

THE CORPORATION OF THE TOWN OF OAKVILLE

****DRAFT* 2017-09-15***

BY-LAW NUMBER 2017-__

Official Plan Amendment __

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number __ (Bronte Village Growth Area, File: 42.15.51)

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 implement recommendations of the Bronte Village Growth Area Review;

COUNCIL ENACTS AS FOLLOWS:

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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

PASSED this ____ day of _____, 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 – Preamble

1. Purpose

The purpose of the proposed official plan amendment is to modify the text and schedules of the Livable Oakville Plan pertaining to the Bronte Village Growth Area to implement the findings of the Bronte Village Growth Area Review.

The effect of the proposed amendment includes changes to:

- enhance clarity and intent through housekeeping amendments;
- update the development concept to clarify intent and to reflect various policy changes throughout;
- provide policy direction for the ongoing Lakeshore Road West Environmental Assessment;
- update the policy language for expressing growth targets as a minimum planned density to be determined as part of future conformity matters;
- introduce new urban design policies to enhance existing objectives and include an urban design schedule to illustrate urban design elements including: primary streets, secondary streets, enhanced streetscape areas, urban squares, view corridors, pedestrian connections, and gateways;
- permit stand-alone residential uses in certain contexts within the Main Street 1 and Main Street 2 designations;
- redesignate various properties to permit greater development opportunities at key locations which reflect the existing development concept;
- expand bonusing permissions within the Main Street District;

- provide an underlying land use designation on the lands designated Parkway Belt West;
- introduce the Greenbelt Urban River Valley to the lands subject to the new Greenbelt Plan (2017);
- adjust the growth area boundary to exclude St. Ann's Court; and,
- update the Bronte Village Land Use Schedule accordingly.

The proposed amendment will result in changes to the following parts of the Livable Oakville Plan:

- Section 24 (Bronte Village);
- Schedule A1 – Urban Structure;
- Schedule F – South West Land Use; and,
- Schedule P – Bronte Village Land Use.

2. Background

- Council adopted the Livable Oakville Plan on June 22, 2009. Halton Region then approved the Plan, with modifications, on November 30, 2009, as it was deemed to conform to the Growth Plan, and be consistent with the Provincial Policy Statement, 2005, and the Region's Official Plan, as amended, including the proposed ROPA 38. That decision was appealed by a number of parties.
- Following the resolution of a majority of the appeals, the Ontario Municipal Board approved the Plan with further modifications on May 10, 2011.
- Throughout 2012, the Board approved additional modification to resolve outstanding site-specific appeals.
- The Livable Oakville Plan is in force except for five outstanding site-specific appeals, two to the Livable Oakville Plan (OMB Case No. PL100058) and three to OPA 4 (OMB Case No. PL140317).

3. Basis

- Section 26 of the *Planning Act*, as amended, requires municipalities to review their official plans no less frequently than 10 years after it comes into

effect as a new official plan and every five years thereafter, unless the plan has been replaced by another new official plan.

- On February 10, 2014, Planning and Development Council received a staff report entitled “*Long Range Planning Work Program*” which signaled the commencement of the five-year Official Plan Review. The report identified that the policies guiding growth and change in Bronte Village were to be reviewed.
- On May 11, 2015, Planning and Development Council hosted a Special Public Meeting and received a staff report titled “*Official Plan Review – Special Public Meeting*” launching the five-year Official Plan Review. The report identified that the Bronte Village Growth Area Review was a priority project to commence prior to other studies.
- An extensive review and public consultation process were undertaken as part of the Bronte Village Growth Area Review including:
 - May 15, 2015 – public open house to solicit the views of the public;
 - November 28, 2015 and February 4, 2016 – public open houses to solicit public feedback on draft policy directions prepared by staff;
 - June 13, 2016 – Livable Oakville Council Subcommittee (Subcommittee) meeting to report back on work completed to date, public feedback received, next steps, and provide the Subcommittee with an opportunity for discussion;
 - October 3, 2016 – Subcommittee meeting to present the “*Assessment of Redevelopment Viability within the Town of Oakville’s Main Street Growth Areas*”, prepared by N. Barry Lyon Consultants Limited, retained by the town in May 2016, which investigated the viability of existing and emerging land use policies for the town’s main street areas and provided background information to inform policy development;
 - January 16, 2017 – Subcommittee meeting to present draft policy changes for discussion with the Subcommittee and proceed to further consultation with the public;
 - March 1, 2017 – public information session to present the draft policy changes and solicit input from the public;
 - June 12, 2017 – Subcommittee meeting to report back on public feedback and comments received, next steps, and provide the Subcommittee with an opportunity for discussion.

- The Growth Plan for the Greater Golden Horseshoe (2017) and the Greenbelt Plan (2017), both of which came into force and effect July 1, 2017.
- The statutory public meeting on the proposed Official Plan Amendment is to be held on October 11, 2017.
- Notice of the statutory public meeting regarding the proposed Official Plan Amendment was published in the local newspaper, circulated to the agencies and public bodies prescribed by the *Planning Act*, mailed to property owners within the Bronte Village Growth Area, and emailed to the Official Plan Review E-blast distribution list, on or before September 20, 2017.
- The proposed amendment was available for public review in the Planning Services Department at Town Hall, 1225 Trafalgar Road, and on the town's website (www.oakville.ca), on or before September 20, 2017, being at least 20 days before the statutory public meeting.

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 (“~~strikethrough~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	24.2.1 BRONTE VILLAGE Objectives	Revise the policy as follows: To nurture, conserve and enhance the historic lakeside village <i>character</i> of Bronte <u>Village</u> by:
2.	24.2.1 b) BRONTE VILLAGE Objectives	Revise the policy as follows: ensuring high quality urban design that complements and contributes to the historic <u>lakeside village</u> <i>character of Bronte Village</i> ;
3.	24.2.2 BRONTE VILLAGE Objectives	Revise the policy as follows: To revitalize the <u>Bronte V</u> illage and maintain a complete <i>community</i> by:
4.	24.2.2 a) BRONTE VILLAGE Objectives	Revise the policy as follows: permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, <u>office</u> , cultural and recreational uses, complemented by public open spaces;
5.	24.2.2 e) BRONTE VILLAGE Objectives	Revise the policy as follows: defining the gateways to the village with <u>through enhanced urban design treatments</u> streetscape elements, buildings, and public art ;
6.	24.2.2 f) BRONTE VILLAGE Objectives	Revise the policy as follows: developing a community gathering space in the vicinity of <u>on</u> Lakeshore Road West <u>between Bronte Road</u> and Jones Street; and,
7.	24.3 BRONTE VILLAGE Development Concept	Revise the policies and paragraph formatting as follows: Development Concept Bronte Village is intended to be revitalized as a mixed use area. The <u>primary</u> focus of revitalization and <u>change, including</u> opportunities for <u>development and</u> <i>intensification</i> is in the area

Item No.	Section	Description of Change
		<p>identified defined as the Bronte Village Main Street District. The Bronte Village Main Street District as shown on Schedule P1, shall be the primary development district and the focus of change within Bronte Village. This district shall have a distinct <i>character</i> in terms of land use and function as set out in the following policies.</p> <p>The area of Bronte Village outside of the Main Street District is a residential neighbourhood and shall continue to support a variety of housing forms while providing for some change. shall remain stable.</p>
8.	24.3.1 BRONTE VILLAGE Development Concept – Bronte Village Main Street District	<p>Revise the policies and paragraph formatting as follows:</p> <p>Bronte Village Main Street District</p> <p><u>New development in the Bronte Village Main Street District shall primarily be provided in mixed use buildings.</u></p> <p>New commercial and office uses development in the Bronte Village Main Street District will be provided in developments shall be reflective of the existing street-related <u>and pedestrian-oriented main street function.</u> commercial and office uses. Retail Commercial and office uses shall development is to occur along <u>frontages facing Lakeshore Road West and Bronte Road, south of Lakeshore Road, frontages at grade level.</u> The community commercial retail functions should be retained and integrated with redevelopment.</p> <p>New residential uses development shall primarily be provided in mixed use buildings. <u>However, apartments and multiple-attached dwellings may also be permitted in single use buildings when they form part of a comprehensive redevelopment proposal and there are no residential uses on the ground floor facing Lakeshore Road West or Bronte Road, south of Lakeshore Road. Lakeshore Road West and Bronte Road are to provide a commercial main street function.</u></p> <p>Higher residential densities shall be directed to the gateways of the District and serve to anchor Lakeshore Road West within Bronte Village as the main street.</p> <p>The Bronte Village Main Street District will shall provide for well-defined landscaped streetscapes and integrated open spaces <u>which provide opportunities for enhanced pedestrian focused activity and connections. A public urban square shall be located along Lakeshore Road West between Bronte Road and Jones Street.</u></p>

Item No.	Section	Description of Change
		<p><u>Community uses and facilities which support daily pedestrian activity are encouraged to locate within the District.</u> A youth centre and public library are intended to be developed within the District.</p> <p>Jones Street, between Sovereign Street and Marine Drive, will be animated by a mix of retail and residential uses and a public square located along Lakeshore Road West, which are intended to strengthen it as an important link to the waterfront.</p>
9.	<p>24.3.2 BRONTE VILLAGE Development Concept – Lands Outside of the Bronte Village Main Street District</p>	<p>Revise the policies as follows:</p> <p>Lands Outside of the Bronte Village Main Street District</p> <p>The lands within Bronte Village, but outside of the Bronte Village Main Street District, are intended to provide for some intensification as permitted by the applicable residential land use designations.</p> <p>The lands on the south side of Sovereign Street, outside of the Bronte Village Main Street District, shall function as a transitional area to the residential neighbourhood to the north. Modest intensification will also be encouraged in this location in the form of detached, semi-detached and townhouse dwellings.</p> <p>Street-related retail uses along the east west side of Bronte Road are intended to strengthen the connection between the waterfront and the Bronte Village Main Street District to the north.</p> <p>The waterfront parks, harbour and marinas are to be maintained and enhanced. Landscape and facility improvements are to proceed in accordance with the approved park and harbour master plans. – such as the Bronte Heritage Waterfront Park Master Plan to be implemented on the lands south of Ontario Street, west of Nelson Street. Buildings or structures related to the park, harbour and marina uses are contemplated to be developed in the Wwaterfront Open Space area. These uses shall be situated in a manner that does not detract from the open space character of the area.</p>
10.	<p>24.4.1 b) BRONTE VILLAGE Functional Policies – Transportation</p>	<p>Revise the policy as follows:</p> <p>Through the development process, pedestrian, and cycling and transit amenities within Bronte Village are to be enhanced, including improved connectivity to, and within, the waterfront and harbour.</p>

Item No.	Section	Description of Change
11.	NEW BRONTE VILLAGE Functional Policies – Transportation	Insert a new policy as section 24.4.1 c) as follows: <u>As part the class environmental assessment process for Lakeshore Road West, the Town shall consider streetscape design and public realm improvements for Bronte Village to support and enhance pedestrian and cycling activity, transit use, as well as on-street parking opportunities within the right of way, to complement and contribute to Bronte Village’s lakeside village character.</u>
12.	24.4.2 BRONTE VILLAGE Public Realm	Delete section 24.4.2 in its entirety. Policies are relocated and revised under a new Urban Design section 24.5 .
13.	24.4.3 BRONTE VILLAGE Urban Design	Delete section 24.4.3 in its entirety. New Urban Design policies are provided under section 24.5 .
14.	24.4.4 BRONTE VILLAGE Cultural Heritage	Re-number section to 24.4.2 .
15.	24.4.5 BRONTE VILLAGE Growth Target	Re-number section to 24.4.3 and revise the policies as follows: a) A minimum planned density shall be established for Bronte Village through Provincial conformity coordinated with Halton Region. Bronte Village can accommodate a total of approximately 4,500 residents and 26,700 square metres of commercial space to provide for an estimated 900 jobs. b) A mix of approximately 950 new residential units and 2,000 square metres of new commercial space will be required to meet the target.
16.	NEW BRONTE VILLAGE Urban Design	Insert a new policy section as section 24.5 Urban Design as follows: <u>24.5 Urban Design Policies</u> <u>In addition to the Urban Design policies in Section 6 of this Plan, the following policies shall apply specifically to Bronte Village. The urban design plan for Bronte Village is provided on Schedule P2.</u> <u>24.5.1 Built form and public realm elements should be</u>

Item No.	Section	Description of Change
		<p><u>designed to nurture, conserve, and enhance a historic lakeside village character.</u></p> <p><u>24.5.2 Development and public realm improvements, including the streetscape for Lakeshore Road West, shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual.</u></p> <p><u>24.5.3 Public Realm</u></p> <p>a) <u>Where the Lakeshore Road West right-of-way is greater than that required by the policies of this Plan, the Town may permit minor encroachments in the form of small open spaces, such as landscaped areas and patios related to adjacent retail uses, to enhance the streetscape.</u></p> <p>b) <u>Views to the lake and harbour from public streets shall be maintained. Through the planning application process, view corridors as indicated on Schedule P2 shall be enhanced by appropriate built form and public realm elements.</u></p> <p>c) <u>Enhanced streetscape areas, as indicated on Schedule P2, should be incorporated in the design of new developments, streetscapes and open space areas, and utilized as a unifying public realm element through the use compatible, consistent and complementary design treatments while contributing to a distinctive and unique streetscape. Enhanced streetscape areas may include the preservation of existing large stature trees and open space areas, as well as larger setbacks in built form and the creation of additional pedestrian-oriented spaces.</u></p> <p><u>24.5.4 Streetscapes</u></p> <p>a) <u>Enhanced streetscape treatments including cycling, transit and pedestrian-oriented amenities shall be provided on primary and secondary streets identified on Schedule P2.</u></p> <p>i) <u>Wider sidewalks and additional street furniture and landscaping shall be provided.</u></p>

Item No.	Section	Description of Change
		<ul style="list-style-type: none"> ii) <u>Gathering spaces and public art shall be encouraged.</u> b) <u>Buildings along primary streets identified on Schedule P2 shall;</u> <ul style="list-style-type: none"> i) <u>incorporate a high degree of transparency on the ground floor;</u> ii) <u>provide building openings and principal entrances facing the street; and,</u> iii) <u>contain commercial, office, community or cultural uses adjacent to the street which foster an active main street environment.</u> c) <u>Buildings along secondary streets identified on Schedule P2 should;</u> <ul style="list-style-type: none"> i) <u>incorporate a high degree of transparency on the ground floor;</u> ii) <u>provide building openings and principal entrances facing the street; and,</u> iii) <u>contain commercial, office, community and cultural uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.</u> <p><u>24.5.5 Pedestrian Access and Circulation</u></p> <ul style="list-style-type: none"> a) <u>Through the planning application process, a mid-block pedestrian connection identified on Schedule P2 shall be provided to enhance pedestrian access and circulation within the Main Street District. A mid-block pedestrian connection across Lakeshore Road is encouraged if a controlled crossing can be provided.</u> b) <u>Additional pedestrian connections beyond those shown on Schedule P2 are also encouraged at mid-block locations and transit stops.</u> <p><u>24.5.6 Gateways</u></p>

Item No.	Section	Description of Change
		<p>a) <u>Through public actions and the planning application process, gateway treatments which enhance the historic lakeside village character shall be provided.</u></p> <p>b) <u>Gateways are identified on Schedule P2 and indicate locations which are visually prominent entry points into Bronte Village. These locations shall provide gateway treatments which may include well designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art. Gateways include the:</u></p> <p>i) <u>intersection of Lakeshore Road West and East Street;</u></p> <p>ii) <u>intersection of Lakeshore Road West and Bronte Road;</u></p> <p>iii) <u>intersection of Sovereign Street and Bronte Road; and,</u></p> <p>iv) <u>Lakeshore Road West bridge over Bronte Creek, including adjacent areas.</u></p> <p><u>24.5.7 Urban Squares</u></p> <p>a) <u>Through the development process, a new urban square shall be provided along Lakeshore Road as shown Schedule P2. Built form and land uses surrounding the urban square are to complement and enhance the area as a community gathering space.</u></p> <p><u>24.5.8 Built Form</u></p> <p>a) <u>To maintain a comfortable pedestrian environment, new development should generally be two to four storeys in height along the street edge, with taller elements stepped back from the street.</u></p>
17.	24.5 BRONTE VILLAGE Land Use Policies	<p>Re-number as section 24.6 and re-number all of the following policies accordingly. Revise the new section 24.6 as follows:</p> <p>Land use designations are provided on Schedule P1. In addition to the policies of Parts C and D of this Plan, the following policies apply specifically to Bronte Village.</p>
18.	24.5.2	Re-number as section 24.6.2 in accordance with item 17 above, and add

Item No.	Section	Description of Change
	BRONTE VILLAGE Land Use Policies	the words “ <u>between Bronte Road and Jones Street</u> ” after the words “eligible for bonusing”.
19.	24.5.4 BRONTE VILLAGE Land Use Policies	Renumber as section 24.6.4 in accordance with item 17 above, and add the words “ <u>and which may also be subject to the policies of the Greenbelt Urban River Valley:</u> ” after the words “Parkway Belt West”.
20.	NEW BRONTE VILLAGE Land Use Policies	Insert a new policy 24.6.5 as follows: <u>On the lands designated Main Street 1 and Main Street 2, residential uses may be permitted on the ground floor, including multiple-attached dwellings and apartments, except where adjacent to Lakeshore Road West and Bronte Road (south of Lakeshore Road West) where commercial, office, community or cultural uses shall be provided on the ground floor facing the street, to maintain and enhance a pedestrian-oriented main street function.</u>
21.	NEW BRONTE VILLAGE Land Use Policies	Insert a new policy 24.6.6 as follows: <u>On the lands designated Medium Density Residential north of Lakeshore Road West and south of Sovereign Street, only Low Density Residential uses and townhouses shall be permitted with a maximum density of 50 dwelling units per site hectare.</u>
22.	NEW BRONTE VILLAGE Land Use Policies	Insert a new policy 24.6.7 as follows: <u>The lands subject to the Parkway Belt Overlay, as shown on Schedule P1, form part of the Parkway Belt West Plan and are designated Parkway Belt. The policies of the Parkway Belt West Plan shall govern the use of these lands until such time that the lands are removed from the Parkway Belt West Plan and come under the jurisdiction of the Town and this Plan. Upon removal of the lands from the Parkway Belt West Plan, the lands shall be designated Waterfront Open Space or Natural Area as provided on Schedule P1, and may be subject to additional Provincial plan policies.</u>
23.	NEW BRONTE VILLAGE Land Use Policies	Insert a new policy 24.6.8 as follows: <u>The lands subject to the Greenbelt Urban River Valley is a Greenbelt area and subject to Section 26.5 of this Plan.</u>
24.	24.6	Renumber as section 24.7 in accordance with item 17 above, and revise

Item No.	Section	Description of Change
	BRONTE VILLAGE Exceptions – Schedule P	as follows: Bronte Village Exceptions – Schedule P1 The following additional policies apply to certain lands on Schedule P1, Bronte Village Land Use.
25.	24.6.4 b) BRONTE VILLAGE Exceptions – Schedule P	Renumber as section 24.7.4 b) in accordance with item 17 above, and italicize the words “ <i>multiple-attached dwellings</i> ”.
26.	24.6.6 BRONTE VILLAGE Exceptions – Schedule P	Delete policy 24.6.6 . Land use policies introduced under item 21 above remove the need for this exception policy.
27.	24.7.2 a) BRONTE VILLAGE Implementation Policies - Bonusing	Renumber as section 24.8.2 a) in accordance with item 17 above, and revise as follows: <u>In the areas of Bronte Village identified as lands eligible for bonusing on Schedule P1, the Town may allow increases of up to two storeys beyond the maximum permitted building height beyond the maximum permitted height, in the areas of Bronte Village delineated on Schedule P, without amendment to this Plan, as follows:</u> <u>i) two storeys west of East Street; and,</u> <u>ii) four storeys east of East Street.</u> The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.6.2, and with priority given to those public benefits noted in section 24.78.2 c).

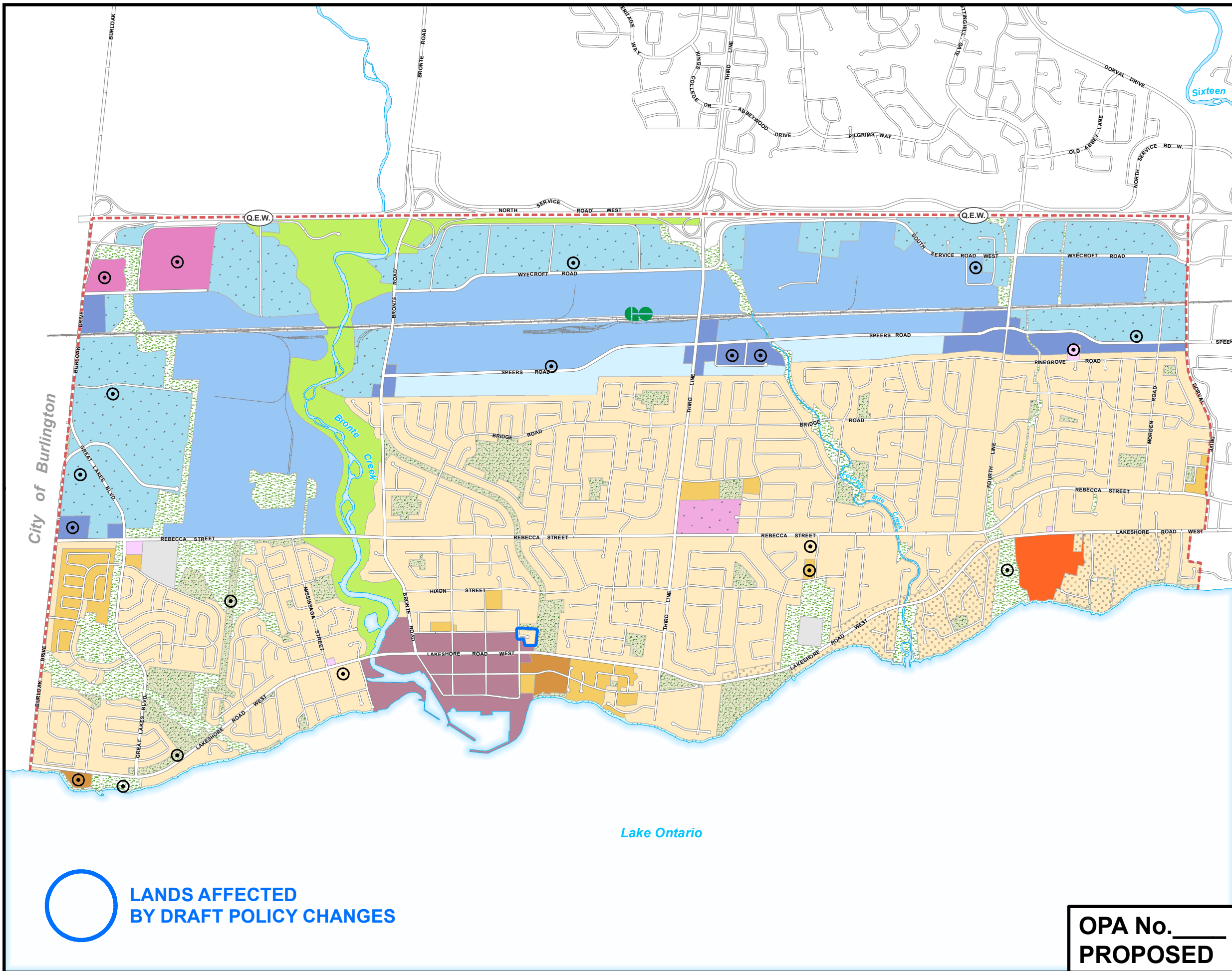
B. Schedule Changes

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
28.	Schedule A1 Urban Structure	Amend Schedule A1 to reflect the new Bronte Village Main Street Growth Area boundary as identified on Schedule P1 as provided for in Appendix 1.
29.	Schedule F South West Land Use	Amend Schedule F to reflect the new Bronte Village Main Street Growth Area boundary as provided for in Appendix 1. The area now excluded from the Bronte Village Growth Area (i.e. St. Ann's Court) is to be identified as Low Density Residential.
30.	Schedule P Bronte Village Land Use	<p>Rename Schedule P as Schedule P1 and amend the schedule as shown in Appendix 1 to:</p> <ul style="list-style-type: none"> - modify the Parkway Belt designation to be shown as an overlay in order to show underlying land use designations, being Waterfront Open Space and Natural Area, should the lands be removed from the Parkway Belt West Plan; - provide a Greenbelt Urban River Valley overlay to indicate the greenbelt area subject to the Urban River Valley policies in the Greenbelt Plan; - expand bonusing permissions within the Main Street District; - change the land use designation from Main Street 1 to Main Street 2 in various locations near at the eastern gateway to Bronte Village and along Jones Street; - change the land use designation from Low Density Residential to Medium Density Residential north of Lakeshore Road, south of Sovereign Street, and east of Nelson Street; - change the boundary of the Main Street Growth Area to exclude the properties located on St. Ann's Court; and, - remove exception bullets that are no longer required due to policy amendments.

Item No.	Schedule	Description of Change
31.	NEW Bronte Village Urban Design	Add a new Schedule P2 as shown in Appendix 1 to: <ul style="list-style-type: none">- enhance the application of urban design policy objectives through the use of an urban design schedule; and,- illustrate urban design elements through mapping including: primary streets, secondary streets, enhanced streetscape areas, urban squares, view corridors, pedestrian connections, and gateways.

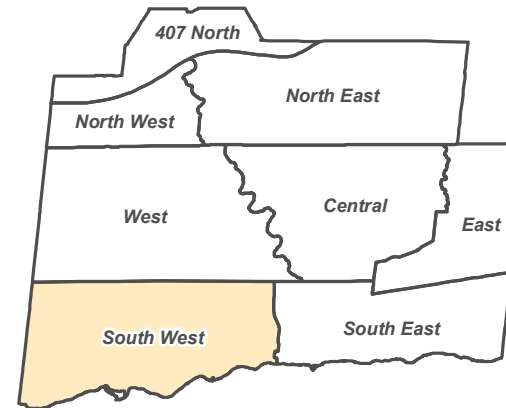
APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan
























 **LANDS AFFECTED
BY DRAFT POLICY CHANGES**

**OPA No. _____
PROPOSED**

SCHEDULE F SOUTH WEST LAND USE



-  SCHEDULE AREA BOUNDARY
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  NEIGHBOURHOOD COMMERCIAL
-  COMMUNITY COMMERCIAL
-  CORE COMMERCIAL
-  OFFICE EMPLOYMENT
-  BUSINESS EMPLOYMENT
-  INDUSTRIAL
-  BUSINESS COMMERCIAL
-  INSTITUTIONAL
-  NATURAL AREA
-  PARKWAY BELT
-  PARKS AND OPEN SPACE
-  WATERFRONT OPEN SPACE
-  UTILITY
-  GROWTH AREA*
-  SPECIAL POLICY AREA
-  RAILWAY
-  MAJOR TRANSIT STATION

* Refer to Part E, Growth Area Policies

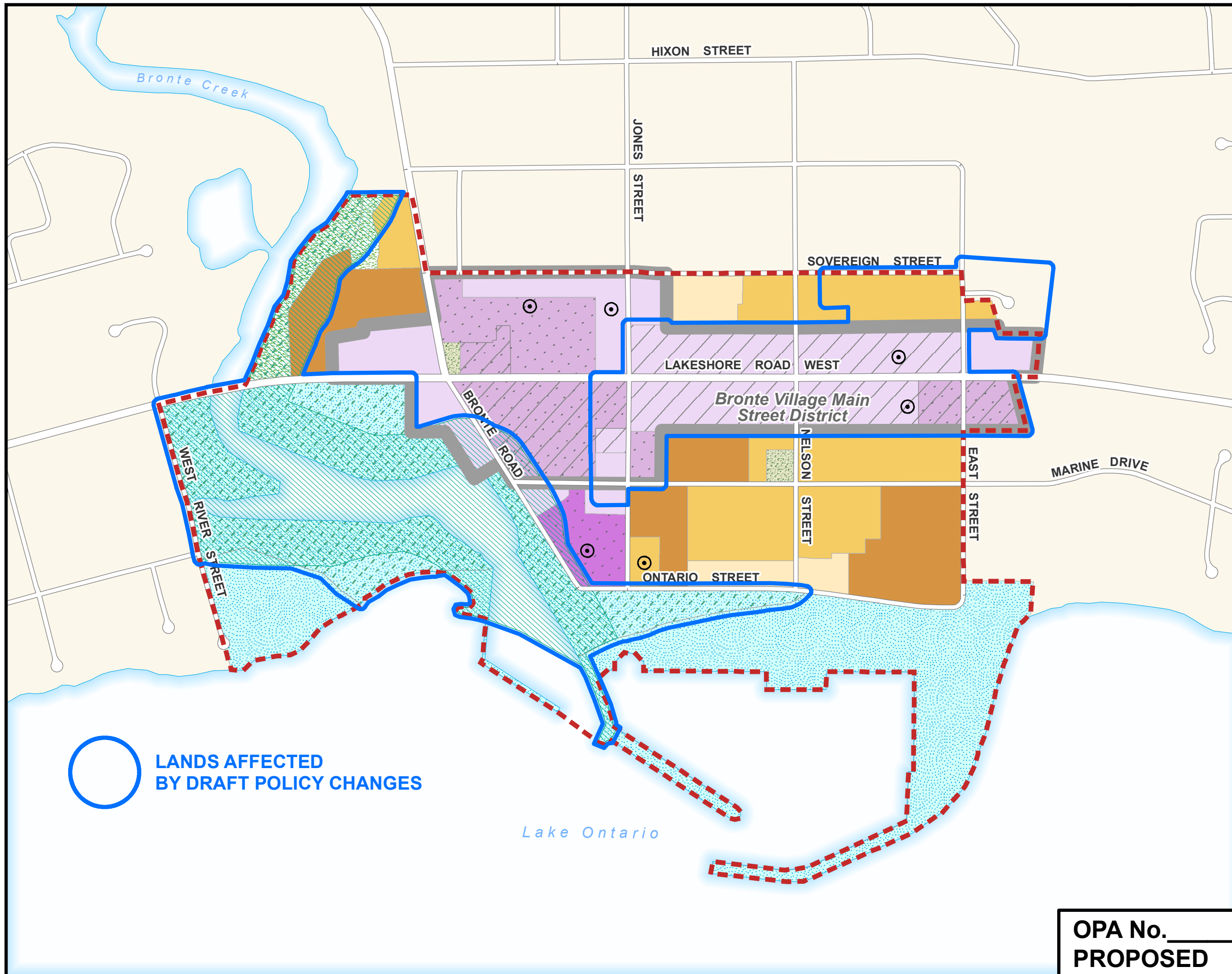
⊙ Refer to Part E, Exceptions



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August 29, 2017

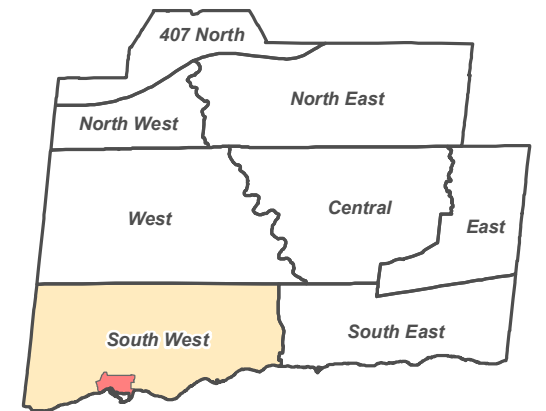
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**LANDS AFFECTED
BY DRAFT POLICY CHANGES**

**OPA No. _____
PROPOSED**

SCHEDULE P1 BRONTE VILLAGE LAND USE



- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CORE
- NATURAL AREA
- PARKS AND OPEN SPACE
- WATERFRONT OPEN SPACE
- GREENBELT - URBAN RIVER VALLEY
- PARKWAY BELT - OVERLAY
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES

Refer to Part E, Bronte Village, for Growth Area Policies

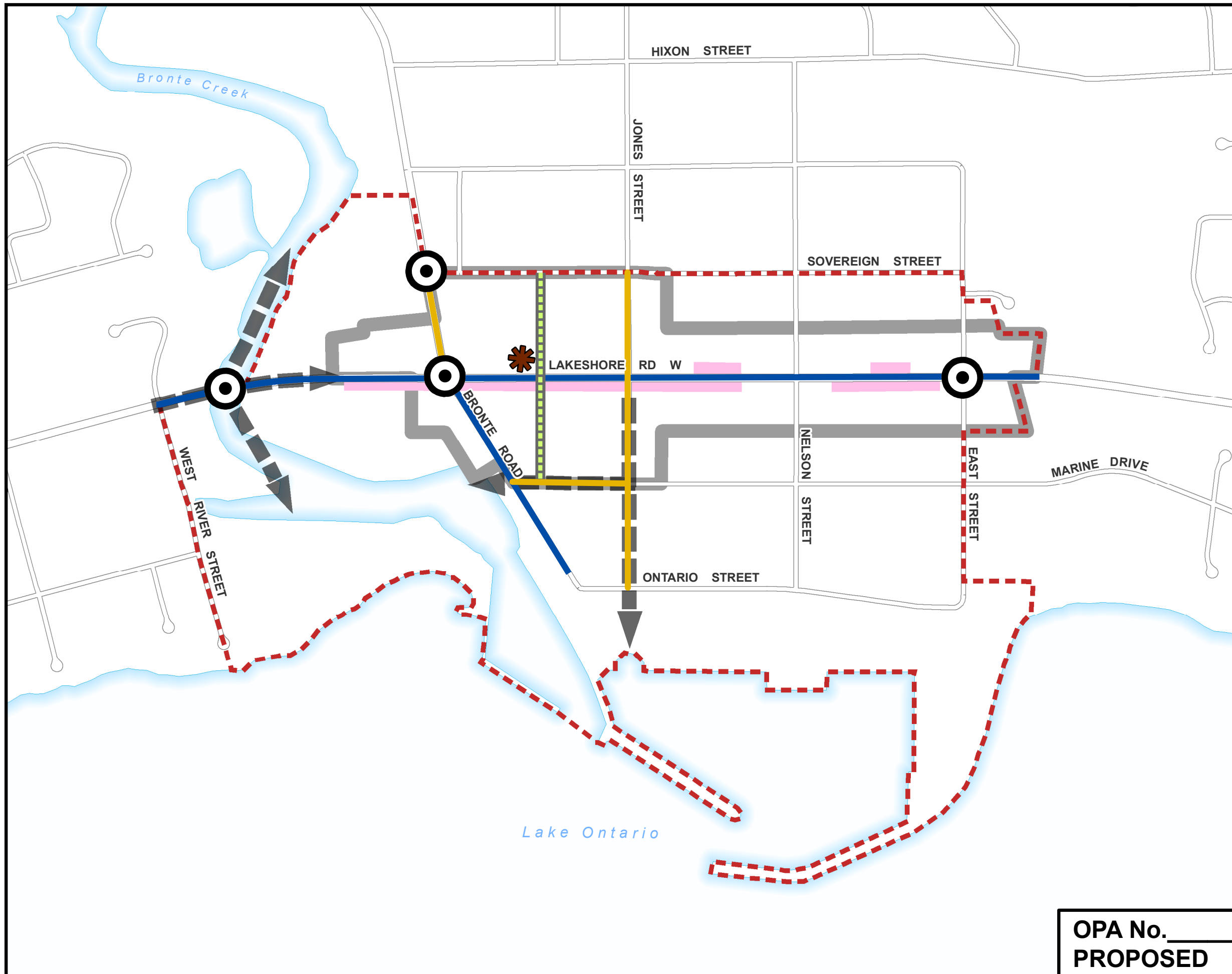
Refer to Part E, Bronte Village Exceptions



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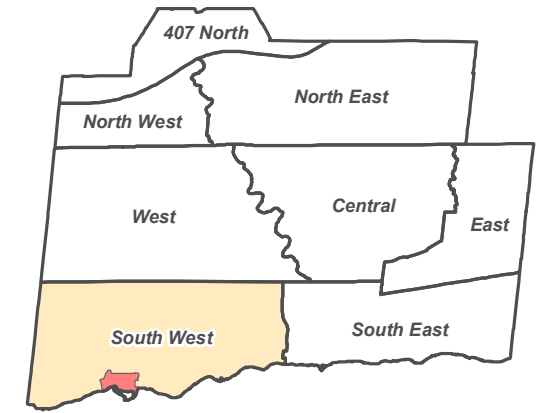
August 29, 2017

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OPA No. _____
PROPOSED

SCHEDULE P2 BRONTE VILLAGE URBAN DESIGN



- GROWTH AREA BOUNDARY
- PRIMARY STREET
- SECONDARY STREET
- ENHANCED STREETSCAPE AREA
- URBAN SQUARE
- GATEWAY
- VIEW CORRIDOR
- PEDESTRIAN CONNECTION
- DISTRICT BOUNDARY



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August 29, 2017