



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2013-095

#### Official Plan Amendment 3

A by-law to adopt an amendment to the Livable Oakville Official Plan,  
Official Plan Amendment Number 3 (Upper Middle Road GP Inc.)

WHEREAS the Livable 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 to permit the development of commercial uses.

#### **COUNCIL ENACTS AS FOLLOWS:**

1. The attached Amendment Number 3 to the Livable Oakville Official 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 3 to the Livable Oakville Official Plan.

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PASSED this 21<sup>st</sup> day of October, 2013

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MAYOR

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CLERK

## **Official Plan Amendment**

### **Number 3**

to the  
Livable Oakville Official Plan  
of the  
Town of Oakville

## **Town of Oakville Official Plan Amendment Number 3**

### Part 1 – Constitutional Statement

Parts 1 and 2 do not constitute operable parts of this amendment.

Part 3 constitutes Amendment Number 3 to the Livable Oakville Official Plan.

### Part 2 – The Preamble

#### 1. Purpose:

The purpose of this amendment is to redesignate 3 hectares of the lands known municipally as 1455 Joshuas Creek Drive from Business Employment to Business Commercial to permit the development of commercial uses.

#### 2. Location:

The subject lands are on the southwest corner of Upper Middle Road East and Joshuas Creek Drive and legally described as Part of Lot 6, Concession 2, S.D.S. The amendment would apply to 3 hectares of a 19 hectare subdivision.

#### 3. Basis:

The official plan amendment is based on the following:

- The proposed commercial development conforms with the applicable policy framework of the Livable Oakville Plan and is an appropriate land use for this site.
- The effect of the proposal would be to develop an underutilized site where employment have not been realized.
- The proposed Business Commercial land use is compatible with surrounding land uses.
- The redesignation of a portion of the site from Business Employment to Business Commercial would not undermine the planned function or adversely impact adjacent land uses.
- The predominant use of the balance of the lands will continue to be office and warehouse uses.

### Part 3 – The Amendment

The Livable Oakville Official Plan is amended as follows:

#### Item 1

Schedule J East Land Use is amended as shown on Schedule A as follows:

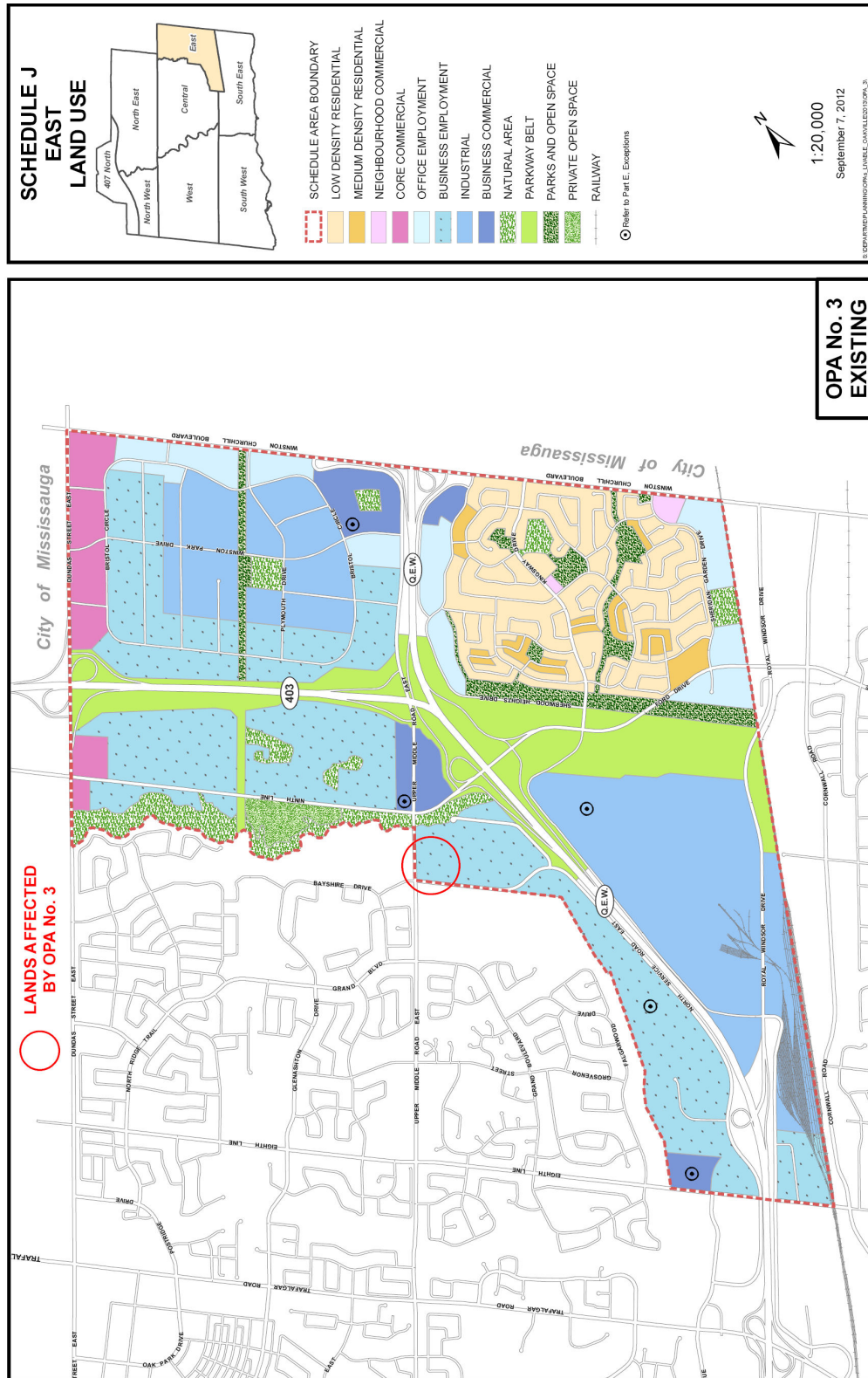
- i) Lands Affected by OPA No. 3 are redesignated from “Business Employment” to “Business Commercial”

#### Item 2

Schedule A1 Urban Structure is amended as shown on Schedule B as follows:

- 1) Lands Affected by OPA No. 3 are redesignated from “Residential” to “Employment”

[illegible]



## SCHEDULE B

