

**Excerpt of the Revised Draft OPA
(March 22, 2018)**

Changes since the original draft OPA (October 16, 2017) are highlighted. Refer to By-law 2018-054 to see the full OPA, including the maps.

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 **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strike through~~”) is to be deleted from the Plan.

Text that is italicized indicates a defined term found in section 29.5, Glossary, of the Plan.

Item No.	Section	Description of Change
1.	12.2.1 (a) MIXED USE, Main Street 1	Revise the policy as follows: Permitted Uses A wide range of retail and service commercial uses, including restaurants, commercial schools, offices, <u>places of entertainment, indoor sports facilities, hotels,</u> and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.
2.	12.3.1 (a) MIXED USE, Main Street 2	Revise the policy as follows: Permitted Uses A wide range of retail and service commercial uses, including restaurants, commercial schools, offices, <u>places of entertainment, indoor sports facilities, hotels,</u> and residential uses, may be permitted in the Main Street 2 designation. The ground floor of buildings in the Main Street 2 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.
3.	12.4 MIXED USE, Urban Centre	Revise the policy as follows: The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, <u>major office, offices</u> 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.

Item No.	Section	Description of Change
4.	12.4.1 (a) MIXED USE, Urban Centre	<p>Revise the policy as follows:</p> <p>Permitted Uses</p> <p>A wide range of retail and service commercial uses, including restaurants, commercial schools, major office, offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Entertainment facilities Places of entertainment, indoor sports facilities, and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.</p>
5.	12.5 MIXED USE, Urban Core	<p>Revise the policy as follows:</p> <p>The Urban Core designation is envisioned to have a strong urban focus and incorporate retail and service commercial, major office, offices 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 are the primary locations for this designation.</p>
6.	12.5.1 (a) MIXED USE, Urban Core	<p>Revise the policy as follows:</p> <p>Permitted Uses</p> <p>A wide range of retail and service commercial uses, including restaurants, commercial schools, major office, offices and residential uses may be permitted in the Urban Core designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Entertainment facilities Places of entertainment, indoor sports facilities and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and above the ground floor.</p>
7.	13.2.1 COMMERCIAL, Central Business District	<p>Revise the policy as follows:</p> <p>Permitted Uses</p> <p>Uses in the Central Business District may include a range of retail and service commercial uses, including restaurants, appropriate to a main street, pedestrian-oriented function. Offices, hotels and public halls, convention centres, entertainment and recreation uses places of entertainment, indoor sports facilities and similar functions may also be permitted. Residential uses may also be permitted and are encouraged in forms and at locations that support the primary function of the area.</p>

Item No.	Section	Description of Change
8.	13.3.1 COMMERCIAL, Core Commercial	<p>Revise the policy as follows:</p> <p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and motor vehicle service stations. Large format retail <u>uses</u>, retail warehouses, entertainment and recreational uses <u>places of entertainment and indoor sports facilities</u> may also be permitted. Offices and motor vehicle repair facilities may be permitted provided they serve a secondary function within the Core Commercial designation and are small in scale.</p>
9.	13.4.1 COMMERCIAL, Community Commercial	<p>Revise the policy as follows:</p> <p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and motor vehicle service stations. Recreational uses <u>Places of entertainment and indoor sports facilities</u> may also be permitted. Offices may be permitted provided they serve a secondary function and are small in scale.</p>
10.	13.4.6 [New] COMMERCIAL, Community Commercial	<p>Insert a new policy as section 13.4.6 as follows (which references the policies regarding official plans and site-specific official plan amendments in OPA 15, Urban Structure):</p> <p><u>Proposed site-specific official plan amendments affecting lands within the Community Commercial designation shall be subject to the policies of sections 28.1 and 28.2 of this Plan. Submissions must also demonstrate that:</u></p> <p><u>a) The planned commercial function of the site will be maintained; and,</u></p> <p><u>b) The proposed development is transit-supportive.</u></p>
11.	13.5.1 COMMERCIAL, Neighbourhood Commercial	<p>Revise the policy as follows:</p> <p>Permitted Uses</p> <p>Permitted uses may include a range of retail and service commercial uses including restaurants, and food stores, <u>and indoor sports facilities</u>. Only existing motor vehicle service stations are permitted. Residential uses above ground floor retail and service commercial uses may also be permitted. Offices may be permitted provided they serve a secondary function within the Neighbourhood Commercial designation and are small in scale.</p>

Item No.	Section	Description of Change
12.	13.5.2 COMMERCIAL, Neighbourhood Commercial	Revise the policy as follows: <u>Retail and service commercial uses on sites designated Neighbourhood Commercial areas shall shall should not exceed a maximum of approximately 2,500 square metres of in total floor area in retail and service commercial uses.</u>
13.	14 EMPLOYMENT	Revise the policy as follows: <i>Employment areas</i> are intended to provide industrial, business and office activities, which will be the major source of employment opportunities in the Town. The <i>employment areas</i> permit a wide range of business and economic activities and are defined by four specific Employment land use designations: Office Employment, Business Employment, Industrial and Business Commercial. The Employment land use designations provide for <i>compatible</i> uses in appropriate locations with a variety of form, scale, and intensity of <i>development</i> . The Business Commercial designation is <u>primarily</u> to provide service commercial uses for the surrounding <i>employment areas</i> or for the travelling public.
14.	14.1.6 EMPLOYMENT, General	Revise the policy as follows: Large format retail and retail warehouse uses <u>Major retail uses shall not be permitted in employment areas.</u>
15.	14.1.7 EMPLOYMENT, General	Revise the policy as follows: The Oakville and Bronte GO Stations are higher order transit stations, and the surrounding areas are considered major transit station areas to which employment intensification including major office and appropriate major institutional uses are to be directed. <u>The intensification of employment uses is encouraged throughout the Town and in particular should be directed to the Employment Mixed Use Corridor and lands with access to transit priority corridors and active transportation routes as identified on Schedule A1, Urban Structure.</u>
16.	14.1.8 [New] EMPLOYMENT, General	Insert a new section 14.1.8 as follows, and renumber the remaining policies in section 14.1 accordingly: <u>New major office buildings shall primarily be developed within Midtown Oakville, major transit station areas and strategic growth areas with existing or planned frequent transit service. Other locations providing high visibility and excellent accessibility adjacent to highway corridors and Regional Transit Priority Corridors may also be considered.</u>

Item No.	Section	Description of Change
17.	14.2.3 EMPLOYMENT, Conversion of Employment Areas	<p>Revise the policy as follows:</p> <p>The Town will only consider the conversion of lands within the <i>employment areas</i> to non-employment uses through a <i>municipal comprehensive review</i> where the following conditions have been satisfied:</p> <p><u>The conversion of lands within <i>employment areas</i> to non-employment uses shall only be permitted through a <i>municipal comprehensive review</i> completed by Halton Region where it is demonstrated that:</u></p> <ul style="list-style-type: none"> a) there is a need for the uses proposed by the conversion as established by the municipal comprehensive review; <u>there is a need for the conversion;</u> b) the conversion will not prevent the ability of the Town to meet the employment forecasts established by the Region; <u>the designated employments lands are not required by the Town over the horizon of this Plan.</u> c) the conversion will not adversely affect the overall viability of the employment area and achievement of the intensification target of Table 3, density targets and other policies of this Plan, and will not impact the ability of adjacent lands or development to be used or continue to be used for employment purposes; <u>the Town will maintain sufficient employment lands to accommodate forecasted employment growth as established by the Region to the horizon of this Plan;</u> d) there is existing or planned infrastructure to accommodate the proposed conversion; <u>the proposed uses would not adversely affect the overall viability of the <i>employment area</i> or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and,</u> e) the lands are not required in the long term for employment purposes; and, <u>there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.</u> f) cross jurisdictional issues have been considered.

Item No.	Section	Description of Change
18.	14.2.4 [New] EMPLOYMENT, Conversion of Employment Areas	Insert a new section 14.2.4 as follows: <u>The redesignation of an <i>employment area</i> to a designation that permits non-employment uses is considered a conversion and shall only occur in accordance with the policies of Section 14.2.3.</u>
19.	14.3 EMPLOYMENT, Office Employment	Revise the policy as follows: Office Employment areas are intended to provide primarily for prestige <i>major office</i> uses <u>in a <i>transit-supportive</i> and <i>pedestrian-oriented environment with a range of employment-supportive amenities</i></u> . The majority of these areas are existing and are located adjacent to the QEW and Highway 403 corridors, providing high visibility and excellent accessibility. New <i>major office</i> buildings shall be developed primarily within Midtown Oakville, <i>major transit station areas</i> , and along <i>higher-order transit corridors</i> .
20.	14.3.1 EMPLOYMENT, Office Employment	Revise the policy as follows: Permitted Uses a) Uses permitted within the Office Employment designation may include <i>major offices</i> and offices, hotels, <u>public halls</u> , light industrial uses and training facilities and commercial schools. Limited convenience retail, accessory retail and service commercial uses, including restaurants, may be permitted in conjunction with the permitted uses. b) Motor vehicle related uses may also be permitted on the lands designated Office Employment on North Service Road West, between Third Line and McCraney Creek. c) Existing motor vehicle related uses are permitted on the lands designated Office Employment south of Speers Road and west of Third Line.
21.	14.3.3 EMPLOYMENT, Office Employment	Delete the policy in its entirety: Office Employment areas are generally to be located on arterial roadways and on the edge of concentrations of industrial and service commercial uses. These areas also serve as a transitional area providing a buffer between uses.

Item No.	Section	Description of Change
22.	14.4 EMPLOYMENT, Business Employment	Revise the policy as follows: Business Employment areas are intended to provide for a wide range of business and industrial uses. The uses in the Business Employment areas are intended to be predominantly within enclosed buildings and provide for office uses and light and service industrial operations with minimal impacts on the surrounding areas.
23.	14.4.1 (a) EMPLOYMENT, Business Employment, Permitted Uses	Revise the policy as follows: Uses permitted within the Business Employment designation may include offices and light industrial uses such as manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. Hotels, public halls, indoor sports facilities, and training facilities and commercial schools may also be permitted.
24.	14.4.1 (b) [New] EMPLOYMENT, Business Employment, Permitted Uses	Add a new subsection (b) as follows, and renumber the remaining policies in section 14.4.1 accordingly: <u>Existing major office shall be permitted and new major office may be considered at locations providing high visibility and excellent accessibility adjacent to highway corridors and Regional Transit Priority Corridors.</u>
25.	14.4.1 (d) EMPLOYMENT, Business Employment, Permitted Uses	Revise the policy, previously renumbered as subsection (e) , as follows: Motor vehicle related uses may also be permitted on the lands designated Business Employment in the following areas: i) between Bronte Creek and Kerr Street, south of the QEW; ii) <u>on North Service Road West, between Third Line and McCraney Creek;</u> iii) iii) between Iroquois Shore Road (including the proposed extension) and North Service Road, west of Invicta Drive; iv) iv) east of Chartwell Road, between the QEW and the railway; and, v) v) between Ford Drive, Royal Windsor Drive, Winston Churchill Boulevard and the railway spur line.
26.	14.4.1 (e) [New] EMPLOYMENT, Business Employment, Permitted Uses	Add a new subsection (e) as follows: <u>Existing motor vehicle related uses are permitted on the lands designated Business Employment south of Speers Road and west of Third Line.</u>

Item No.	Section	Description of Change
27.	14.4.5 [New] EMPLOYMENT, Business Employment	Insert a new section 14.4.5 as follows: <u>Outdoor storage uses shall not be permitted on lands designated Business Employment that abut residential uses.</u>
28.	14.6 EMPLOYMENT, Business Commercial	Revise the policy as follows: Permitted Uses Uses permitted in the Business Commercial designation may include limited retail and service commercial uses, including restaurants, motor vehicle related uses, hotels, public halls, indoor sports facilities, places of entertainment, and training facilities and commercial schools, motor vehicle related uses, convenience retail and service commercial uses, including restaurants. Offices may also be permitted.
29.	14.6.3 EMPLOYMENT, Business Commercial	Revise the policy as follows: Convenience Retail and service commercial uses on sites designated Business Commercial shall should not exceed a maximum of approximately 2,500 square metres in total floor area.
30.	14.6.5 EMPLOYMENT, Business Commercial	Revise the policy as follows: The Business Commercial designation areas shall apply to sites within employment areas that have historically served an employment-supportive, primarily to existing service commercial, function uses located along major arterial roads, as well as sites at the periphery of new or developing employment areas.
31.	14.6.6 [New] EMPLOYMENT, Business Commercial	Insert a new section 14.6.6 as follows: <u>The designation of a new Business Commercial site should only be considered through a local municipal comprehensive review, subject to the following criteria:</u> a) <u>The site is located at the intersection of two arterial roads within an employment area.</u> b) <u>Retail and service commercial uses shall not exceed 2,500 square metres in total floor area; and,</u> c) <u>The Business Commercial designation would not limit the development of the surrounding employment area.</u>
32.	14.6.7 [New] EMPLOYMENT, Business Commercial	Insert a new section 14.6.7 as follows: <u>Severances to create new lots within the Business Commercial designation are discouraged.</u>

Item No.	Section	Description of Change
33.	26.6 SPECIAL POLICY AREAS, Other Areas for Further Study	Revised the policy by inserting a new subsection (a) as follows, and renumbering the remaining subsections accordingly. a) lands within the Neighbourhood Commercial designation southeast of the intersection of Cornwall Road and Trafalgar Road;
34.	27.3.9 [New] EXCEPTIONS, West Exceptions – Schedule H	Insert a new section 27.3.9 as follows: <u>On the lands designated Business Employment known as 1179 Bronte Road, motor vehicle related uses associated with the services provided by Halton Region may also be permitted.</u>
35.	27.4.7 EXCEPTIONS, Central Exceptions – Schedule I	Delete the policy in its entirety, and renumber the remaining policies in section 27.4 accordingly. On the lands designated Office Employment at the southeast corner of Iroquois Shore Road and Trafalgar Road, a motor vehicle service station, and a motor vehicle repair facility, may also be permitted.
36.	27.4.8 [New] EXCEPTIONS, Central Exceptions – Schedule I	The existing section 27.4.8 was renumbered above. Insert a new section 27.4.8 as follows: <u>On the lands designated Community Commercial known as 400 Dundas Street East, a motor vehicle repair facility may be permitted provided it serves a secondary function within the site.</u>
37.	29.5 INTERPRETATION, Glossary	Delete the existing definition of “complete community” and replace it as follows: <i>Complete community</i> means a community that meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided. <u>Complete Communities means places such as mixed use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.</u>

Item No.	Section	Description of Change
38.	29.5 INTERPRETATION, Glossary	Revise the definition of “major office” as follows: <i>Major office</i> is generally defined as freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more <u>means freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.</u>
39.	29.5 INTERPRETATION, Glossary	Add the following new definitions within the existing alphabetical order of definitions: <u><i>Frequent transit</i> means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.</u> <u><i>Major retail</i> means large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activity.</u> <u><i>Public Service Facilities</i> means lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. <i>Public service facilities</i> do not include <i>infrastructure</i>.</u>

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 Appendix 1.

Item No.	Schedule	Description of Change
40.	Schedule F South West Land Use	Amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - modify land use designations on the north side of Rebecca Street between Burloak Drive and Great Lakes Boulevard - modify land use designations along the Speers Road corridor between Bronte Road and Fourth Line
41.	Schedule G South East Land Use	Amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - modify land use designations at the northeast corner of Cornwall Road and Maple Grove Drive
42.	Schedule H West Land Use	Amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - modify land use designations on the east side of Bronte Road, north of North Service Road West - modify land use designations on the north side of North Service Road West between Third Line and Dorval Drive
43.	Schedule I Central Land Use	Amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - modify land use designations on Iroquois Shore Road, immediately east of Trafalgar Road - add a symbol "⊙" at the southwest corner of Dundas Street East and Postridge Drive to indicate that an exception policy applies
44.	Schedule J East Land Use	Amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - modify land use designations between Ninth Line and Highway 403, north of Upper Middle Road East - modify land use designations between Bristol Circle and Winston Churchill Boulevard, north of Plymouth Drive - modify land use designations along Sherwood Heights Drive and South Sheridan Way - modify land use designations on the west side of Ford Drive, north of the railway, and between Sheridan Garden Drive and the railway