Appendix "C":
Applicant's Draft Official Plan Amendment

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 Official Plan Amendment Number XX to the Livable Oakville Plan.

Part 1 - Preamble

A. Subject Lands

The Subject Lands are located on the south side of Lakeshore Road West, east of Jones Street and west of Nelson Street. The land is legally described as Part of Lots 27 to 30, Plan M8, and municipally known as 2370 Lakeshore Road West.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Schedule P1, Bronte Village Use to re-designate the Subject Lands from *Main Street 1* and *Lands Eligible for Bonusing* to *Main Street 1 – Exception XX*.

The effect of the proposed Official Plan Amendment would remove the defunct bonusing provision established by Policy 24.8.2, and to permit a maximum height of six storeys, whereas Policy 12.2.2 permits a maximum height of four storeys.

C. Background and Basis

- The proposal seeks to re-designate a the Subject Lands from *Main Street 1* and *Lands Eligible for Bonusing* to *Main Street 1 – Exception XX*.
- The proposed development is a component to the creation of complete communities.
- The site is located directly on Lakeshore Road West, within an area designated "Nodes and Corridors" by the Official Plan.
- The site is well served by existing services, amenities, transportation and infrastructure.

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<u>Part 2 – The Amendment</u>

A. Map Change

This Official Plan Amendment reflects modifications to Schedule P1 of Livable Oakville Plan as shown below.

B. Text Changes

Livable Oakville is hereby amended by adding a new exception as follows:

27.XX. Bronte Village Exceptions – Schedule P1

On the lands designated Main Street 1 on the south side of Lakeshore Road West, a maximum height of six storeys shall be permitted.

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SCHEDULE P1
BRONTE VILLAGE
LAND USE

LEGEND:
- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CORE
- NATURAL AREA
- PARKS AND OPEN SPACE
- WATERFRONT OPEN SPACE
- GREENBELT - URBAN RIVER VALLEY
- PARKWAY BELT - OVERLAY
- LANDS ELIGBLE FOR BONUSING
- DISTRICT BOUNDARIES

Refer to Part E, Bronte Village, for Growth Area Policies
⊙ Refer to Part E, Bronte Village Exceptions

NTS

August 31, 2021

OPA No. X
Proposed

SUBJECT LANDS

Bronte Village Main Street District

Map labels: SOVEREIGN STR, LAKESHORE RD W, BRONTE ROAD, NELSON STREET, ONTARIO STREET