

## **Appendix A – Proposed Official Plan Amendment by applicant**

### **Official Plan Amendment Number XX to the Town of Oakville Livable Oakville Official Plan**

#### Constitutional Statement

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

#### Part 1 – Preamble

##### **A. Purpose**

The purpose of this amendment is to incorporate specific amendments to the Livable Oakville Official Plan to facilitate the development of the Subject Lands with an 81-unit residential townhouse development and the retention of two existing single detached dwellings within the defined setback for the Valleylands system.

##### **B. Location**

The subject lands are located on the west side of Sixth Line, south of Leighland Avenue and abutting the Queen Elizabeth Way to the south. The Subject Lands are made up of an assembly of five properties.

##### **C. Basis**

An increase in the maximum residential density achievable on the Subject Lands will allow for a more efficient and compact urban form to be achieved as encouraged by the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Official Plan.

Additional residential density is supportable in this location given its location at the periphery of an established residential community and its compatibility with the built form in the surrounding neighbourhood.

The proposed amendments will allow for increased residential density in an area that is in close proximity to the Town of Oakville's Primary Growth Centre with convenient connections to inter-regional transit systems.

The retention of existing dwellings within an area to be designated as Private Open Space will assist in retaining part of the Town of Oakville's Cultural Heritage resources in situ and will allow for the incorporation of said resource into a new development.

## 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. Text that is underlined indicates new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("strikethrough") is to be deleted from the Plan.

Item No.	Section	Description of Amendment
	27.4 Central Exceptions – Schedule I	<p>Add the following site specific policies to the exceptions section as a new exception number XXX:</p> <p>On the lands designated Medium Density Residential on the west side of Sixth Line, south of Leighland Drive, the maximum residential density shall be 56 units per site hectare. On the lands designated as Private Open Space, only existing residential dwellings and structures are permitted.</p>

### B. Schedule Change

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Amendment
1.	Schedule I – Central Land Use	<p>Amend Schedule I as shown in Appendix 1</p> <ul style="list-style-type: none"><li>- To remove the Special Policy Area overlay from the identified Subject Lands.</li><li>- Redesignate the Subject Lands from Residential Low Density to Medium Density.</li><li>- Redesignate the lands located within 15 metres of the Top of Bank Setback from Natural Area to Private Open Space.</li></ul>

