

DRAFT OFFICIAL PLAN AMENDMENT

BY-LAW NUMBER 2023-XXX

Official Plan Amendment XX

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

42 Lakeshore Road West,
Town of Oakville,
Regional Municipality of Halton
File XXX

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 42 Lakeshore Road West located between Forsyth Street and Wilson Street.

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
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 _____, 2023

MAYOR

CLERK

Constitutional Statement

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

Part 1 - Preamble A. Purpose

The purpose of this amendment is to allow site-specific modifications to the Livable Oakville Plan to facilitate the development of a 10-storey, 152 unit apartment building at 42 Lakeshore Road West. The Official Plan amendment will:

- Change the text of Policy 23.7.9 of the Livable Oakville Official Plan to permit a 10-storey building.

B. Location

The Subject Lands are located at 42 Lakeshore Road West and are legally defined as Lots 10, 12 & 13, Block 68, Plan 1 As Part 1 On 20R22219. The Subject Lands are surrounded by Commercial Uses to the West, Lakeshore Road West to the North, Residential uses to the south, and Commercial and Residential uses to the east.

C. Background

- On October 25, 2022 the Ontario Government introduced Bill 23, the More Homes Built Faster Act 2022, that proposes extensive changes to the planning and land development system in Ontario. The province's goal for the Bill is to facilitate the construction of 1.5 million new homes, of which 33,000 homes are targeted in Oakville by 2031.
- The subject lands are located within a Strategic Growth Area and are within a transition area to support transit-supportive development.

D. Basis

- The Subject Lands are identified for intensification through the Provincial Growth Plan, being within a Strategic Growth Area.
- The Official Plan Amendment will include a site specific exception to the maximum permitted height to permit a 10 storey building on the Subject Lands.
- The proposed increase in height and density will support the intensification of the site as encouraged through the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Official Plan.

Part 2: The Amendment

The Livable Oakville Official Plan is amended as follows:

Item No.	Section	Description of Change
1	Section 23.7.9 Kerr Village Exceptions – Schedule O1	23.7.9: On the lands designated Main Street 1 at the southwest corner of Lakeshore Road West and Chisholm Street, a maximum building height of ten storeys may be permitted