



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-016

Official Plan Amendment ____

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number ____
(2378224 Ontario Inc., File No.: Z.1617.43)

WHEREAS the Livable Oakville Plan (2009 Town of Oakville Official Plan), which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

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 the Livable Oakville Plan to redesignate the subject lands from *Low Density Residential* to *Medium Density Residential* to permit the six unit residential development.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number ____ 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
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 ____ to the Livable Oakville Plan.

PASSED this 18th day of April, 2017

MAYOR

CLERK

**Official Plan Amendment Number__
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– The Preamble

A. Purpose

The purpose of the official plan amendment is to re-designate the subject lands from *Low Density Residential* to *Medium Density Residential* to permit the development of six multiple-attached dwelling units.

B. Location

The overall site is approximately 0.13 ha in size and is generally located on the east of Dorval Drive and on the north side of Rebecca Street and is legally described as Part of Lot 17, Con.3, S.D.S. The lands are municipally known as 231 and 237 Rebecca Street

C. Basis

The Official Plan Amendment is based on the following:

- The Livable Oakville Plan allows for an appropriate level of intensification within the stable residential communities.
- The lands are located within a stable residential neighbourhood and some growth and change may occur in stable residential communities provided the character of the area is preserved and the overall urban structure is upheld.
- Development within all stable residential communities shall be evaluated against the criteria in Section 11.1.9 to ensure that the neighbourhood character is maintained and protected.
- The proposed development is appropriate based on its conformity with the applicable criteria noted in Section 11.1.9 and it was determined that the proposed development maintains the character within the neighbourhood.

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- The subject lands are surrounded by medium and high density development to the north, east, south and west and as such the proposed townhouse form is compatible with the surrounding land uses.
 - This development represents a logical extension of the surrounding built form.
 - The development setbacks and resulting spatial separation between adjacent buildings are generally in keeping in the neighbourhood.
 - The site is served by the existing transportation and transit system, infrastructure and community facilities.

Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows:

A. Schedule Change

Schedule G, South East Land Use is amended as shown on Schedule A to re-designate the development area from *Low Density Residential* to *Medium Density Residential*.

Schedule A

