



APPENDIX A

THE CORPORATION OF THE TOWN OF OAKVILLE

DRAFT 2020-11-02

BY-LAW NUMBER 2021-___

Official Plan Amendment ___

A by-law to repeal the 1984 Official Plan as it applies to the North Oakville West Secondary Plan (Hospital District) and adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number ___ (Hospital District, File 42.15.57)

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 repeal the 1984 Oakville Official Plan as it pertains to the North Oakville West Secondary Plan Area, for the area known as the Hospital District, and amend the Livable Oakville Official Plan to implement recommendations of the Hospital District Study;

COUNCIL ENACTS AS FOLLOWS:

1. For the purposes of this by-law:
 - a. “1984 Oakville Official Plan” means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended.
 - b. “North Oakville West Secondary Plan” means OPA 289 to the 1984 Oakville Official Plan, which was adopted by Council on May 25, 2009, and approved by the Ontario Municipal Board (now the Local Planning Appeal Tribunal) on November 21, 2009 subject to outstanding site-specific appeals in LPAT file #PL090614, and as subsequently amended.
 - c. “Livable Oakville Official Plan” and “Livable Oakville Plan” mean the Official Plan for the Oakville Planning Area that currently applies to the lands south of Dundas Street and the lands north of Highway 407, and was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011, and as subsequently amended.

- d. "OPA 15" means Official Plan Amendment 15, Urban Structure, as adopted by Council on September 27, 2017 and modified by the Region of Halton, which remains subject to appeal to the Local Planning Appeal Tribunal in LPAT file # PL180580 and has not come into force.
2. The 1984 Oakville Official Plan is hereby repealed as it affects the lands identified in **Appendix "A"** to this by-law.
3. The Livable Oakville Official Plan is hereby adopted as the Official Plan for the lands within the Town of Oakville identified in **Appendix "A"** to this by-law.
4. Official Plan Amendment Number xx to the Livable Oakville Official Plan, attached as **Appendix "B"** to this by-law, is hereby adopted.
5. Notwithstanding Section 2 of this by-law, the 1984 Oakville Official Plan shall remain in force, in whole or in part, in respect of any lands identified in **Appendix "A"** for which the approval of this Official Plan Amendment has not been granted until such time as the Official Plan Amendment receives approval under Section 17 of the *Planning Act* in respect of such lands.
6. 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.
7. Notwithstanding Sections 4 and 6 of this By-law, amendments to the Livable Oakville Plan described in Part 2, Section C, of this amendment shall not come into force until and unless OPA 15 receives approval under Section 17 of the *Planning Act*.
8. The Regional Municipality of Halton, being the Approval Authority, having declared 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 Official Plan Amendment Number xx

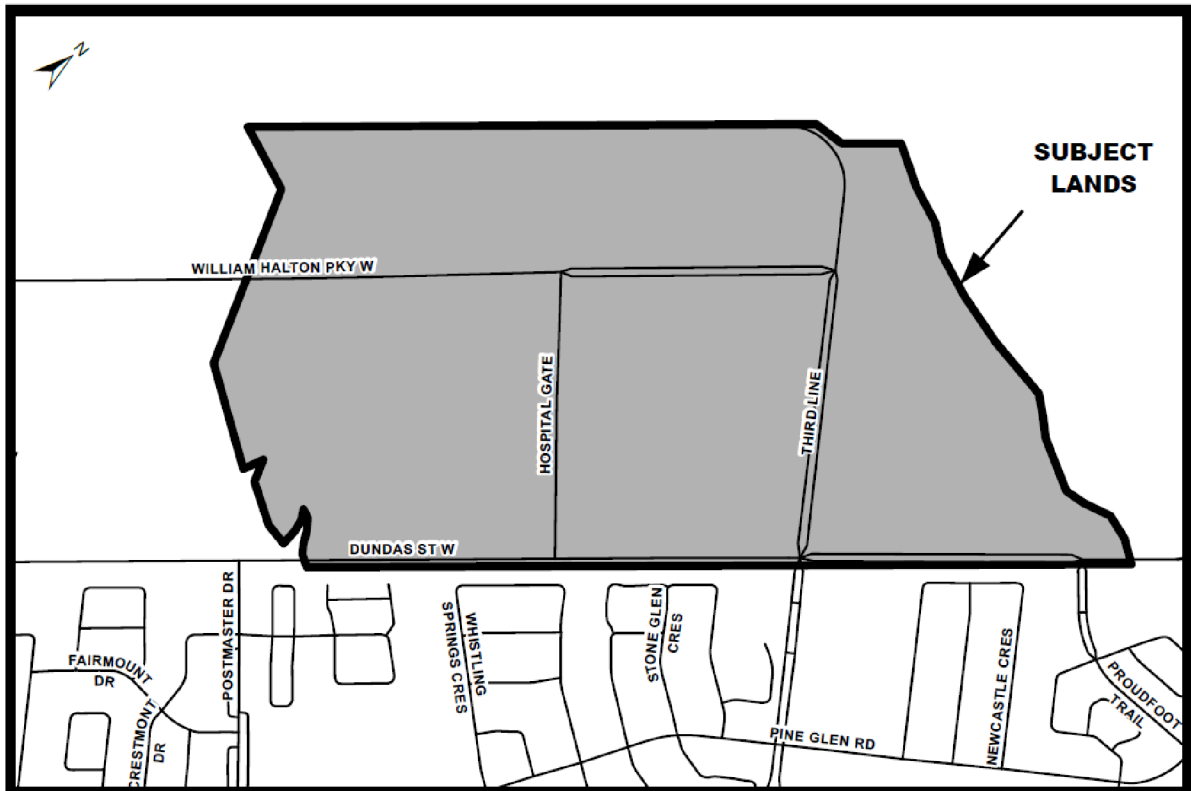
PASSED this ___ day of _____, 2021

MAYOR

CLERK

DRAFT

APPENDIX "A" to By-law 2021-###
Lands subject to amendments to 1984 Oakville Official Plan and
the Livable Oakville Plan



APPENDIX “B” to By-law 2021-###
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 ___ to the Livable Oakville Plan.

Part 1 – Preamble

A. Subject Lands

The proposed OPA related to the lands north of Dundas Street at Third Line, as identified in **Attachment 1** to this OPA.

B. Purpose and Effect

The purpose of the proposed amendment is to move the Hospital District from the 1984 Oakville Official Plan to the Livable Oakville Plan and incorporate policies for those lands that establish the Hospital District as a Growth Area.

The effect of the proposed amendment to the 1984 Oakville Official Plan is to repeal the plan and policies as they apply to lands within the Hospital District.

The effect of the proposed amendment to the Livable Oakville Plan will be to:

- update schedules to include the Hospital District as a growth area as part of the Livable Oakville Plan area
- introduce a land use schedule for the Hospital District, providing for a mix of uses including institutional, employment, residential and commercial, and future roads
- introduce a new “Schedule B1”, to reflect the natural features and hazard lands identified in the North Oakville West Secondary Plan within the Hospital District Growth Area boundary
- revise the plan’s introduction and general policies to recognize the lands added to the Livable Oakville Plan area
- introduce area-specific policies for the Hospital District Growth Area, including the goal, objectives and development concept, as well as functional, urban design, land use, exception and implementation policies, to enable redevelopment that is contextually appropriate

The proposed amendment will result in changes to the following parts of the Livable Oakville Plan:

- Section 1 (Introduction)
- Section 3 (Urban Structure)
- Section 4 (Managing Growth and Change)
- *NEW* Section 26 (Hospital District)
- Section 12.5 (Mixed Use)
- Schedule A1 – Urban Structure
- Schedule A1 – Urban Structure, OPA 15
- Schedule A2 – Built Boundary & Urban Growth Centre
- Schedule B – Natural Features & Hazard Lands
- *NEW* Schedule B1 – Natural Features & Hazard Lands
- Schedule C – Transportation Plan
- Schedule E – Land Use Schedule Boundaries
- Schedule K – North West Land Use
- *NEW* Schedule R – Hospital District
- Appendix 2 – Site Specific Appeals: Livable Oakville
- Appendix 3 – Site Specific Appeals: OPA 4

C. Background and Basis

- The town's Official Plan Review was launched at a Special Public Meeting on May 15, 2015. At that time, the staff report stated, "The intent of the Official Plan Review is to consolidate and harmonize the town's official plan documents under the Livable Oakville Plan and to ensure conformity with current and updated provincial legislation, the Halton Region Official Plan and Regional Official Plan Amendment No. 38 (ROPA 38).

- As part of the ongoing Regional Official Plan Review, Halton Region is determining how to accommodate forecasted population and employment growth in the region to 2051. This work is being conducted through the Region's Integrated Growth Management Strategy (IGMS) project. The identification of Strategic Growth Areas is an important component of the Region's overall growth management strategy. The work being completed through the town's Official Plan Review provides detailed analysis of local priorities for accommodating future growth in support of Halton Region's Municipal Comprehensive Review (MCR).
- Policy Planning staff has been advancing the Official Plan Review work program (e.g., Urban Structure Review, Employment and Commercial Review, Main Street Growth Area Reviews, North Oakville Secondary Plans Review), while also responding to an evolving Provincial policy regime (e.g., 2017 Growth Plan, 2017 Greenbelt Plan, 2020 Growth Plan (Office Consolidation), Bill 108, Bill 197, 2020 Provincial Policy Statement).
- The North Oakville West Secondary Plan of the 1984 Official Plan, as amended, identified the lands north of Dundas Street at Third line as a Health Oriented Mixed Use Node.
- Council adopted Official Plan Amendments 15, 317 and 318 for a town-wide Urban Structure on September 27, 2017, which identifies the lands around the Oakville Trafalgar Hospital as a Node for Further Study.
- The proposed official plan amendment implements the findings of the Hospital District Study by moving the North Oakville West Secondary Plan area as it pertains to the Hospital District, from the 1984 Oakville Official Plan to the Livable Oakville Plan and incorporating policies for the Hospital District into the Livable Oakville Plan.
- Additional details are provided in the staff report entitled "Public Meeting Report – Town-initiated Official Plan Amendment – Hospital District (File No. 42.15.57)", which may be found on the Town of Oakville Planning and Development Council agenda for November 23, 2020. The report sets out:
 - relevant background information with respect to the 1984 Oakville Official Plan, the Livable Oakville Plan, and the town's Official Plan Review; and,
 - the basis for the proposed Official Plan Amendment, including Provincial policy updates, the Regional Official Plan Review (municipal comprehensive review), OPA 15 to the Livable Oakville Plan (Urban Structure), the North Oakville West Secondary Plans Review, and the Hospital District Study.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan listed in the following table and contained in **Attachment 2**. Text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan. **Attachment 2** contains the text of the new Section 26 in its entirety.

Item No.	Section	Description of Change
1.	1.1.a) INTRODUCTION Purpose	Revise the policy as follows: a) establishes the desired land use pattern for lands within the Town, south of Dundas Street, and north of Highway 407 <u>and within the Hospital District</u> , to 2031;
2.	3.2 URBAN STRUCTURE Mixed Use	Revise the policy as follows: Mixed Use The Mixed Use designations are to be primarily focused within the Growth Areas and in specified locations reflective of an area’s planned function. The six <u>seven</u> Growth Areas provide for a concentration of mixed use, higher density, <i>development</i> : Midtown Oakville (<i>urban growth centre</i>), Uptown Core, Palermo Village, Downtown Oakville, Bronte Village, and Kerr Village, <u>and Hospital District</u> . Policies for all six <u>seven</u> of the Growth Areas are found in Part E.
3.	4 MANAGING GROWTH AND CHANGE	Revise the policy as follows: Within the existing built boundary shown on Schedule A2, <u>G</u> rowth is to occur primarily within the defined Growth Areas in Part E (Midtown Oakville, the Uptown Core, Palermo Village, Kerr Village, Bronte Village, and Downtown Oakville, <u>and Hospital District</u>). <i>Intensification</i> outside of the Growth Areas is to be provided in accordance with the policies as set out in this Plan.
4.	4.1 MANAGING GROWTH AND CHANGE Growth Areas	Revise the policy as follows: Midtown Oakville, the Uptown Core and Palermo Village are primary Growth Areas, which will accommodate the highest level of <i>intensification</i> , <u>and the Hospital District is a Growth Area within a greenfield area</u> . They are intended to be developed as mixed use centres with <i>transit-supportive development</i> focused around <i>major transit station areas</i> and along corridors. These areas

Item No.	Section	Description of Change
		have been the subject of detailed, comprehensive land use studies or secondary planning exercises which have resulted in objectives and policies to provide for <i>intensification</i> opportunities.
5.	4.5 MANAGING GROWTH AND CHANGE Greenfield Areas	Revise the policy as follows: Land areas south Dundas Street within the <i>settlement area</i> of the Town, but outside of the <i>built boundary</i> , represent greenfield areas and are shown on Schedule A2.
6.	12.5 MIXED USE Urban Core	Revise the policy as follows: Urban Core The Urban Core designation is envisioned to have a strong urban focus and incorporate retail and service commercial, office and residential uses. <i>Development</i> should be oriented to the street and shall contribute to a high quality pedestrian oriented and <i>transit-supportive</i> environment. Midtown Oakville, and the Uptown Core, and Hospital District are the primary locations for this designation.
7.	*NEW* 26 HOSPITAL DISTRICT	Insert a new policy section as section 26 Hospital District , as shown in Attachment 2 and renumber the remaining policies of the plan accordingly, including policy references.
8.	Miscellaneous	Replace any references to “Schedule B” throughout the Plan to “Schedule B1”.
9.	Miscellaneous	Adjust the policy numbering and policy references throughout the Livable Oakville Plan in accordance with the modifications above.
10.	Miscellaneous	Italicize all defined terms within any new text added to the Livable Oakville Plan through the modifications above.

B. Schedule Changes

The amendment includes the changes and additions to the schedules to the Livable Oakville Plan listed in the following table, and shown in Attachment 3.

Item No.	Schedule	Description of Change
11.	Schedule A1 Urban Structure	Amend Schedule A1 to reflect the Hospital District Growth Area boundary, as shown in Attachment 3.
12.	Schedule A1 (OPA 15)	Amend Schedule A1 to reflect the Hospital District Growth Area boundary,

Item No.	Schedule	Description of Change
	Urban Structure	as shown in Attachment 3.
13.	Schedule A2 Built Boundary & Urban Growth Centre	Amend Schedule A2 to reflect the Hospital District Growth Area boundary, as shown in Attachment 3.
14.	Schedule B Natural Features & Hazard Lands	Delete Schedule K in its entirety.
15.	NEW Schedule B1 Natural Features & Hazard Lands	Insert new Schedule B1 to reflect the natural features and hazard lands identified in the North Oakville West Secondary Plan within the Hospital District Growth Area boundary, as shown in Attachment 3.
16.	Schedule C Transportation Plan	Amend Schedule C to reflect the Hospital District Growth Area boundary as associated road network, as shown in Attachment 3.
17.	Schedule E Land Use Schedule Boundaries	Amend Schedule E to recognize the North West Schedule Area, as shown in Attachment 3.
18.	Schedule K North West Land Use	Revise Schedule K to incorporate the North Oakville West Land Use Area with the 407 North Land Use Area, rename the title to North West Land Use, and reflect the Hospital District Growth Area Boundary, as shown in Attachment 3.
19.	NEW Schedule R Hospital District Land Use	Insert new Schedule R to introduce the Land Use schedule for the Hospital District.
20.	Appendix 2 Site Specific Appeals: Livable Oakville	Amend Appendix 2 of the Livable Oakville Plan to reflect the Hospital District Growth Area boundary, as shown in Attachment 3.
21.	Appendix 3 Site Specific Appeals: OPA 4	Amend Appendix 3 of the Livable Oakville Plan to reflect the Hospital District Growth Area boundary, as shown in Attachment 3.

C. Changes to Livable Oakville Plan as amended by OPA 15, Urban Structure (not in force)

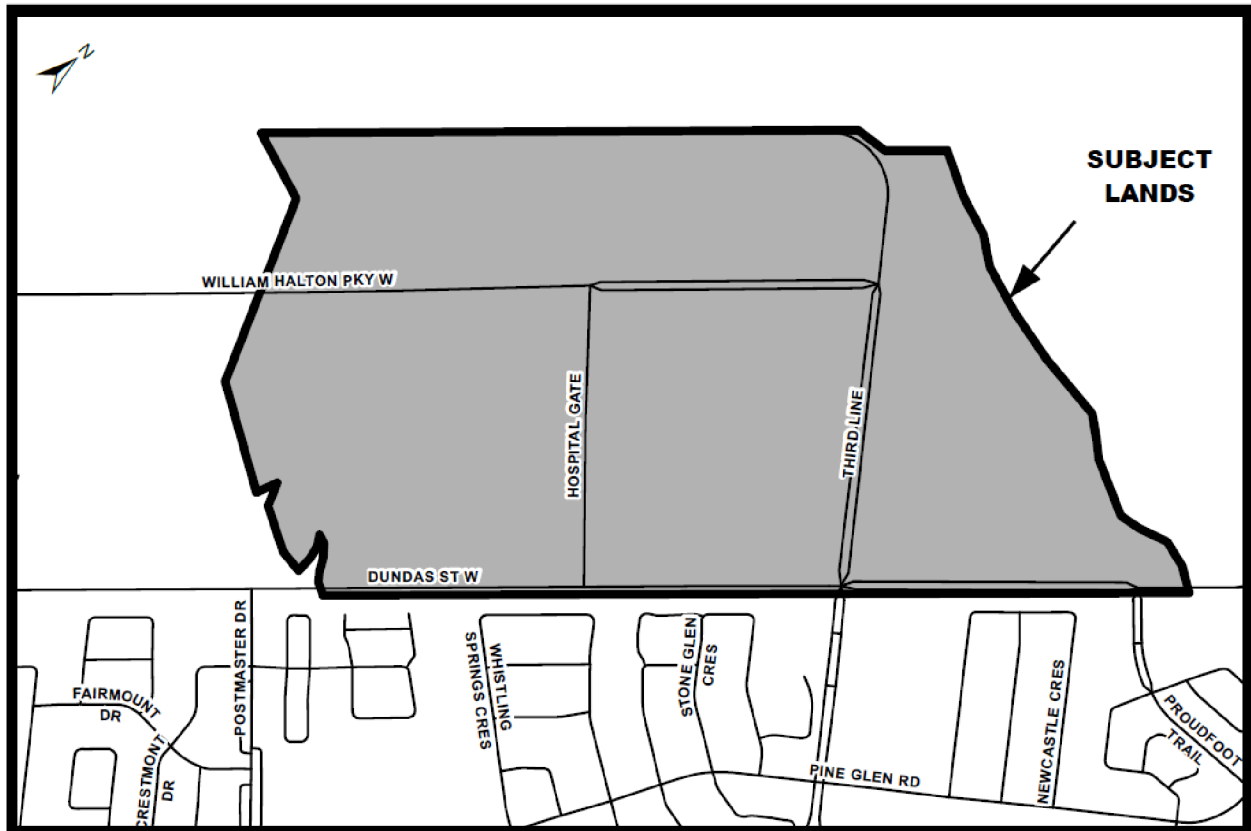
The following modification is proposed to amendments to the Livable Oakville Plan proposed through OPA 15, Urban Structure, to the Livable Oakville Plan, which was adopted by the Council of the Corporation of the Town of Oakville through By-law 2017-079 on September 27, 2017, and approved as modified by Halton Region on

April 26, 2018, but is currently subject to an outstanding appeal at the Local Planning Appeal Tribunal (LPAT) in file #PL180580 and is not in force or effect.

1. That subject to the approval of OPA 15 under section 17 of the *Planning Act*, Schedule A1, Urban Structure, as amended by OPA 15, Urban Structure, to the Livable Oakville Plan be modified as provided in **Attachment 4** to this Official Plan Amendment.

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ATTACHMENT 1 to OPA __ – Subject Lands



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ATTACHMENT 2 to OPA __ - Hospital District Growth Area Policies

26. HOSPITAL DISTRICT

The Hospital District, as shown on Schedule R, is intended to be a vibrant, compact, mixed-use, transit-oriented and pedestrian-friendly urban campus. It is anticipated to be a centre for health care innovation, with Oakville Trafalgar Memorial Hospital as the heart of the district.

The Hospital District shall function as an urban community with an emphasis on institutional and office *development*, with residential uses complementing the employment capacity of the district.

26.1 Goal

The Hospital District will be an employment focused, compact, mixed-use, *transit-supportive* urban community that provides for institutional, office, retail and service commercial uses in combination with high density residential uses in a mid-rise built form.

26.2 Objectives

As the Hospital District develops, the Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions.

26.2.1 Establish the Hospital District as a vibrant community in which to work and live by:

- a) ensuring the opportunity for a range and mix of employment and non-employment uses, including *affordable housing*;
- b) providing for high density, mid-rise built form with limited surface parking;
- c) requiring visual and physical connectivity through a grid-shaped street network, mid-block building connections, active transportation corridors and an enhanced public realm;
- d) ensuring connectivity to the adjacent community;
- e) providing a pedestrian-oriented street character; and,
- f) encouraging low impact development practices and sustainable building design.

26.2.2 Achieve a high quality level of urban design by:

- a) encouraging interesting and innovative design and built form; and

- b) providing attractive streetscapes through attention to the design of the public realm, built form, and the relationship between private *development* and public areas.

26.2.3 Provide for *transit-supportive*, accessible and sustainable development by:

- a) promoting high density forms of *development* by co-ordinating land use, transportation *infrastructure* and urban design;
- b) developing and configuring a transportation network that integrates alternative travel modes; and,
- c) providing a safe and convenient transportation system for pedestrians, cyclists, transit and vehicles.

26.3 Development Concept

The Hospital District is comprised of five land use districts as shown on Schedule R. The intent of these districts is to provide opportunities for the Hospital District to develop into a mixed use, pedestrian-oriented and *transit-supportive* urban community. The five districts are structured to provide an appropriate mix in terms of land use and built form between existing and future *development* within the Hospital District as follows:

26.3.1 Office-Focused District

The Office-Focused District is envisioned as a compact, mixed use office park with a focus on prestige office uses and opportunities for assisted living facilities. Attractive gathering spaces for employees and visitors will be incorporated into the design of new *development* and active at-grade uses are encouraged.

26.3.2 Transitional District

The Transitional District will develop as a mixed use area that provides the largest proportion of non-employment uses. The area shall have a focus on sustainable building design with an enhanced public realm that highlights the connection to adjacent natural heritage systems and parkland. Active at-grade uses are encouraged along William Halton Parkway, Hospital Gate, and Third Line.

26.3.3 Complementary District

The Complementary District will have a compact urban campus character with a focus on health-related research and development, technology and engineering. This area will complement the existing hospital with opportunities for civic uses and offices, in addition to commercial and residential uses.

26.3.4 Innovation District

The Innovation District is envisioned as the most urban of the districts and will have the largest proportion of employment uses. It will accommodate a diverse range of employment opportunities, including innovative business and office uses, technology incubators, pharmaceutical and biotechnology, post-secondary educational facilities, hotels and entertainment facilities, in addition to commercial and residential uses.

26.3.5 Institutional District

The Institutional District will be the anchor of the Hospital District, featuring a large-scale institutional and medical-focused character serving the needs of the town, Region and beyond.

26.4 Functional Policies

In addition to the policies in Parts C and D of this Plan, the following functional policies apply specifically to the Hospital District.

26.4.1 Transportation

- a) Development should occur on public roads. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, development through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.
- b) The location of the proposed roads are conceptual and may be subject to change as a result of detailed stormwater management and/or functional servicing studies to the satisfaction of the Town.
- c) Parking
 - i) Below grade parking and well-designed above-grade parking structures are preferred.
 - ii) Surface parking is discouraged. However, where surface parking is provided, it should be in the side or rear yard or in areas that can be appropriately screened, and the visual impact shall be mitigated by a combination of setbacks and significant landscaping.
 - iii) The provision of required parking may be shared among adjacent properties where deemed satisfactory to the Town.
- d) Pedestrian Connections

A well-defined pedestrian walkway system shall be required to link lots and blocks within the Hospital District. The system shall provide linkages between

buildings, adjacent sites, surrounding areas, public streets, particularly those with transit routes and the general pedestrian system in surrounding communities.

- e) Bicycle facilities are encouraged throughout the Hospital District with the appropriate signage and infrastructure such as bicycle racks and bicycle lockers.

26.4.3 Urban Design

- a) All development shall be designed in accordance with the design direction provided in the Livable by Design Manual.

26.4.4 Minimum Density

- a) A minimum planned density shall be established for the Hospital District through Provincial plan conformity coordinated with Halton Region.

26.4.5 Stormwater Management

- a) *Development* within the Hospital District shall be required to implement stormwater management techniques in accordance with the policies of this Plan, and to the satisfaction of the Town and Conservation Authority.
- b) Stormwater management shall not increase risk to downstream flood prone areas.
- c) Best management practices, including low impact *development*, shall be required.
- d) The stormwater management facility locations identified on Schedule R are conceptual and the final type, size and location of stormwater management facilities shall be determined through the *development* process.
- e) Stormwater management facilities shall be discouraged within 100 metres of Dundas Street West. However, if environmental impact reports and functional servicing studies have been sufficiently advanced and require a stormwater management facility within 100 metres of Dundas Street, it shall be demonstrated that the frontage of the facility on Dundas Street West has been minimized to the greatest extent feasible.

26.5 Land Use Policies

Land use designations for lands within the Hospital District are provided on Schedule R. In addition to the policies in Part C and D of this Plan, the following policies apply specifically to the Hospital District:

26.5.1 On the lands designated Urban Core within the Office-Focused District, non-employment uses are permitted, subject to the following:

- a) A minimum of 50% of the total gross floor area within the district shall be employment uses.

- b) The minimum employment threshold is required to be met prior to, or concurrently with, any non-employment *development* and shall be regulated through the Zoning By-law.

26.5.2 On the lands designated Urban Core within the Transitional District, non-employment uses are permitted, subject to the following:

- a) A minimum of 20% of the total gross floor area within the district shall be employment uses.
- b) The minimum employment threshold is required to be met prior to, or concurrently with, any non-employment *development* and shall be regulated through the Zoning By-law.

26.5.3 On the lands designated Urban Core within the Complementary District, non-employment uses are permitted, subject to the following:

- a) A minimum of 60% of the total gross floor area within the district shall be employment uses.
- b) The minimum employment threshold is required to be met prior to, or concurrently with, any non-employment *development* and shall be regulated through the Zoning By-law.

26.5.4 On the lands designated Urban Core within the Innovation District, non-employment uses are permitted, subject to the following:

- a) A minimum of 65% of the total gross floor area within the district shall be employment uses.
- b) The minimum employment threshold is required to be met prior to, or concurrently with, any non-employment *development* and shall be regulated through the Zoning By-law.

26.5.5 Long term care facilities are permitted in all land use designations within the Hospital District and are not subject to the minimum employment threshold policies.

26.6 Hospital District Exceptions – Schedule R

The following additional policies apply to certain lands on Schedule R, Hospital District Land Use.

26.6.1 The lands identified in Figure 26.6.1 are subject to the following additional policies:

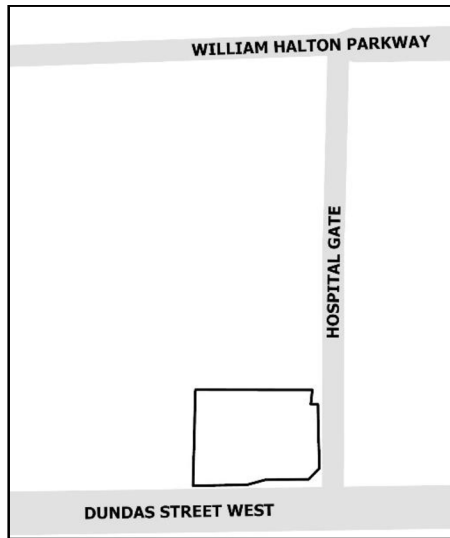


Figure 26.6.1

- a) A minimum height of 4 storeys shall be permitted

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26.6.2 The lands identified in Figure 26.6.2 are subject to the following additional policies:

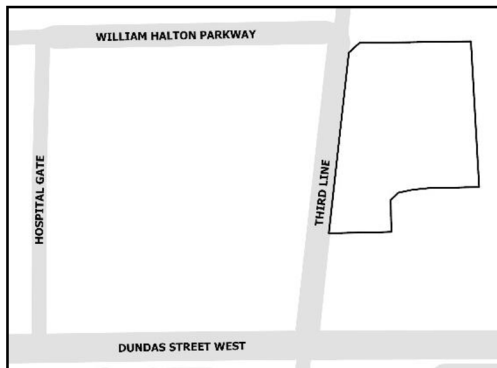


Figure 26.6.2

a) A maximum height of 15 storeys shall be permitted

26.7 Implementation Policies

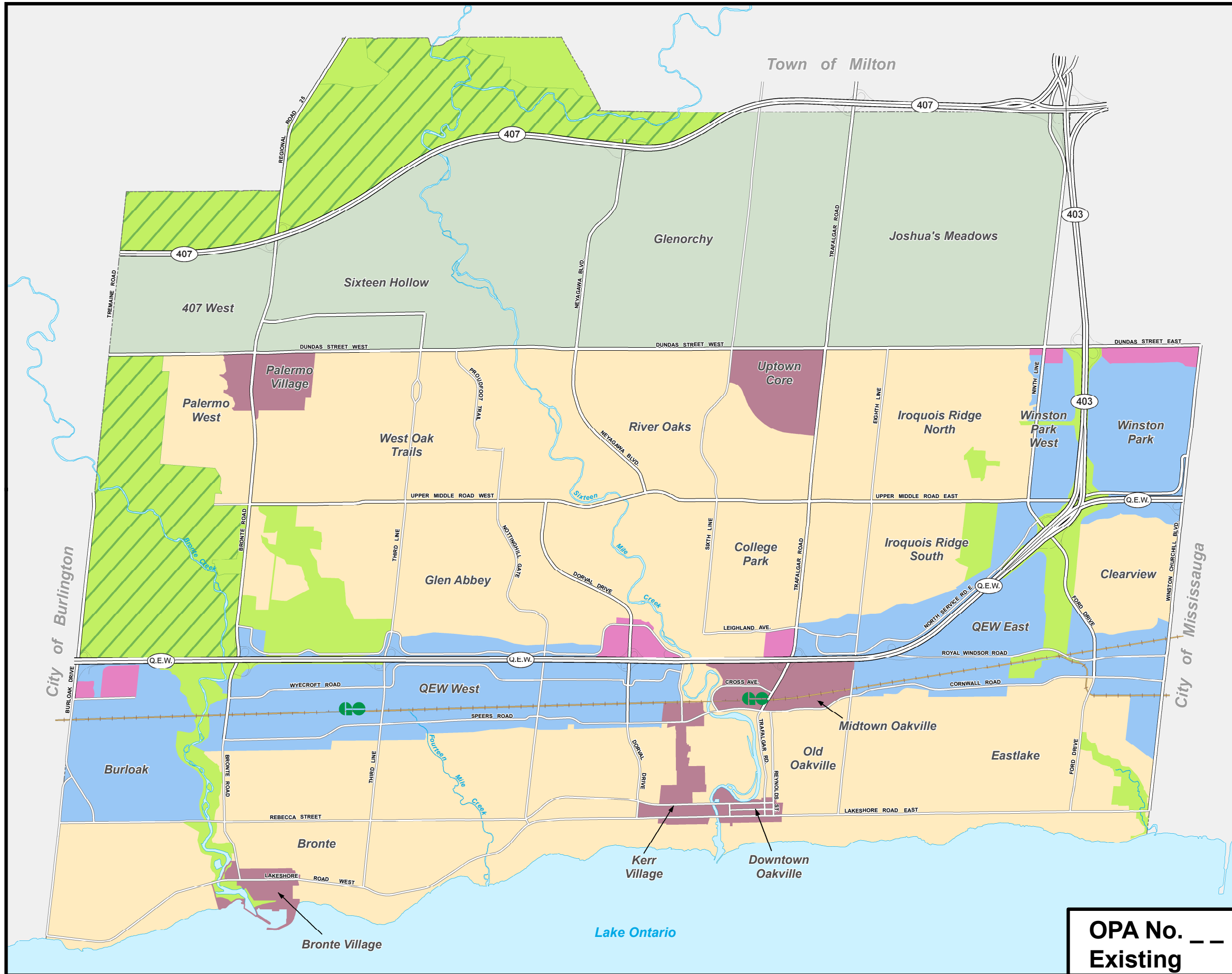
In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to the Hospital District.

26.7.1 Phasing/Transition

- a) *Development* in the Hospital District will occur gradually over the long-term and be co-ordinated with the provision of *infrastructure*, including:
- i) transit (conventional and rapid transit);
 - ii) road network capacity;
 - iii) pedestrian and cycling facilities;
 - iv) water and waste water services;
 - v) stormwater management facilities;
 - vi) streetscape improvements; and,
 - vii) *utilities*.
- b) Where a *development* is proposed to proceed in phases, an area design plan shall be required from the applicant. It shall demonstrate how the initial phases of *development* shall not preclude the achievement of compact, pedestrian-oriented and *transit-supportive* land uses.

ATTACHMENT 3 to OPA __ – Schedule Changes

SCHEDULE A1 URBAN STRUCTURE



OPA No. --
Existing

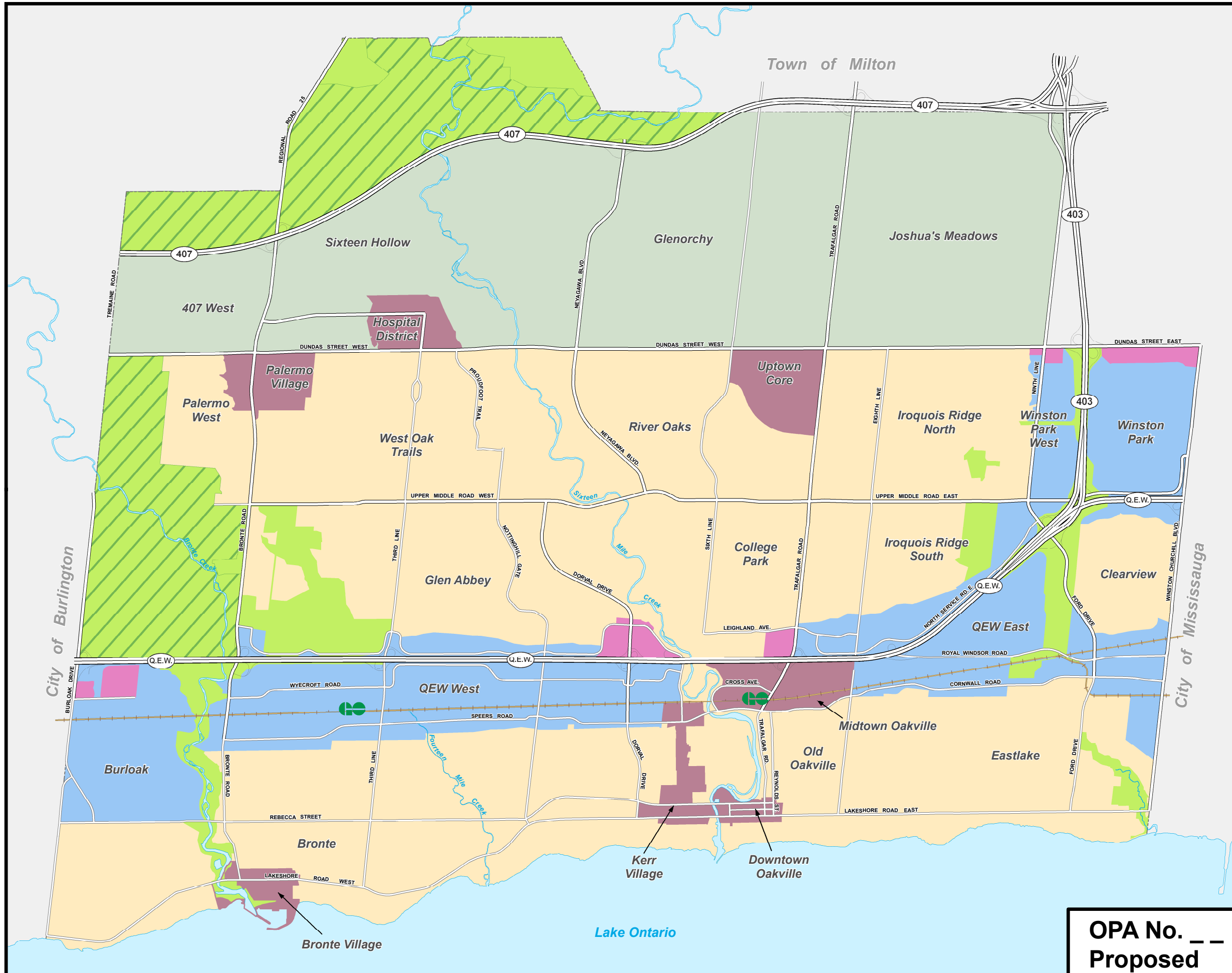
- RESIDENTIAL AREAS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- MAJOR TRANSIT STATION

NOTE: This Schedule does not represent land use designations

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July 27, 2020

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SCHEDULE A1 URBAN STRUCTURE



**OPA No. --
Proposed**

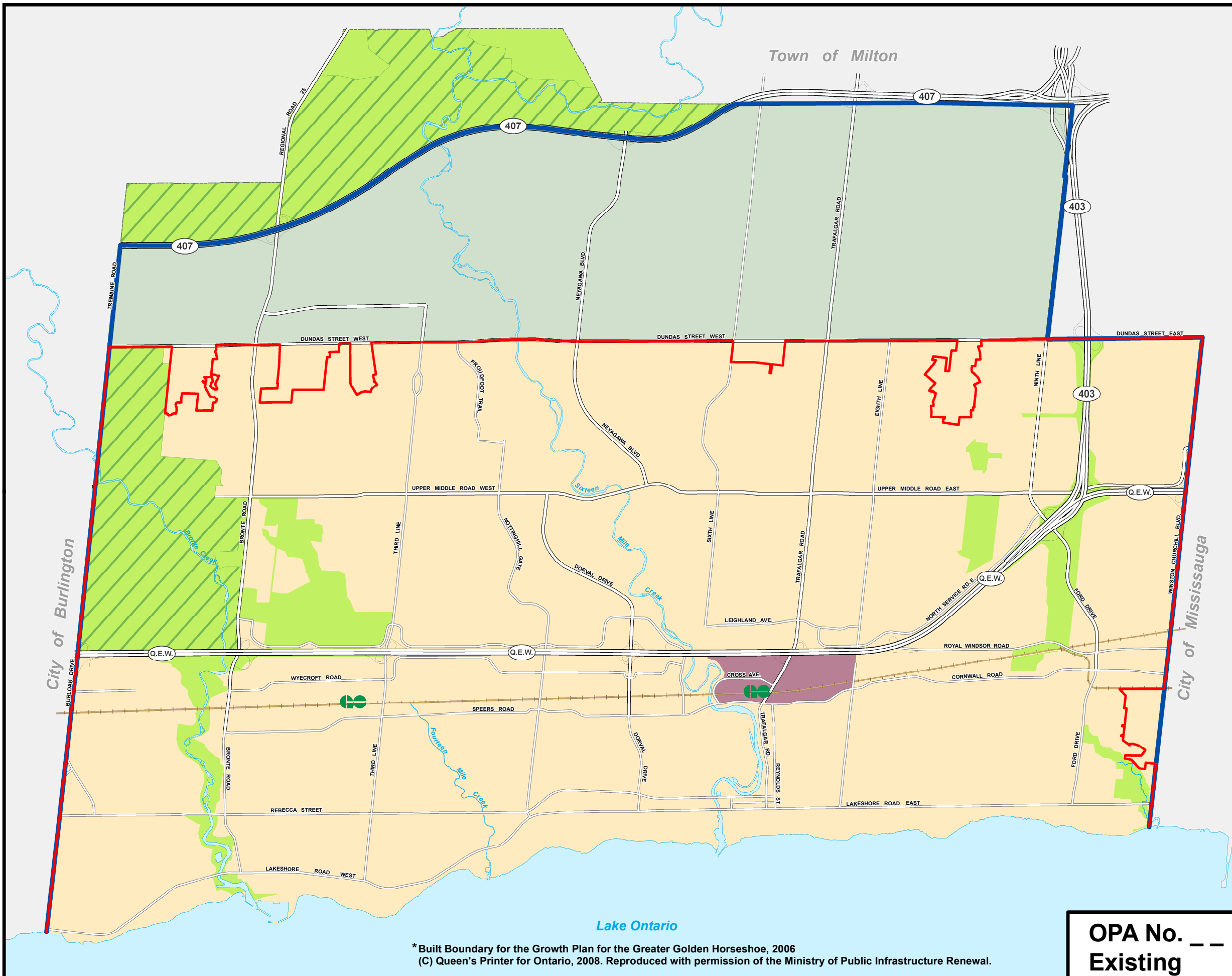
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- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- MAJOR TRANSIT STATION

NOTE: This Schedule does not represent land use designations

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October 29, 2020

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SCHEDULE A2 BUILT BOUNDARY & URBAN GROWTH CENTRE



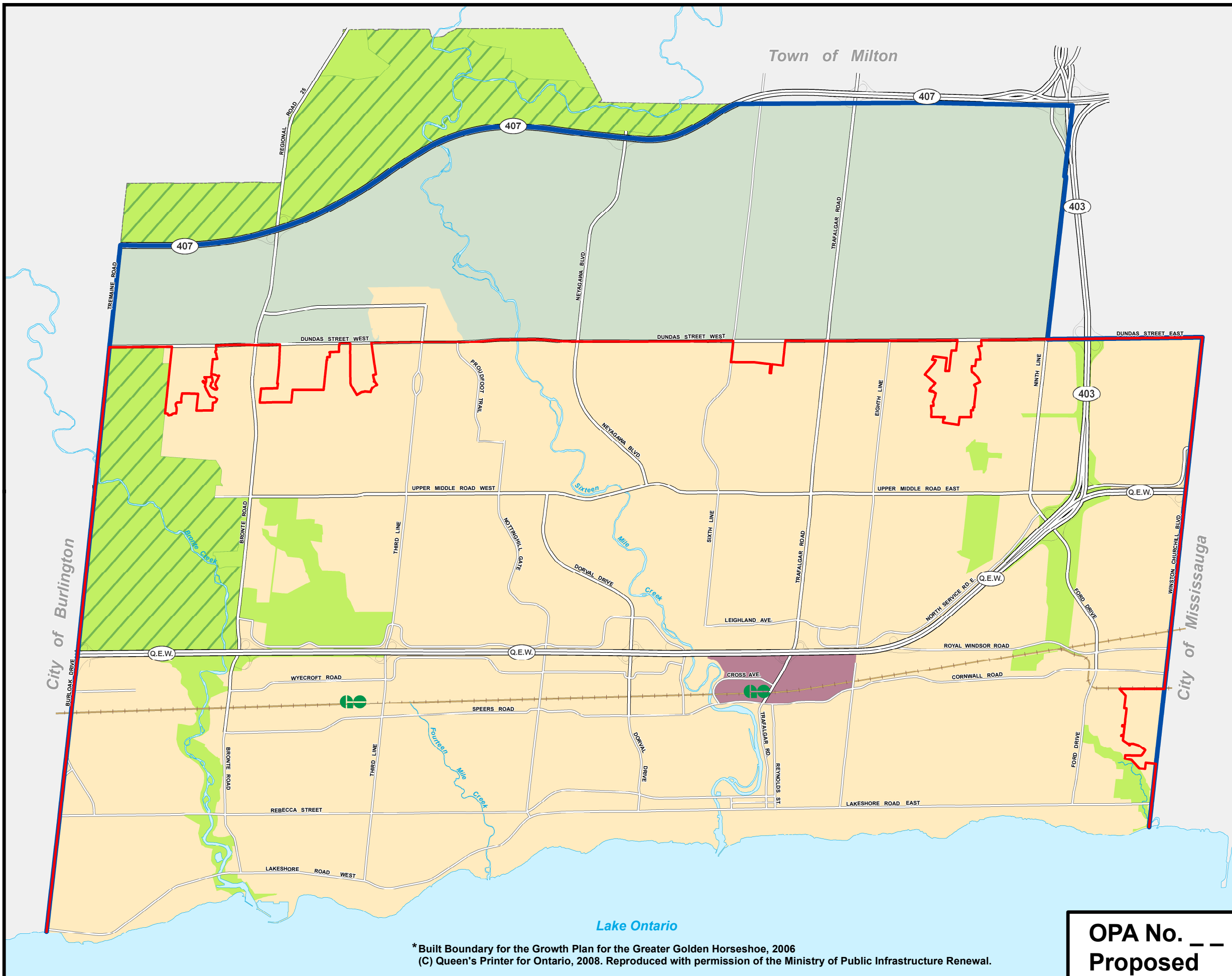
- BUILT BOUNDARY *
- URBAN AREA
- MIDTOWN OAKVILLE
URBAN GROWTH CENTRE
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO
THE POLICIES OF THIS PLAN
- RAILWAY LINE
- G MAJOR TRANSIT STATION

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 July 27, 2020


OPA No. --
Existing

* Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006
 (C) Queen's Printer for Ontario, 2008. Reproduced with permission of the Ministry of Public Infrastructure Renewal.

SCHEDULE A2 BUILT BOUNDARY & URBAN GROWTH CENTRE

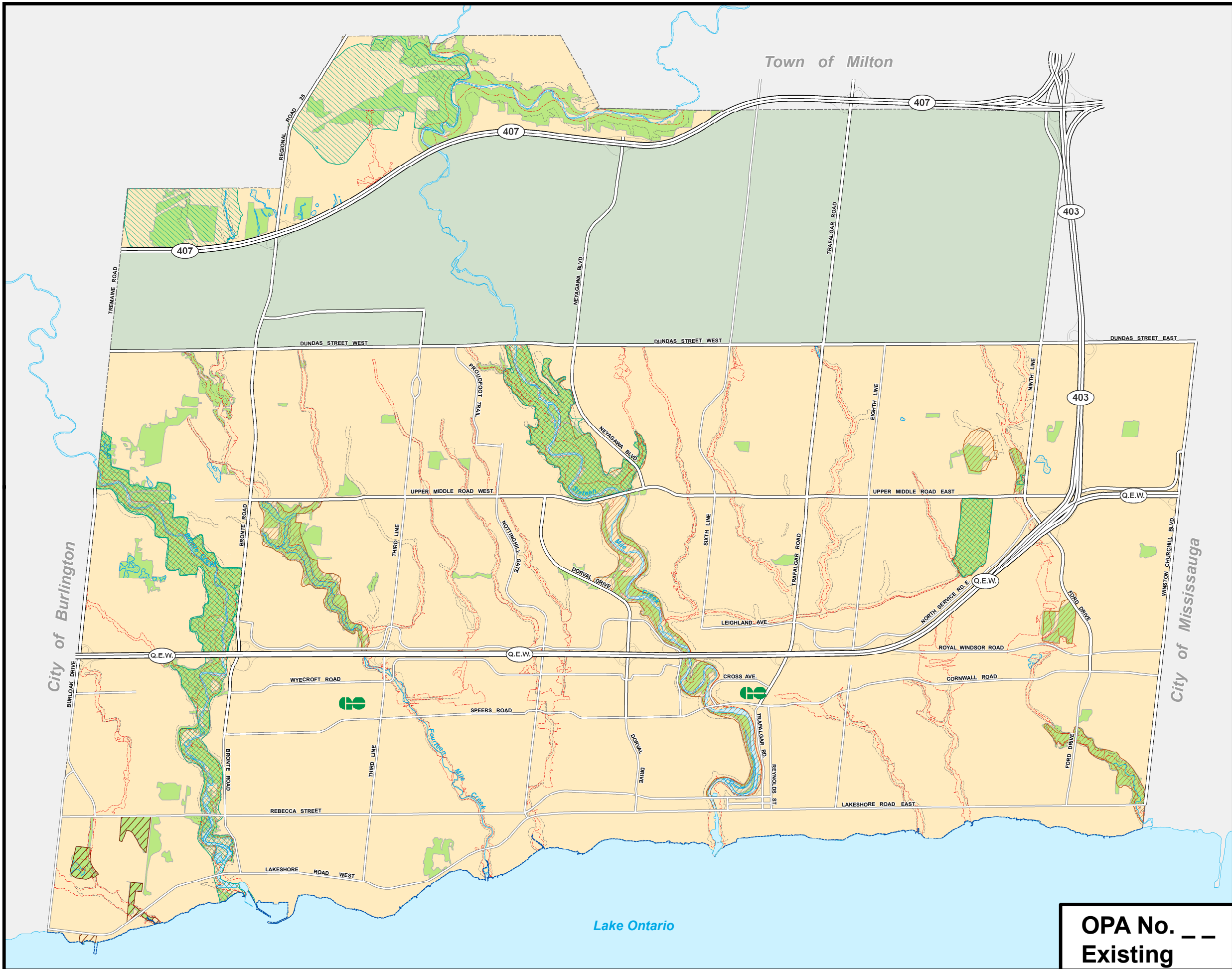


- BUILT BOUNDARY *
- URBAN AREA
- MIDTOWN OAKVILLE URBAN GROWTH CENTRE
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- G MAJOR TRANSIT STATION









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 October 29, 2020

OPA No. --
Proposed

* Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006
 (C) Queen's Printer for Ontario, 2008. Reproduced with permission of the Ministry of Public Infrastructure Renewal.



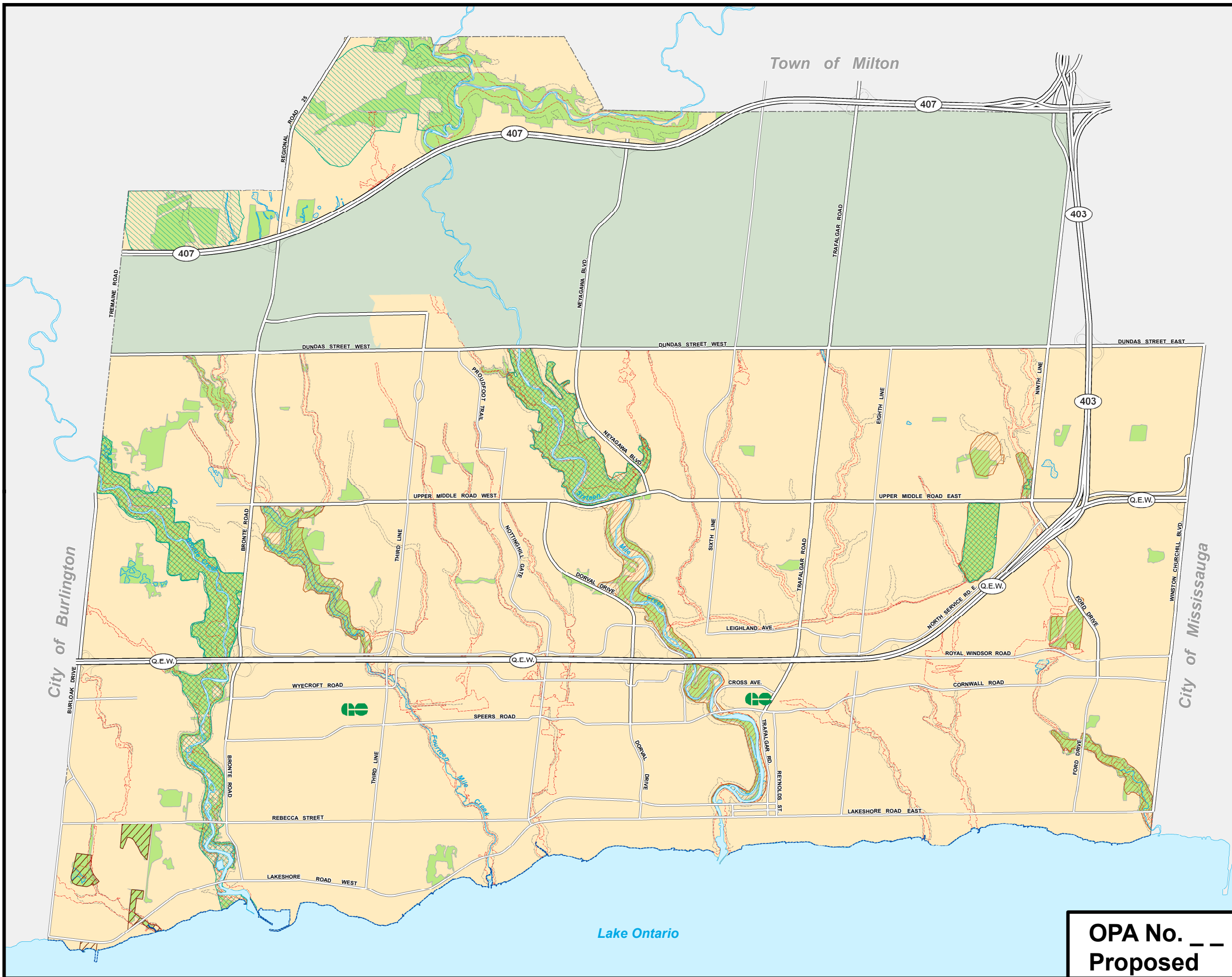
SCHEDULE B NATURAL FEATURES & HAZARD LANDS

-  FLOODPLAIN
-  SHORELINE FLOOD LIMIT
-  VALLEYLANDS
-  SIGNIFICANT WILDLIFE HABITAT
-  AREA OF NATURAL AND SCIENTIFIC INTEREST
-  ENVIRONMENTALLY SENSITIVE AREAS
-  WETLANDS
-  WOODLANDS
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN








NOTE: Natural features and hazard lands are shown conceptually and for reference purposes only.


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July 27, 2020

OPA No. --
Existing



SCHEDULE B1 NATURAL FEATURES & HAZARD LANDS

-  FLOODPLAIN
-  SHORELINE FLOOD LIMIT
-  VALLEYLANDS
-  SIGNIFICANT WILDLIFE HABITAT
-  AREA OF NATURAL AND SCIENTIFIC INTEREST
-  ENVIRONMENTALLY SENSITIVE AREAS
-  WETLANDS
-  WOODLANDS
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

NOTE: Natural features and hazard lands are shown conceptually and for reference purposes only.



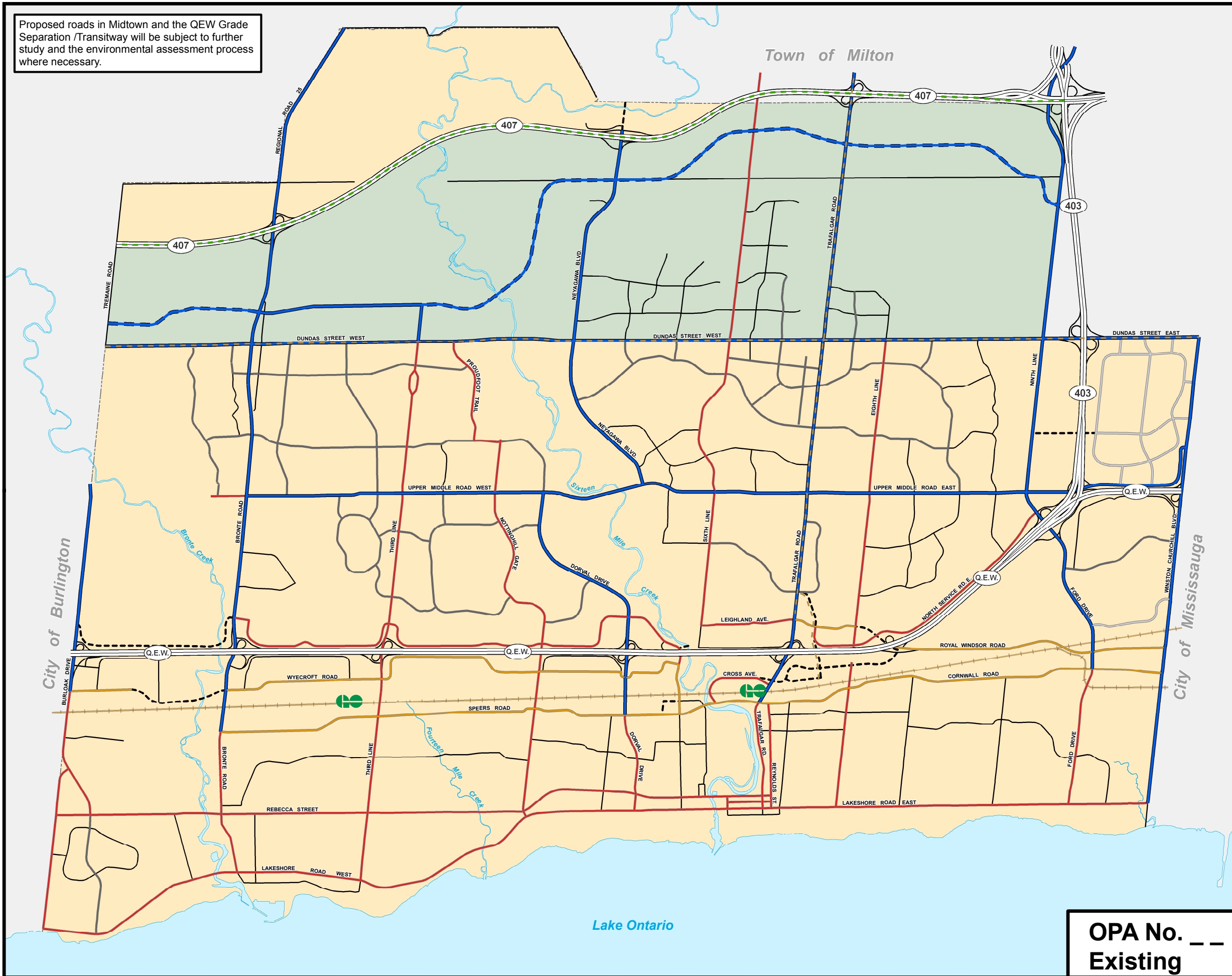
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October 29, 2020

**OPA No. --
Proposed**

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Proposed roads in Midtown and the QEW Grade Separation /Transitway will be subject to further study and the environmental assessment process where necessary.



SCHEDULE C TRANSPORTATION PLAN

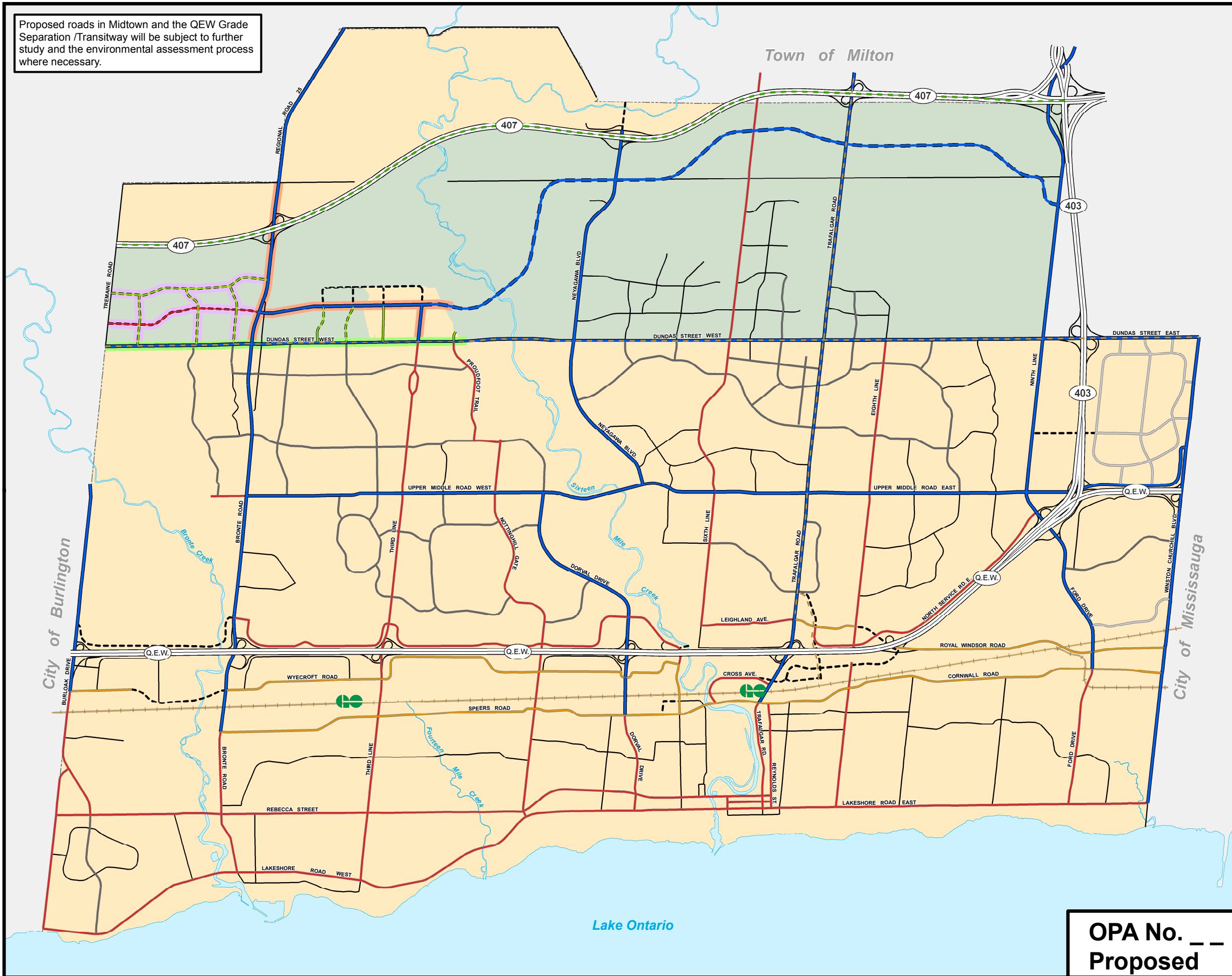
- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- MINOR ARTERIAL
- INDUSTRIAL ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- FUTURE ROADS
- TRANSITWAY
- BUSWAY CORRIDOR
- RAILWAY LINE
- MAJOR TRANSIT STATION
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

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July 27, 2020



















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Proposed roads in Midtown and the QEW Grade Separation /Transitway will be subject to further study and the environmental assessment process where necessary.



SCHEDULE C TRANSPORTATION PLAN

-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIAL
-  MULTI-PURPOSE ARTERIAL
-  MINOR ARTERIAL
-  INDUSTRIAL ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  AVENUE/TRANSIT CORRIDOR*
-  CONNECTOR/TRANSIT CORRIDOR*
-  FUTURE ROADS
-  TRANSITWAY
-  BUSWAY CORRIDOR
-  PRIMARY TRANSIT * CORRIDOR SERVICE
-  SECONDARY TRANSIT * CORRIDOR SERVICE
-  COMMUNITY SERVICE*
-  RAILWAY LINE
-  MAJOR TRANSIT STATION
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

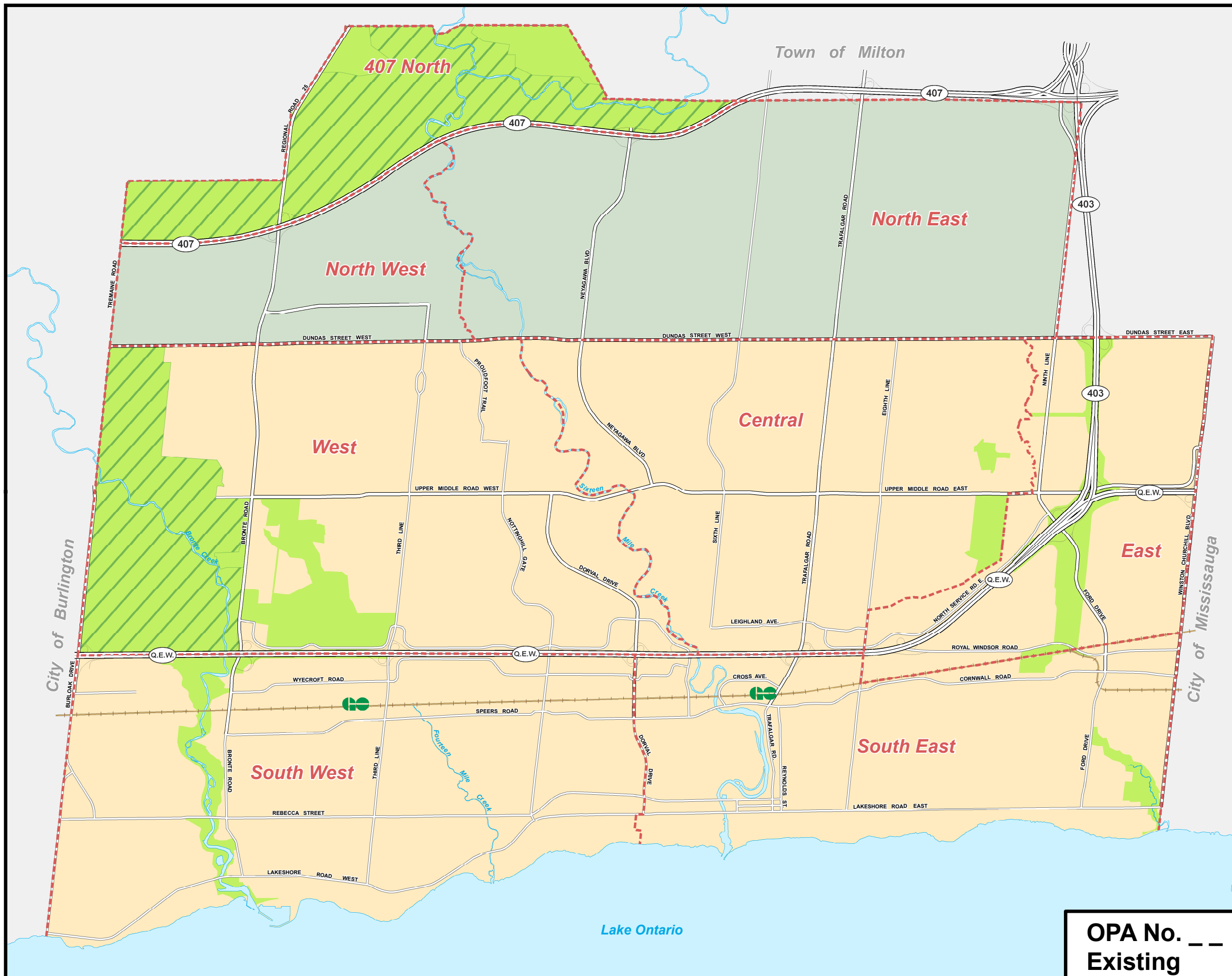
*Refer to Part E, Special Policy Areas







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October 29, 2020

OPA No. --
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SCHEDULE E LAND USE SCHEDULE BOUNDARIES

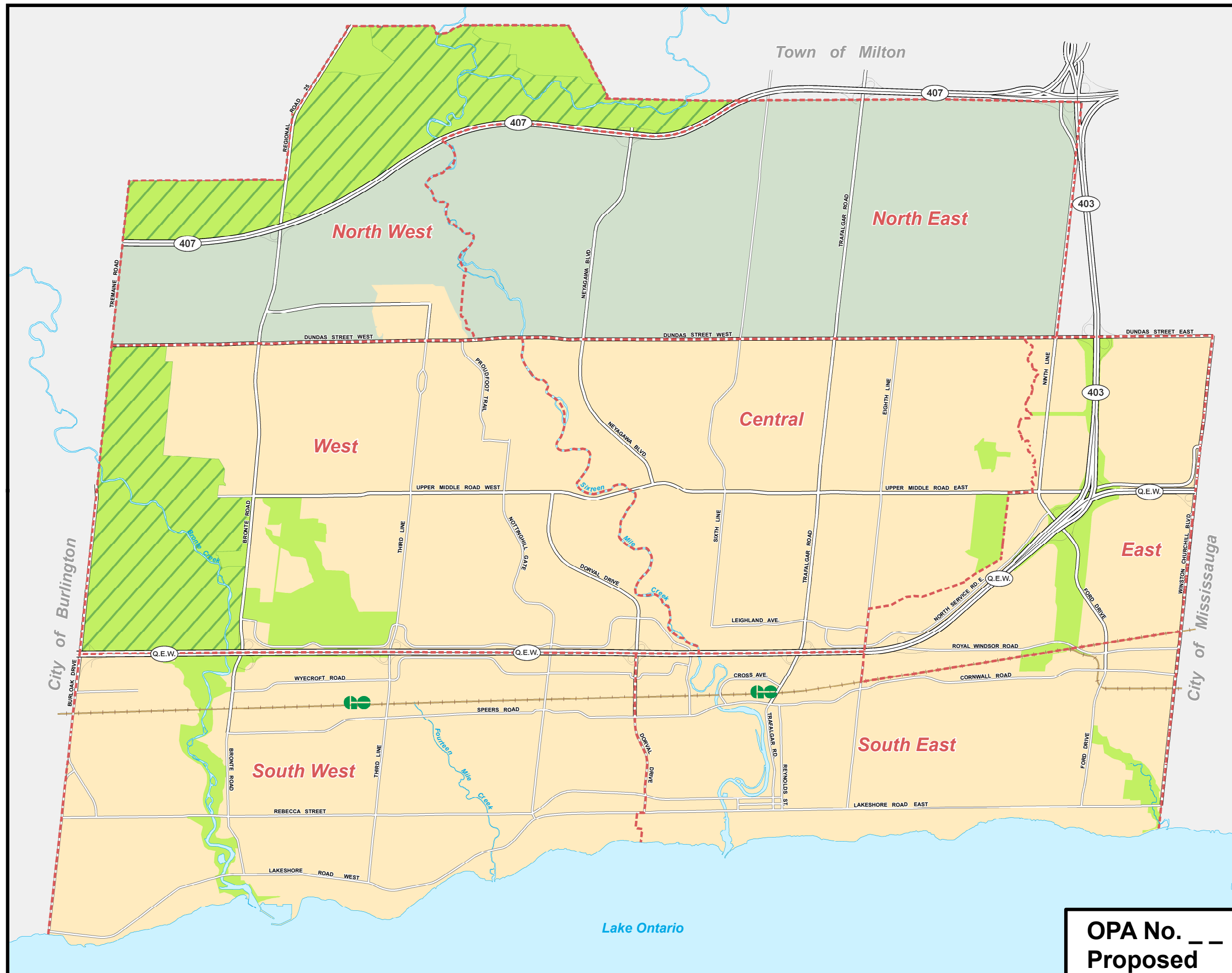







-  SCHEDULE AREA BOUNDARY
-  PARKWAY BELT
-  GREENBELT
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
-  RAILWAY LINE


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July 27, 2020

**OPA No. --
Existing**

SCHEDULE E LAND USE SCHEDULE BOUNDARIES



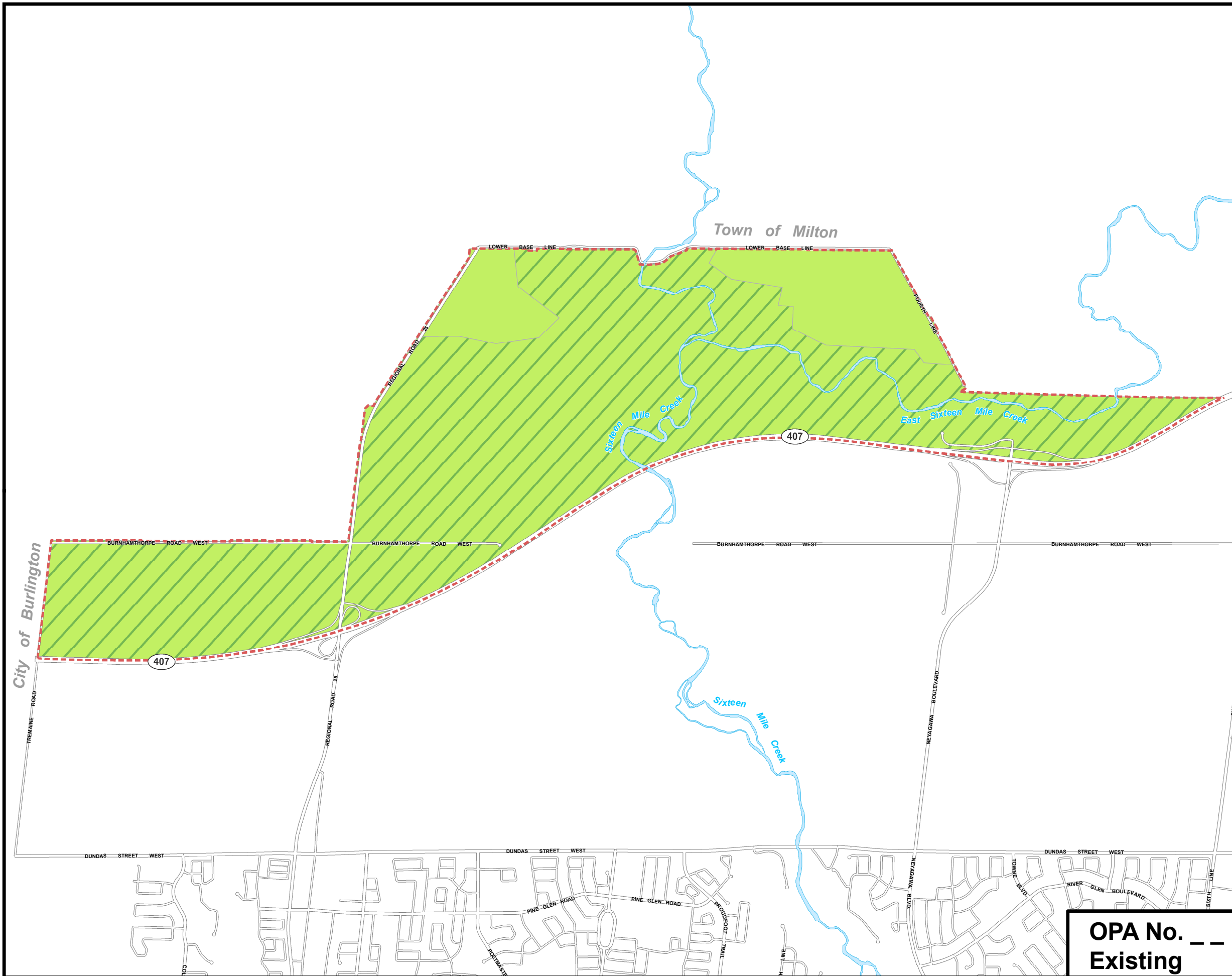
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-  PARKWAY BELT
-  GREENBELT
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
-  RAILWAY LINE



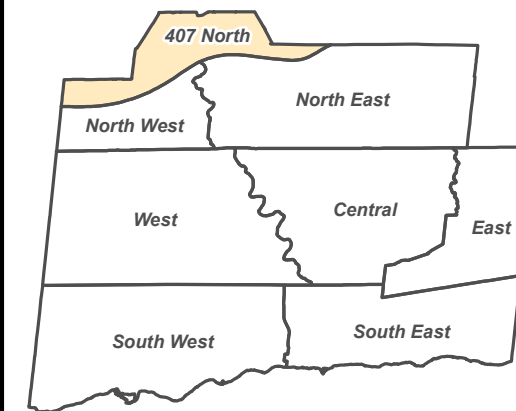
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SCHEDULE K 407 NORTH LAND USE



-  SCHEDULE AREA BOUNDARY
-  PARKWAY BELT
-  GREENBELT*

*Refer to Part E, Special Policy Areas






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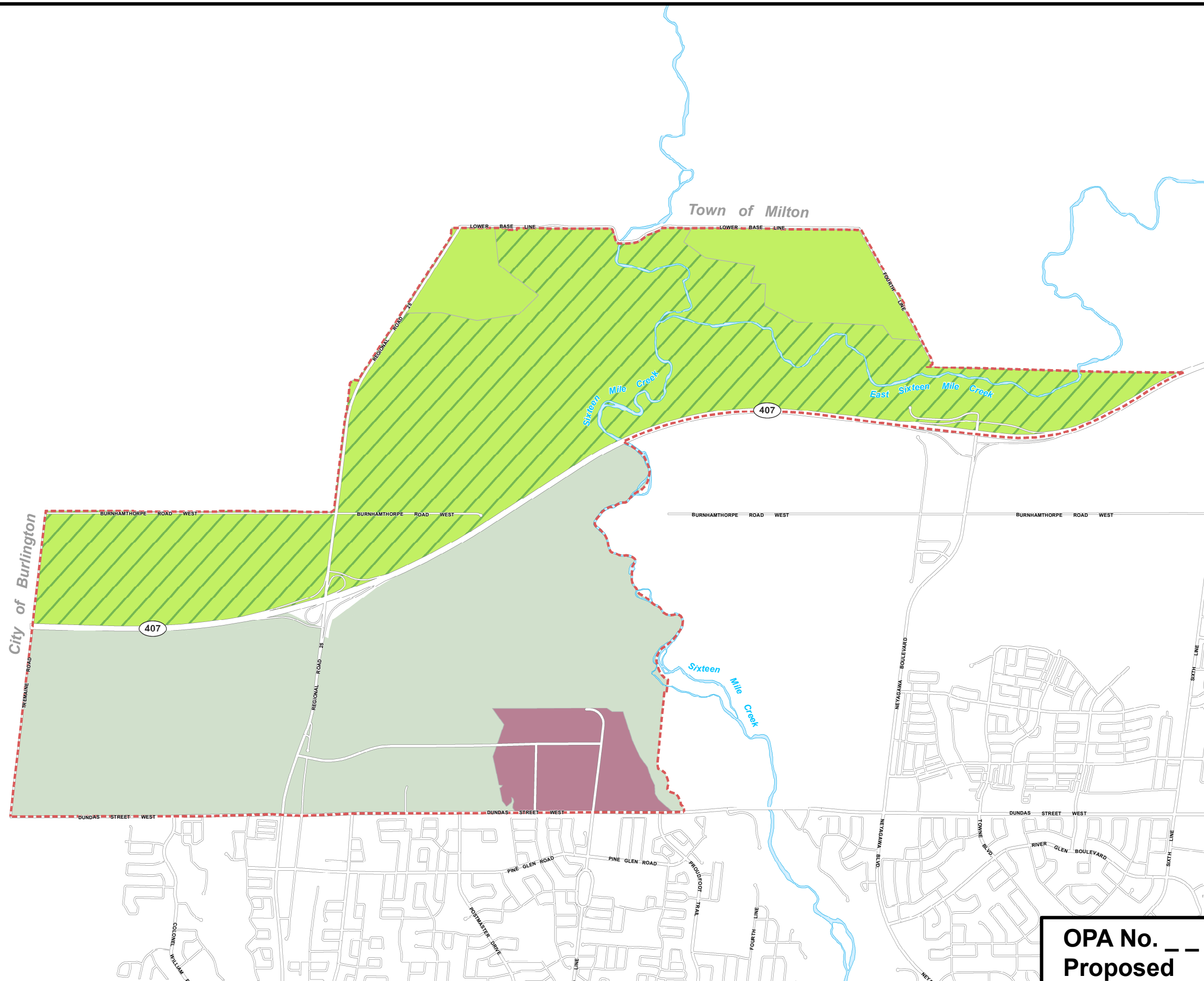
July 27, 2020

SCHEDULE K NORTH WEST LAND USE



-  SCHEDULE AREA BOUNDARY
-  PARKWAY BELT
-  GREENBELT*
-  GROWTH AREA**
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

* Refer to Part E, Special Policy Areas
 ** Refer to Part E, Growth Area Policies

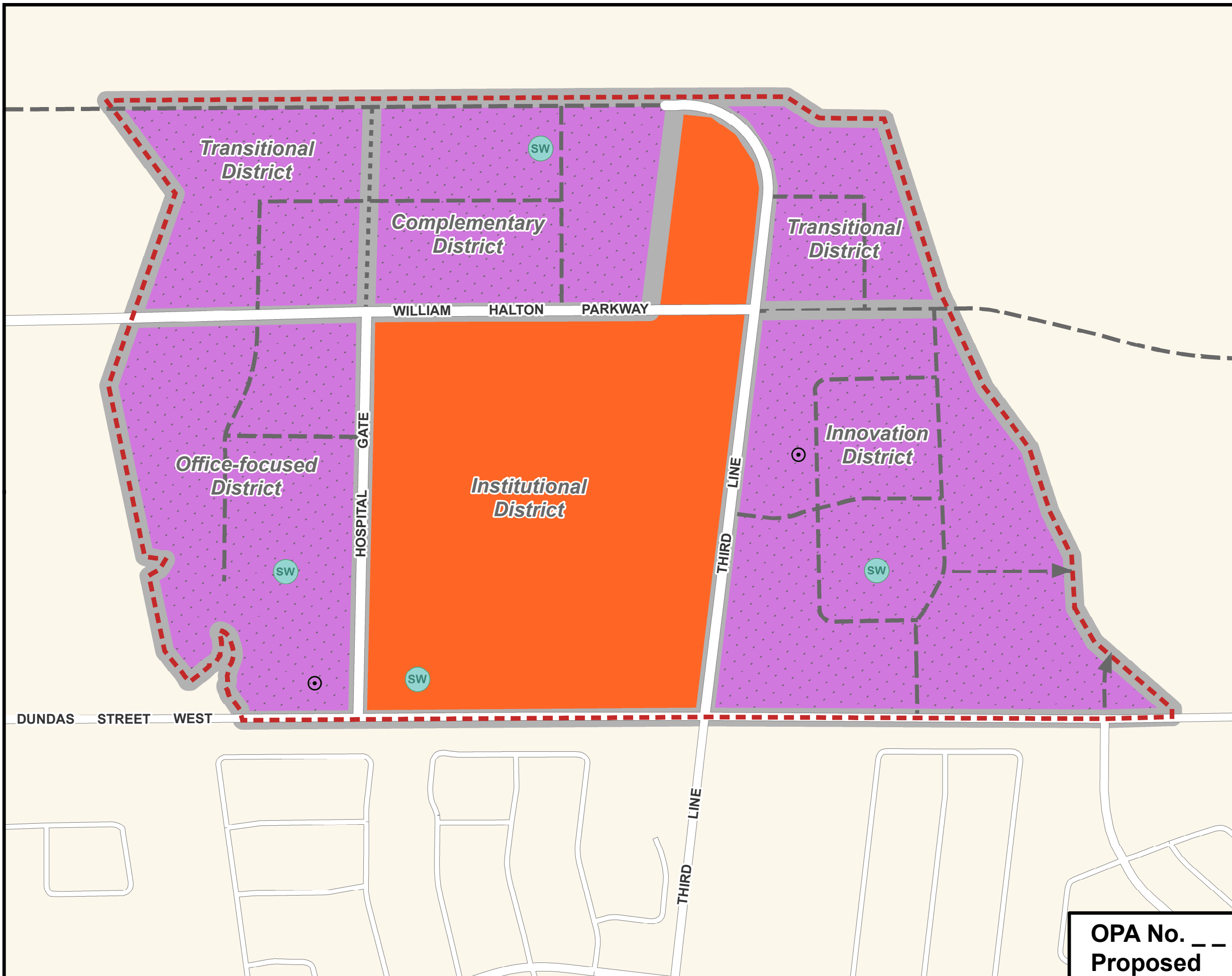


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SCHEDULE R HOSPITAL DISTRICT LAND USE



- GROWTH AREA BOUNDARY
- URBAN CORE
- INSTITUTIONAL
- DISTRICT BOUNDARIES
- STORMWATER MANAGEMENT FACILITY
- PROPOSED ROADS

Refer to Part E, Hospital District, for Growth Area Policies

Refer to Part E, Hospital District, Exceptions

OPA No. _ _ _
Proposed



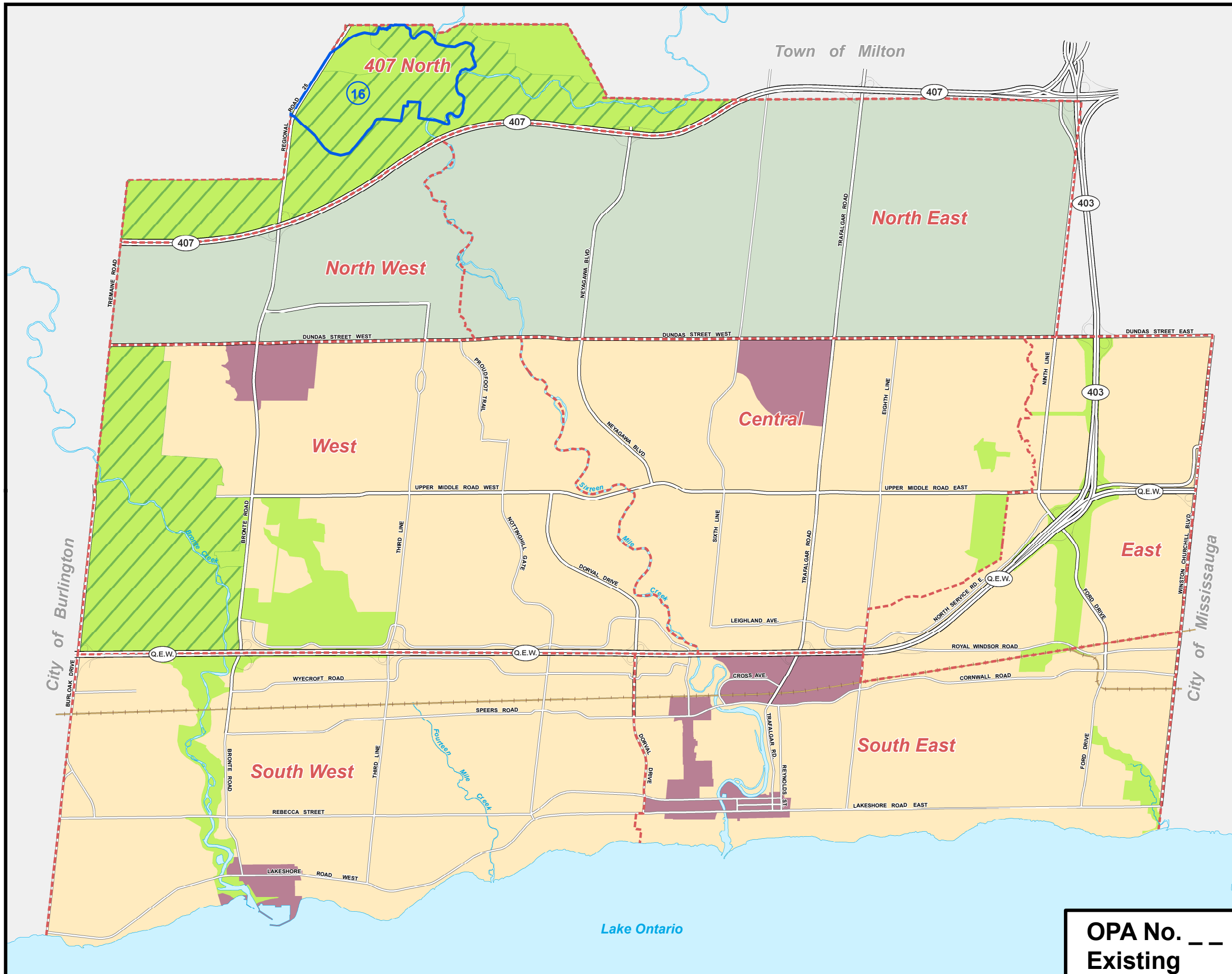
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October 29, 2020

APPENDIX 2 SITE-SPECIFIC APPEALS: LIVABLE OAKVILLE

The following lands are not subject to the policies and schedules of the Livable Oakville Plan pending adjudication of site-specific appeals to the Ontario Municipal Board (OMB Case No. PL100058):

- 16. Trafalgar Moraine ANSI, Melrose Investments Inc. et al



- SITE-SPECIFIC APPEALS (OMB Case No. PL100058)
- SCHEDULE AREA BOUNDARY
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE

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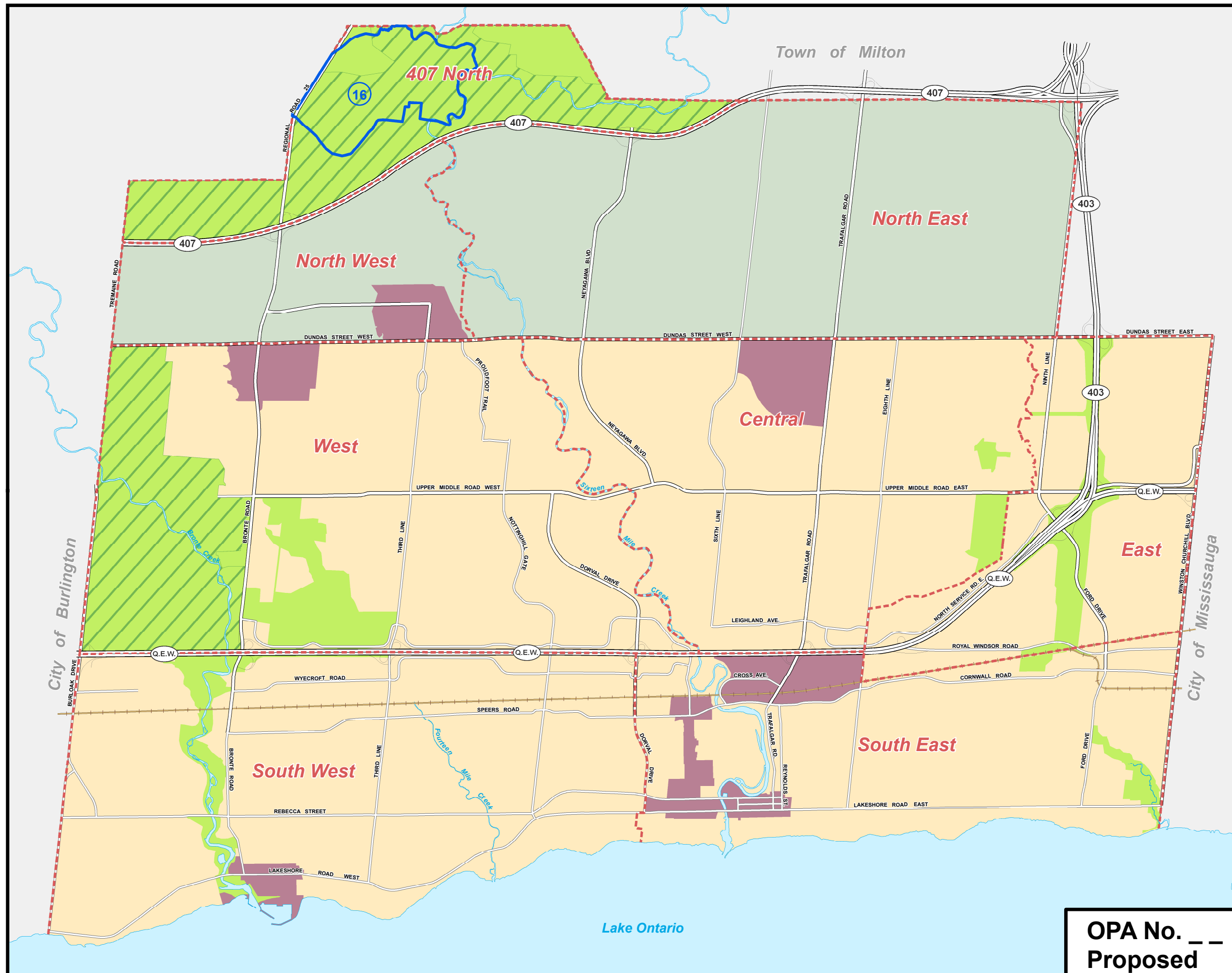
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APPENDIX 2 SITE-SPECIFIC APPEALS: LIVABLE OAKVILLE

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- 16. Trafalgar Moraine ANSI, Melrose Investments Inc. et al



**OPA No. _ _
Proposed**

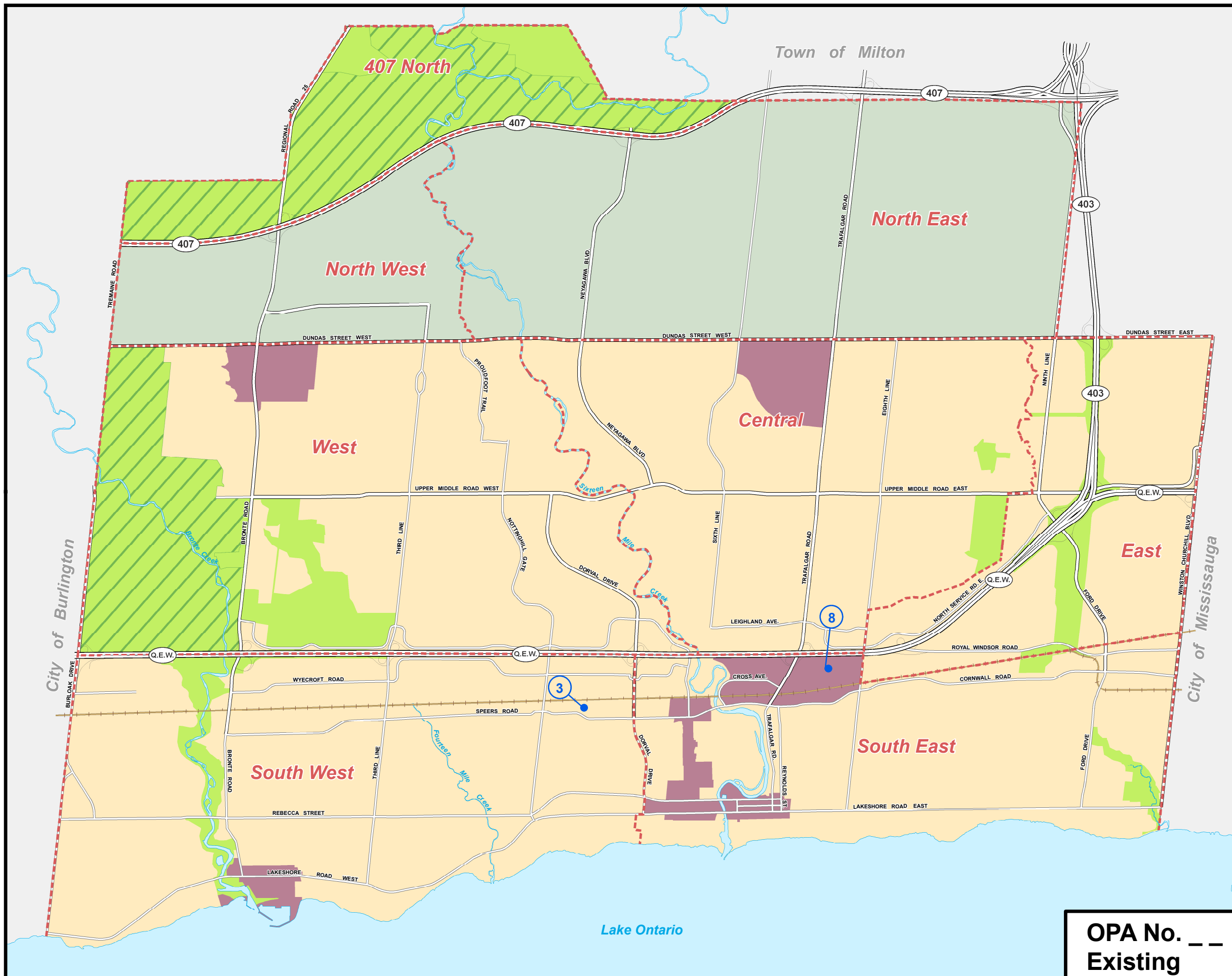
-  SITE-SPECIFIC APPEALS (OMB Case No. PL100058)
-  SCHEDULE AREA BOUNDARY
-  GROWTH AREAS
-  PARKWAY BELT
-  GREENBELT
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
-  RAILWAY LINE


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July 27, 2020

APPENDIX 3 SITE-SPECIFIC APPEALS: OPA 4

The following lands are not subject to OPA 4 pending adjudication of site-specific appeals to the Ontario Municipal Board (OMB Case No.PL140317):

- 3. Bellven Investments Limited
467, 483, 487 Speers Rd.
- 8. General Electric Canada
420-468 South Service Rd. E.



- SITE-SPECIFIC APPEALS (OMB Case No. PL140317)
- SCHEDULE AREA BOUNDARY
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE

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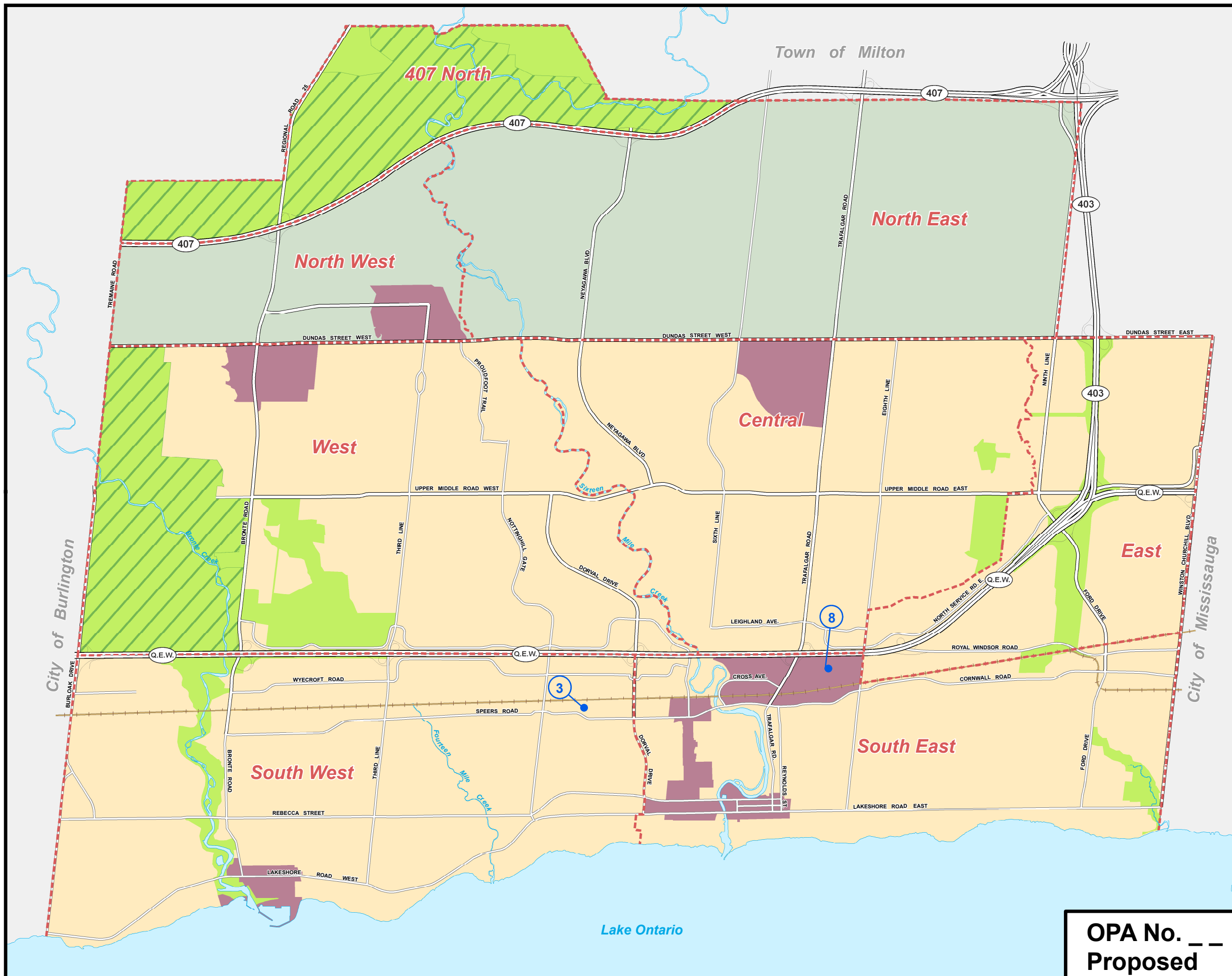
July 27, 2020

**OPA No. --
Existing**

APPENDIX 3 SITE-SPECIFIC APPEALS: OPA 4

The following lands are not subject to OPA 4 pending adjudication of site-specific appeals to the Ontario Municipal Board (OMB Case No.PL140317):

- 3. Bellven Investments Limited
467, 483, 487 Speers Rd.
- 8. General Electric Canada
420-468 South Service Rd. E.



**OPA No. --
Proposed**

- SITE-SPECIFIC APPEALS (OMB Case No. PL140317)
- SCHEDULE AREA BOUNDARY
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE

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
























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ATTACHMENT 4 to OPA __ – Modification to OPA 15, Schedule A1

SCHEDULE A1 URBAN STRUCTURE

LEGEND ¹

-  PARKWAY BELT
-  GREENBELT
-  GREENBELT - URBAN RIVER VALLEY
-  NATURAL HERITAGE SYSTEM
-  PARKS, OPEN SPACE & CEMETERIES
-  WATERFRONT OPEN SPACE
-  NODES AND CORRIDORS
-  EMPLOYMENT AREAS
-  MAJOR COMMERCIAL AREAS
-  RESIDENTIAL AREAS
-  MAIN STREET AREA
-  EMPLOYMENT MIXED USE CORRIDOR
-  REGIONAL TRANSIT NODE
-  PROPOSED REGIONAL TRANSIT NODE
-  NODES AND CORRIDORS ² FOR FURTHER STUDY
-  MAJOR TRANSPORTATION CORRIDOR ³
-  PROPOSED MAJOR TRANSPORTATION CORRIDOR
-  REGIONAL TRANSIT PRIORITY CORRIDOR
-  MOBILITY LINK
-  MAJOR ACTIVE TRANSPORTATION CONNECTIONS
-  SCENIC CORRIDOR
-  UTILITY CORRIDOR
-  PROVINCIAL PRIORITY TRANSIT CORRIDOR
-  MAJOR TRANSIT STATION
-  HERITAGE CONSERVATION DISTRICTS/⁴ CULTURAL HERITAGE LANDSCAPES

NOTE 1: This Schedule does not represent land use designations

NOTE 2: In addition, the south side of Dundas is recognized as having the potential for intensification subject further study to more precisely delineate the extent of such areas

NOTE 3: Transportation corridors, with the exception of Provincial highways, permit all transportation modes including transit, pedestrian and bicycle facilities

NOTE 4: Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure. As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure

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October 29, 2020



OPA No. __
Proposed

