

Appendix C to Staff Report

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 Land

The Subject Lands are located on the west side of Sixth Line, north of the Queen Elizabeth Way ("QEW"). The land is legally described as Part of Lot 16, Concession 2 Trafalgar, and municipally known as 1020, 1024, 1028, 1032 and 1042 Sixth Line.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Schedule I, Central Land Use to re-designate the Subject Lands from *Low Density Residential* and *Natural Area* to *Medium Density Residential*, to modify the limits of the *Natural Area* designation and to permit an exemption from the Special Policy Area.

The effect of the proposed Official Plan Amendment would enable Council to permit the development of a residential development.

C. Background and Basis

- The proposed development seeks to modify the *Natural Area* designation limit to encompass lands occupied by Sixteen Mile Creek and an associated buffer.
- The proposal seeks to re-designate a portion of the Subject Lands from *Low Density Residential* to *Medium Density Residential*.
- The proposal seeks to implement a site-specific exemption to the Residential Low Density Special Area Policy.
- The proposed development is a component to the creation of complete communities.
- The site is located directly on Sixth Line, a Minor Arterial.
- The site is well served by existing services, amenities, transportation and transit systems and infrastructure.

Part 2 – The Amendment

A. Map Change

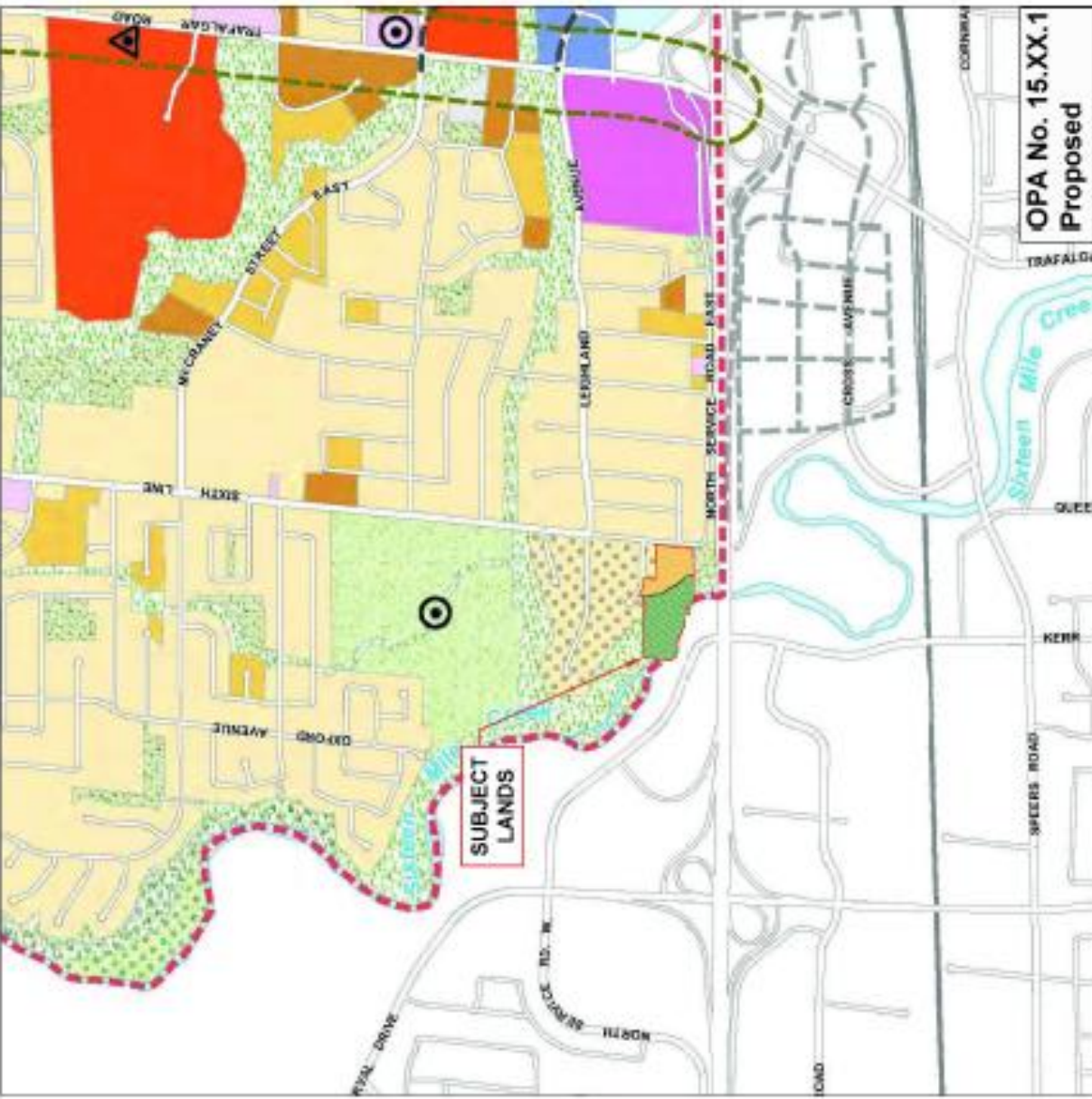
This Official Plan Amendment reflects modifications to Schedule I of Livable Oakville Plan as shown below.

B. Text Changes

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

27.4.XX. Central Exceptions – Schedule I

On the lands designated Medium Density Residential on the west side of Sixth Line, a maximum density of 47 units per site hectare shall be permitted.



**OPA No. 15.XX.1
Proposed**

SCHEDULE I CENTRAL LAND USE

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- FUTURE ROADS

* Refer to Part D, Growth Area Policies
 Refer to Part D, Landscape
 Refer to Part D, Strategic Road Corridor

1:22,500
 August 31, 2021
 LUMBERMEN ASSOCIATES AND CONSULTANTS INC.