

APPENDIX C – APPLICANT’S DRAFT OFFICIAL PLAN AMENDMENTS

LIVABLE OAKVILLE PLAN

2011A-TOOP2009-OPATEXT-1

Official Plan Amendment Number _____

To the Town of Oakville Livable Oakville Plan

Constitutional Statement

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

Part 1 - Preamble

A. Subject Lands

The subject land is located in the northeast quadrant of Sixth Line and Loyalist Trail. The land is legally described as Part Block 154 Plan 20M-1221, Parts 2, 3, and 6 Plan 20R-21707.

B. Location

The purpose of the Official Plan Amendment is to modify Schedule A1, Urban Structure for a portion of the subject land from Employment Area to Residential Areas; consistent with Regional Official Plan Amendment 48 (ROPA 48).

The effect of the proposed Official Plan Amendment would enable Council to permit the development of stacked townhouse dwellings.

C. Background and Basis

- As part of Halton Region’s Municipal Comprehensive Review (MCR) process, Regional Official Plan Amendment #48 (ROPA 48) re-designated the subject land from Employment Area to Urban Area.
- Residential uses are not in the Employment District designation within the North Oakville East Secondary Plan whereas the Transitional Area permits residential uses including stacked townhouse dwellings.
- The proposed stacked townhouse dwellings would assist the Town of Oakville in accommodating population growth and contribute to the range of available housing options.
- The site is not ideally suited for employment uses due to its size and is not ideally suited for commercial type uses due to the lack of corner lot exposure.

Part 2 – The Amendment

A. Map Change

2011A-TOOP2009-OPATEXT-1

This Official Plan Amendment reflects modifications to Schedule A1 of the Livable Oakville Plan as shown below.

NORTH OAKVILLE EAST SECONDARY PLAN

2011A-NOESP-OPATEXT-1

Official Plan Amendment Number _____

To the Town of Oakville

North Oakville East Secondary Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number ____ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area for the Town of Oakville.

Part 1 - Preamble

A. Subject Lands

The subject land is located in the northeast quadrant of Sixth Line and Loyalist Trail. The land is legally described as Part Block 154 Plan 20M-1221, Parts 2, 3 and 6 Plan 20R-21707.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Schedule NOE1 (Community Structure) and Schedule NOE2 (Land Use) to:

- Schedule NOE1, Community Structure
- Remove the *Employment District* designation from the subject land
- Schedule NOE2, Land Use Plan;
- Re-designate the subject lands from *Employment District* to *Transitional Area* consistent with the Regional Official Plan Amendment #48.

The effect of this amendment is to permit the development of stacked townhouses.

C. Basis

The Official Plan Amendment is based on the following:

- As part of Halton Region's Municipal Comprehensive Review process, Regional Official Plan Amendment #48 (ROPA 48) re-designated the site from *Employment Area* to *Urban Area*.
- Residential uses are not permitted within the *Employment District*.
- Residential uses such as stacked townhouses are a permitted use in the *Transitional Area* designation.

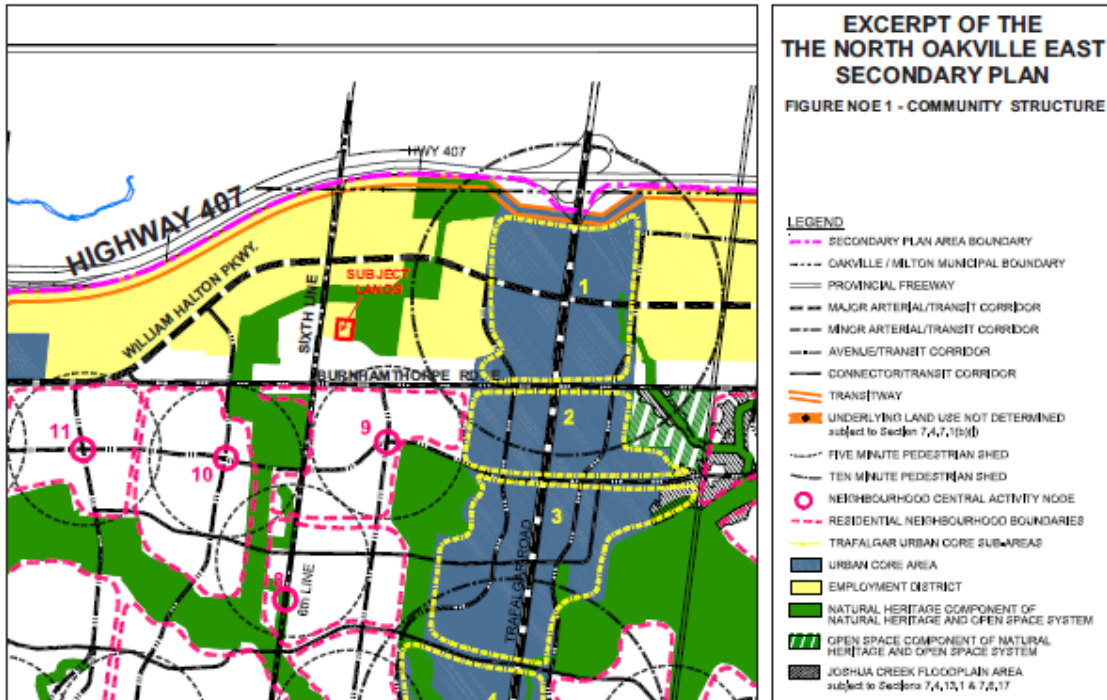
- The proposed stacked townhouse dwellings would assist the Town of Oakville in accommodating population growth and contribute to the range of available housing options.
- The site will be separated from existing single detached and townhouse residential uses by a 20 metre wide road right of way.
- The site will be separated from the northerly employment lands by the Natural Heritage System (NHS) owned by the Town of Oakville as well as the Moore Reservoir owned by the Region of Halton
- The site will be further separated from the westerly employment lands by the Natural Heritage System (NHS). The NHS will be owned by the Town of Oakville.
- The site is in proximity to proposed transportation and transit system and existing infrastructure.
- The site is not ideally suited for employment uses due to its size and is not ideally suited for retail and service commercial type uses due to the lack of intersection exposure.
- The proposal is considered an appropriate development for this site.

Part 2 – The Amendment

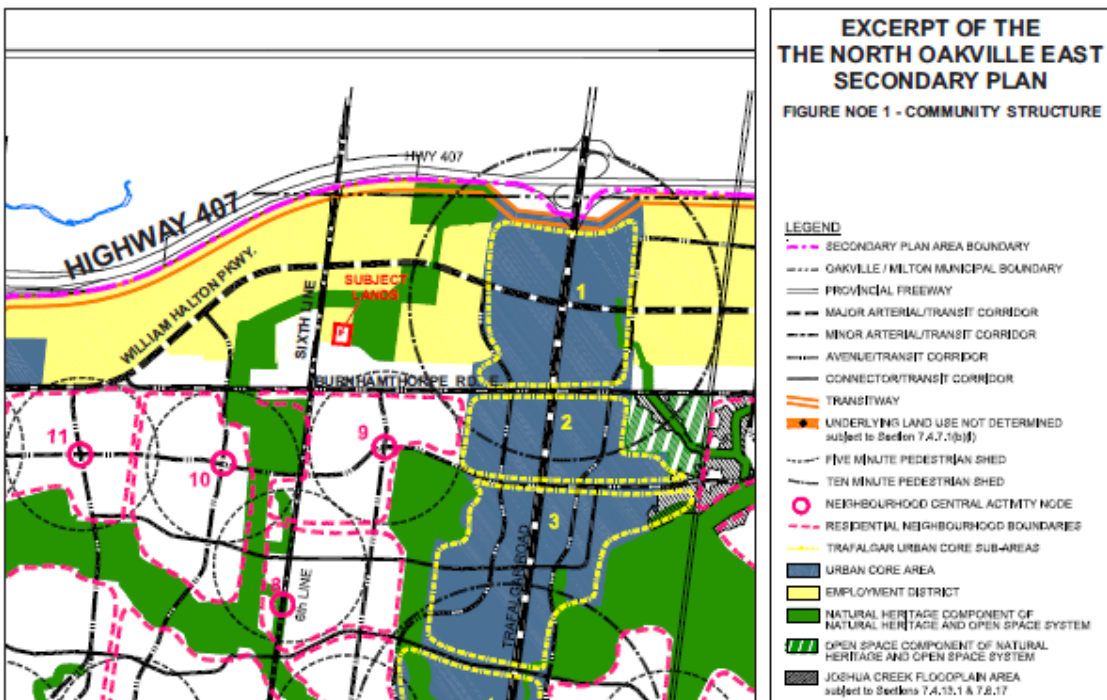
A. Map Change

This Official Plan Amendment includes the modifications to the following schedules to the North Oakville East Secondary Plan as shown below.

NOE 1 - COMMUNITY STRUCTURE

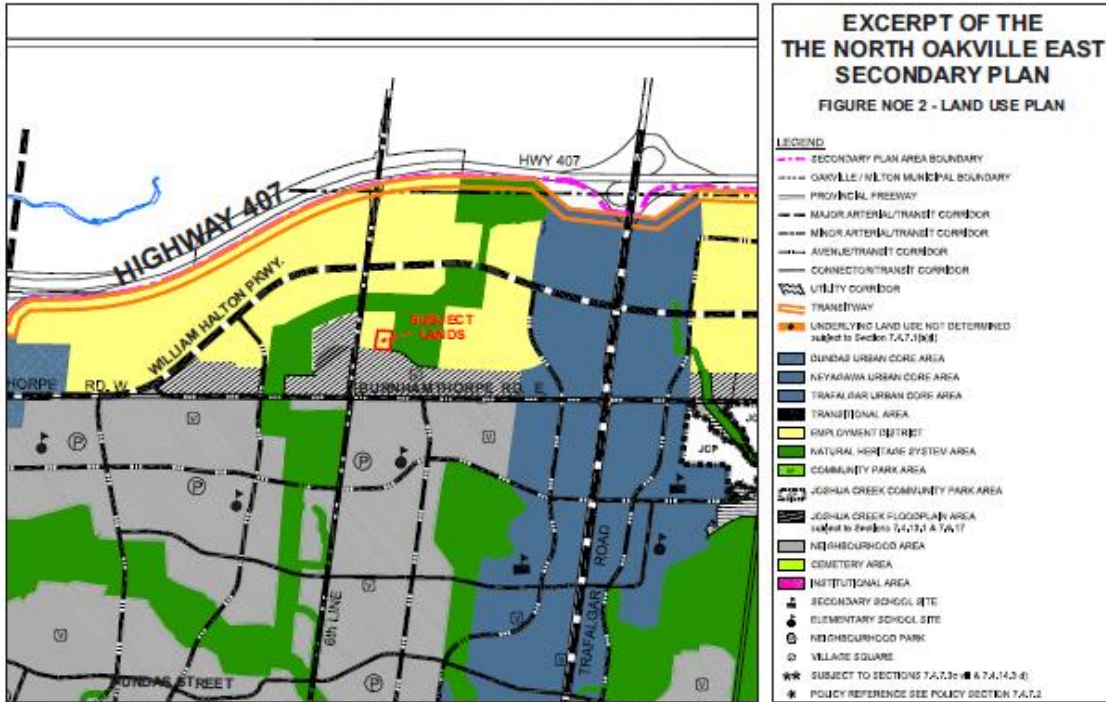


OPA No. __ - EXISTING COMMUNITY STRUCTURE DESIGNATION

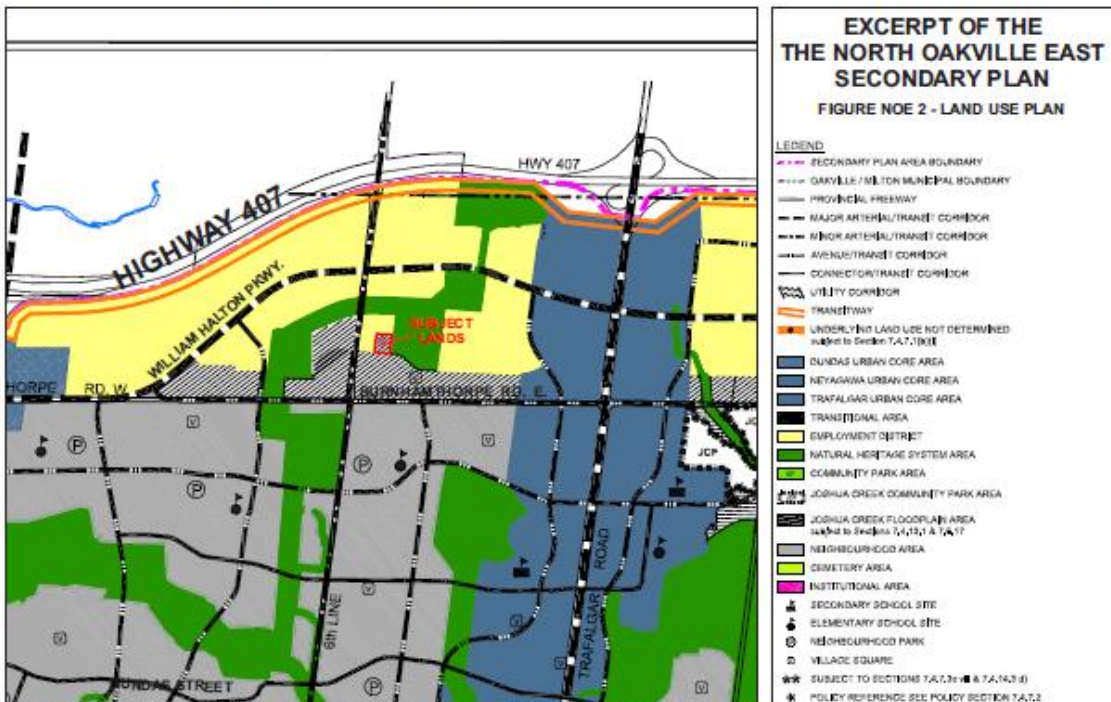


OPA No. __ - PROPOSED COMMUNITY STRUCTURE DESIGNATION

NOE 2 - LAND USE PLAN



OPA No. ___ - EXISTING LAND USE DESIGNATION



OPA No. ___ - PROPOSED LAND USE DESIGNATION