

Appendix A – Proposed Official Plan Amendment by applicant

Town of Oakville
Official Plan Amendment No. XXX

Part 1, Constitutional Statement

Part 1 and Part 2 do not constitute operable parts of this amendment.
Part 3 “The Amendment” is part of this amendment.

Part 2, The Preamble

1. Purpose

The purpose of the amendment is to change the land use designation for lands known municipally as 2295 and 2307 Khalsa Gate and a portion of the Khalsa Gate right-of-way from *Low Density Residential* to *Medium Density Residential*.

2. Location

The amendment applies to 0.514 hectares of land in Part of Lot 30, Concession 1, SDS known municipally as 2295 and 2307 Khalsa Gate plus adjacent surplus Khalsa Gate right-of-way.

3. Basis

The amendment will permit the redevelopment of the site for 22 townhouse dwelling units consistent with the density range for Medium Density Residential uses in the Livable Oakville Plan.

The site comprises two former residential properties on rural services plus surplus Khalsa Gate right-of-way within a neighbourhood with new development on full municipal services.

The Provincial Policy Statement 2014 and the Growth Plan for the Greater Golden Horseshoe encourage redevelopment and intensification of under-utilized lands to make more efficient use of existing infrastructure. The amendment will introduce a compact housing form compatible with existing development in West Oak Trails Community and future redevelopment within nearby Palermo Village.

The site is within walking distance of existing public transit and nearby active transportation opportunities, schools, parks, neighbourhood shopping, and employment, in particular the new Oakville Hospital opening in late 2015.

The amendment complies with Livable Oakville policies for redevelopment in stable residential neighbourhoods, and will maintain the existing character of the surrounding neighbourhood.

Technical studies dealing with traffic, servicing, acoustic impacts, urban design and streetscape provide support for the proposed change in residential density and housing form.

To summarize, the amendment is consistent with the Provincial Policy Statement, complies with the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Plan, and represents good planning.

Part 3, The Amendment

The Official Plan is amended as follows:

Mapping

Schedule H, West Land Use is amended as shown on Schedule 'A' to this amendment to permit Medium Density Residential use on the subject site.

SCHEDULE A

