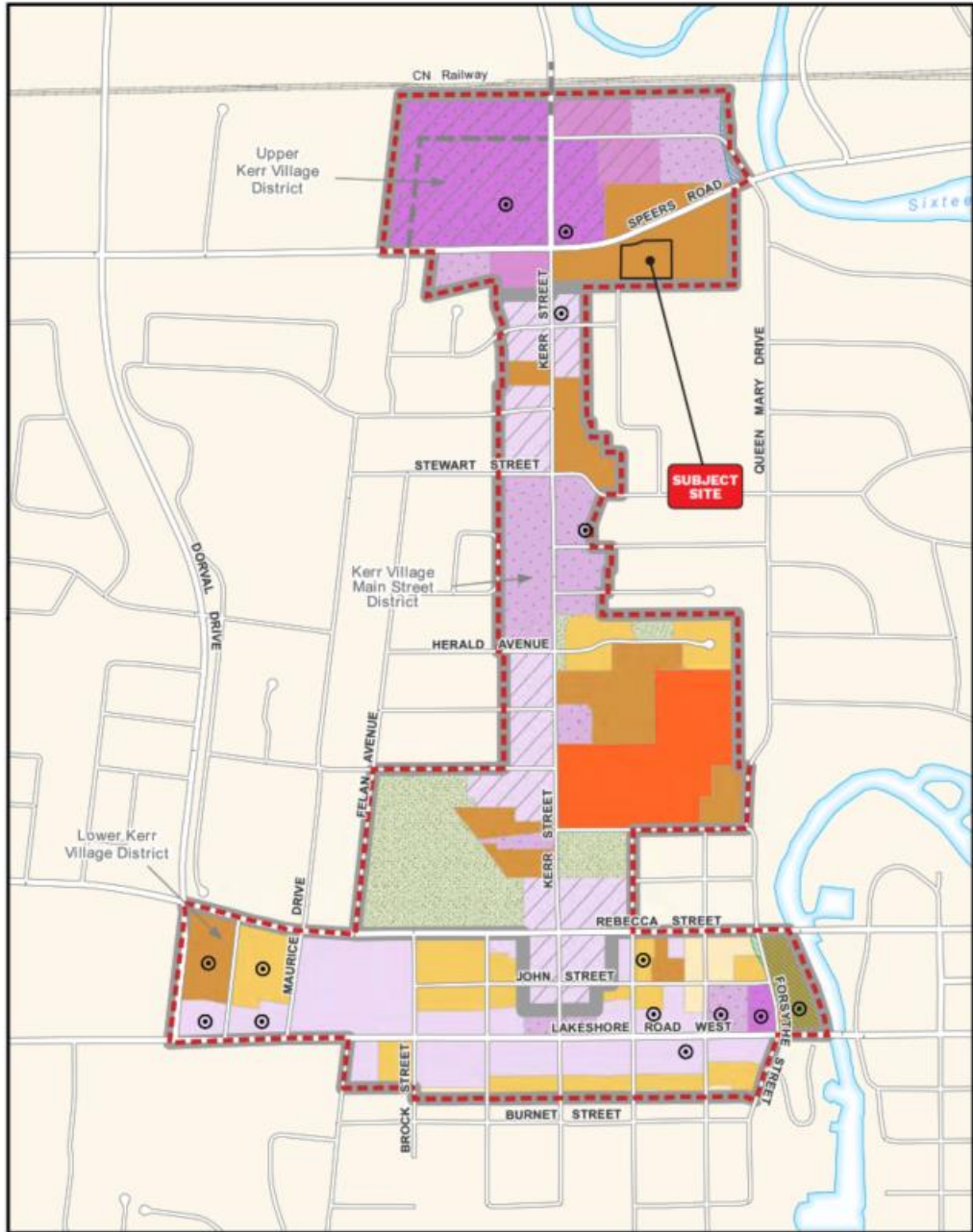
- The subject lands are designated "High Density Residential" in accordance with 'Schedule O1'.
- The increase in maximum permitted density will support the Town's objectives for intensification within the Town's built boundary and in areas that are well served by existing and planned public transit.
- The proposal provides a pedestrian-oriented development with excellent access to public transit and within a designated growth area. The proposal enhances the local community by providing a net increase in rental housing stock and an improved mid-block pedestrian connection.
- The proposal is consistent with the policies of the Provincial Policy Statement and conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and the Region of Halton Official Plan, and generally conforms with the policies of the Liveable Oakville Official Plan.
- The proposed amendment and implementing zoning would have the effect of supporting the planning and urban design objectives of the Region of Halton Official Plan and Liveable Oakville Official Plan, particularly in relation to intensification within growth areas and in proximity to rapid transit.

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**Part 2 – The Amendment**

The Livable Oakville Plan is amended by adding a new Section 23.7.X to Section 23.7 Kerr Village Exceptions – Schedule O1 of the Liveable Oakville Plan.

Item No.	Section	Description of Change
1.	23.7.X Kerr Village Exceptions – Schedule O1	On the lands known municipally in the year 2022 as 50 Speers Road, a 27-storey residential apartment building is permitted with a maximum density of 755 units per net <i>site hectare</i> .



**SCHEDULE O1  
KERR VILLAGE  
LAND USE**



- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CENTRE
- URBAN CORE
- INSTITUTIONAL
- PARKS AND OPEN SPACE
- GREENBELT - URBAN RIVER VALLEY
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS
- RAILWAY
- Ⓞ Refer to Part E, Kerr Village, for Growth Area Policies
- Ⓞ Refer to Part E, Kerr Village, for Village Exceptions



1: 6,000  
August 31, 2021

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