



DRAFT / October 16, 2017

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-XXX

Official Plan Amendment ____

A by-law to adopt an amendment to the Livable Oakville Plan,
Official Plan Amendment Number ____
(Town of Oakville; Employment and Commercial Review; File: 42.15.49)

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 Employment and Commercial Review applicable to the Livable Oakville Plan area;

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 to implement the recommendations of the town-wide Employment and Commercial Review applicable to the Livable Oakville Plan area.

The effect of the proposed amendment will be to:

- update the Plan’s Employment and Commercial land use policies and definitions to be consistent with the Growth Plan for the Greater Golden Horseshoe, 2017;
- introduce *Major Office* as a permitted use in the ‘Urban Centre’ and ‘Urban Core’ land use designations;
- modify the ‘Office Employment’ land use designation to recognize the function of the designation as a priority area to accommodate *Major Office* uses;
- Redesignate certain lands with an ‘Office Employment’ designation, which serve as a buffer to Residential Areas, to a ‘Business Employment’ land use designation;
- update the policies in the ‘Business Employment’ designation to prohibit outdoor storage where the designation abuts a residential area;
- update the general Employment Area policies to direct employment intensification to areas supported by existing or planned transit and active

transportation and encourage the intensification of existing areas with higher office employment densities;

- update the permitted uses in the 'Main Street 1' and 'Main Street 2' land use designations to permit places of entertainment, indoor sports facilities, and hotels;
- update the permitted uses in the 'Urban Core' and 'Urban Centre' land use designations to permit places of entertainment and indoor sports facilities;
- update the permitted uses in the 'Central Business District', 'Core Commercial' and 'Community Commercial' land use designations to permit places of entertainment and indoor sports facilities; and,
- Clarify the maximum space threshold for retail and service commercial uses on sites designated 'Neighbourhood Commercial.'

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

- | | |
|------------------------------|-----------------------------------|
| ▪ Section 12, Mixed Use | ▪ Schedule F, South West Land Use |
| ▪ Section 13, Commercial | ▪ Schedule G, South East Land Use |
| ▪ Section 14, Employment | ▪ Schedule H, West Land Use |
| ▪ Section 27, Exceptions | ▪ Schedule I, Central Land Use |
| ▪ Section 29, Interpretation | ▪ Schedule J, East Land Use |

2. Background

- The Livable Oakville Plan establishes the desired land use pattern for lands within the Town of Oakville, south of Dundas Street and north of Highway 407, to the year 2031.
- The existing Employment policies and related definitions in the Livable Oakville Plan are based on the 2005 Provincial Policy Statement and were adopted as part of the complete Plan on June 22, 2009.
- Updates to the Employment policies in the Livable Oakville Plan were adopted as part of Official Plan Amendment No. 4 ("inZone conformity OPA") on February 25, 2017.
- Part D, Land Use Designations and Policies, section 14.1.2, Employment, General, of the Livable Oakville Plan states:

It is a key policy of this Plan to provide a balance of population and employment in the Town in order to maximize the opportunity for residents to work in Oakville, to maintain a healthy tax base, and to achieve the goal of a balanced and *complete community*. The Town will monitor the rate of employment growth and the utilization of employment lands to ensure that sufficient employment land is designated to meet these objectives.

- 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 Official Plan Review would include a town-wide review of the employment and commercial policy framework.

3. Basis

- The Employment and Commercial Review, initiated at the end of 2014, is intended to assist the town to proactively plan for employment and commercial growth to the year 2041 and beyond. The Livable Oakville (Official Plan Review) Council Subcommittee received the following reports related to this project:

Meeting Date	Report Title
March 21, 2016	<i>Employment and Commercial Review: Preliminary Directions Report</i>
July 25, 2016	<i>Employment and Commercial Review: Commercial Demand and Supply Analysis</i>
September 6, 2016	<i>Employment and Commercial Review: Employment Land Demand and Supply Analysis</i>
November 1, 2016	<i>Employment and Commercial Review – Summary Report</i>

- On May 18, 2017 the province released the revised Growth Plan for the Greater Golden Horseshoe, 2017. As of July 1, 2017, all planning decisions must conform to the 2017 Growth Plan. The revised Growth Plan provides for significant policy changes to employment area planning in the Greater Golden Horseshoe (GGH).

- The statutory public meeting about the proposed Official Plan Amendment is to be held on November 6, 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*, and emailed to the Official Plan Review distribution list on October 12, 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), as of October 17, 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.	12.2.1 (a) MIXED USE, Main Street 1	<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, 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.</p>
2.	12.3.1 (a) MIXED USE, Main Street 2	<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, 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.</p>
3.	12.4 MIXED USE, Urban Centre	<p>Revise the policy as follows:</p> <p>The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, <i>major office</i> 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.</p>

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, <i>major offices</i> 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, <i>major office</i> 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, <i>major offices</i> 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 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.	13.5.1 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>
11.	13.5.2 COMMERCIAL, Neighbourhood Commercial	<p>Revise the policy as follows:</p> <p><u>Retail and service commercial uses on sites designated Neighbourhood Commercial areas shall</u> shall <u>should</u> not exceed a maximum of approximately 2,500 square metres of <u>in total</u> floor area in retail and service commercial uses.</p>

Item No.	Section	Description of Change
12.	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 primarily to provide service commercial uses for the surrounding <i>employment areas</i> or for the travelling public.
13.	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 <i>Employment areas</i>.</u>
14.	14.1.7 EMPLOYMENT, General	Revise the policy as follows: The Oakville and Bronte GO Stations are <i>higher order transit stations</i>, and the surrounding areas are considered <i>major transit station areas</i> to which employment <i>intensification</i> including <i>major office</i> and appropriate major institutional uses are to be directed. <u>The intensification of employment uses 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 A-1 Urban Structure.</u>
15.	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>The intensification of employment uses in existing office parks shall be encouraged to provide:</u> a) <u>Improved connectivity with planned or existing transit and active transportation networks; and</u> b) <u>Appropriate amenities and open space to serve the workforce.</u>

Item No.	Section	Description of Change
16.	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 employment areas to non-employment uses through a municipal comprehensive review where the following conditions have been satisfied:</p> <p><u>The conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review 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 on 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 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 employment area or prime employment area 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
17.	14.2.4 [New] EMPLOYMENT, Conversion of Employment Areas	Insert a new section 14.2.4 as follows: <u>The redesignation of an employment area to a designation that permits non-employment uses is considered a conversion and may only occur in accordance with the policies of Section 14.2.3.</u>
18.	14.3 EMPLOYMENT, Office Employment	Revise the policy as follows: Office Employment areas are intended to provide primarily for prestige <u>major office uses in a transit-supportive and pedestrian oriented environment with a range of employment supportive amenities.</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> , <u>office parks</u> and along higher order transit strategic growth areas with existing or planned frequent transit service corridors.
19.	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, banquet halls, meeting halls and convention centres, 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.
20.	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
21.	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.
22.	14.4.1 (a) EMPLOYMENT, Business Employment, Permitted Uses	Revise the policy as follows: a) Uses permitted within the Business Employment designation may include offices and light industrial uses such as manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. Banquet halls, meeting halls and convention centres, indoor sports facilities , and training facilities and commercial schools may also be permitted.
23.	14.4.1 (d) EMPLOYMENT, Business Employment, Permitted Uses	Revise the policy 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) <u>south of Speers Road and west of Third Line;</u> ii iv) between Iroquois Shore Road (including the proposed extension) and North Service Road, west of Invicta Drive; iii v) east of Chartwell Road, between the QEW and the railway; and, iv vi) between Ford Drive, Royal Windsor Drive, Winston Churchill Boulevard and the railway spur line.
24.	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>

Item No.	Section	Description of Change
25.	14.6 EMPLOYMENT, Business Commercial	Revise the policy as follows: Permitted Uses Uses permitted in the Business Commercial designation may include convenience 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.
26.	14.6.3 EMPLOYMENT, Business Commercial	Revise the policy as follows: Convenience retail and service commercial 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.
27.	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.
28.	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>
29.	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>

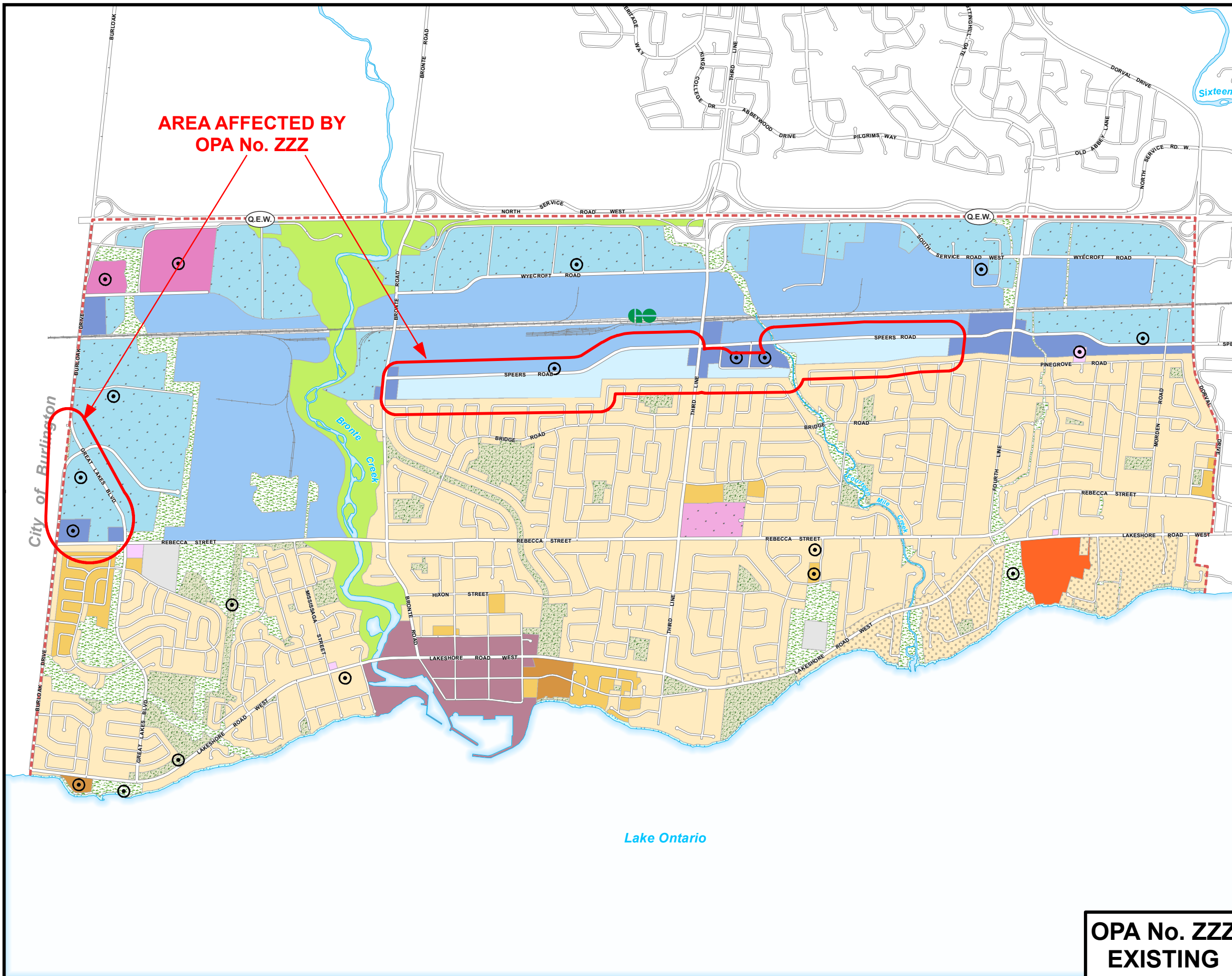
Item No.	Section	Description of Change
30.	27.4.7 EXCEPTIONS, Central Exceptions – Schedule I	Delete the policy in its entirety. On the lands designated Office Employment at the southeast corner of Iroquois Shore Road and Trafalgar Road, a motor vehicle service station, and a motor vehicle repair facility, may also be permitted.
31.	29.5 INTERPRETATION, Glossary	Revise the definition of “major office” as follows: Major office 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>
32.	29.5 INTERPRETATION, Glossary	Add the following new definitions within the existing alphabetical order of definitions: <u>Frequent transit 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>Major retail means large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activity.</u> <u>Office parks means employment areas designated in an official plan where there are significant concentrations of offices with high employment densities.</u> <u>Strategic growth areas means, within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form.</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.

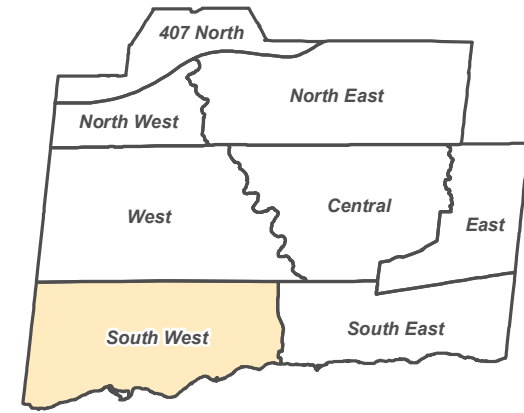
Item No.	Schedule	Description of Change
33.	Schedule F South West Land Use	Amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - modify land use designations on the north side of Rebecca Street between Burloak Drive and Great Lakes Boulevard
34.	Schedule G South East Land 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
35.	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
36.	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
37.	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

APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan



**AREA AFFECTED BY
OPA No. ZZZ**

SCHEDULE F SOUTH WEST LAND USE



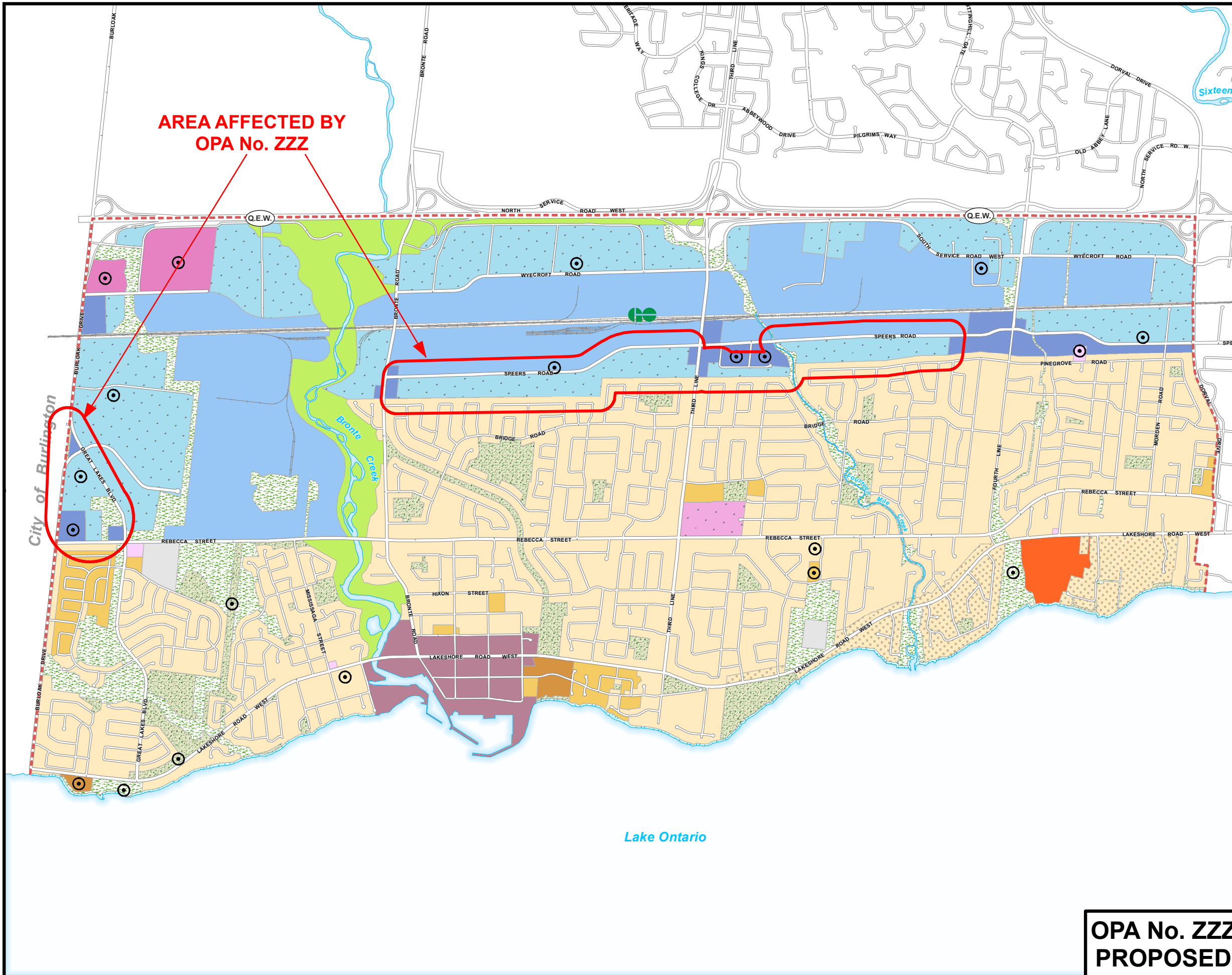
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS 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



1:25,000
 April 4, 2017

**OPA No. ZZZ
 EXISTING**



**AREA AFFECTED BY
OPA No. ZZZ**

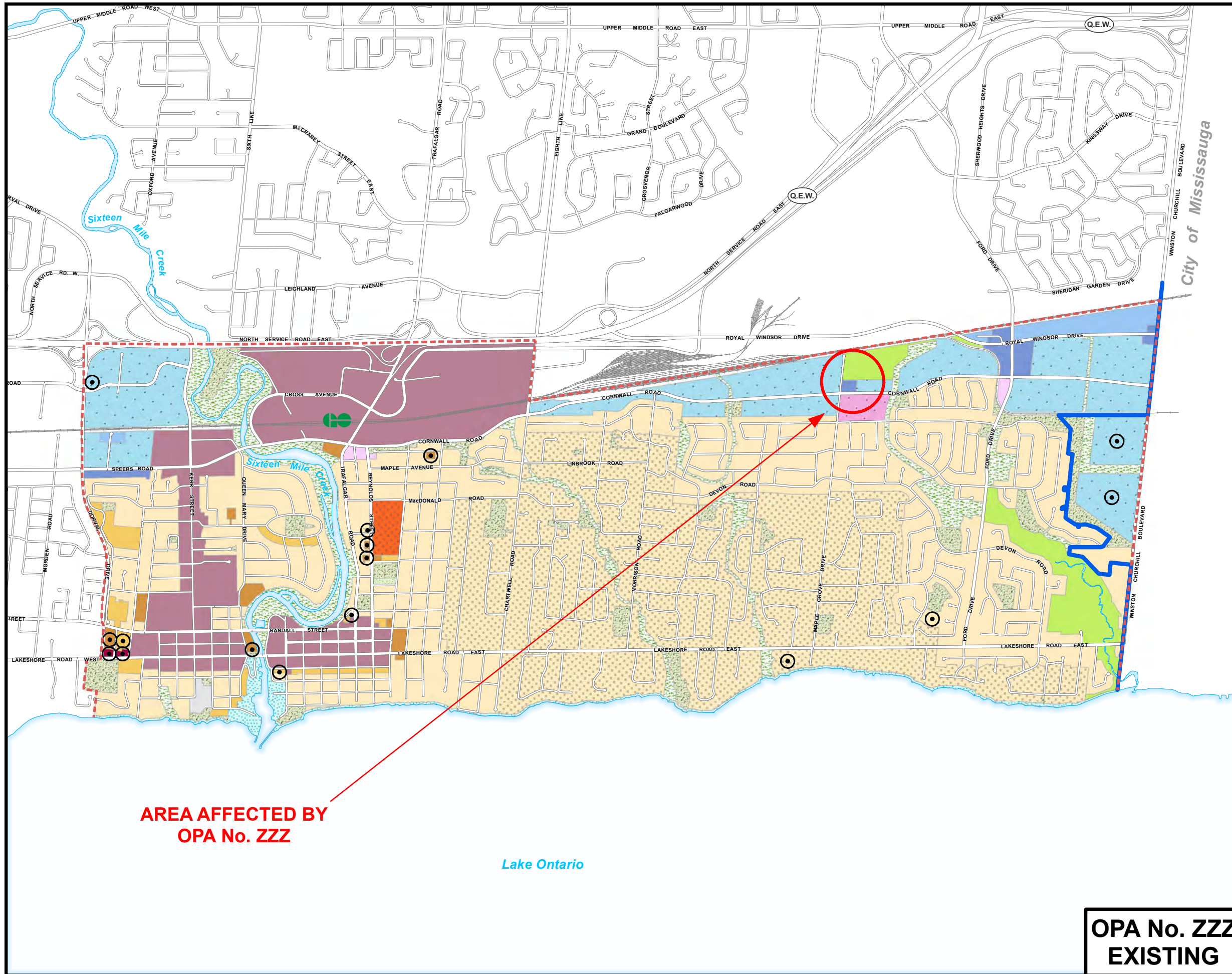
SCHEDULE F SOUTH WEST LAND USE



- SCHEDULE AREA BOUNDARY
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - COMMUNITY COMMERCIAL
 - CORE COMMERCIAL
 - 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

**OPA No. ZZZ
PROPOSED**

1:25,000
June 2, 2017



**AREA AFFECTED BY
OPA No. ZZZ**

Lake Ontario

**OPA No. ZZZ
EXISTING**

SCHEDULE G SOUTH EAST LAND USE

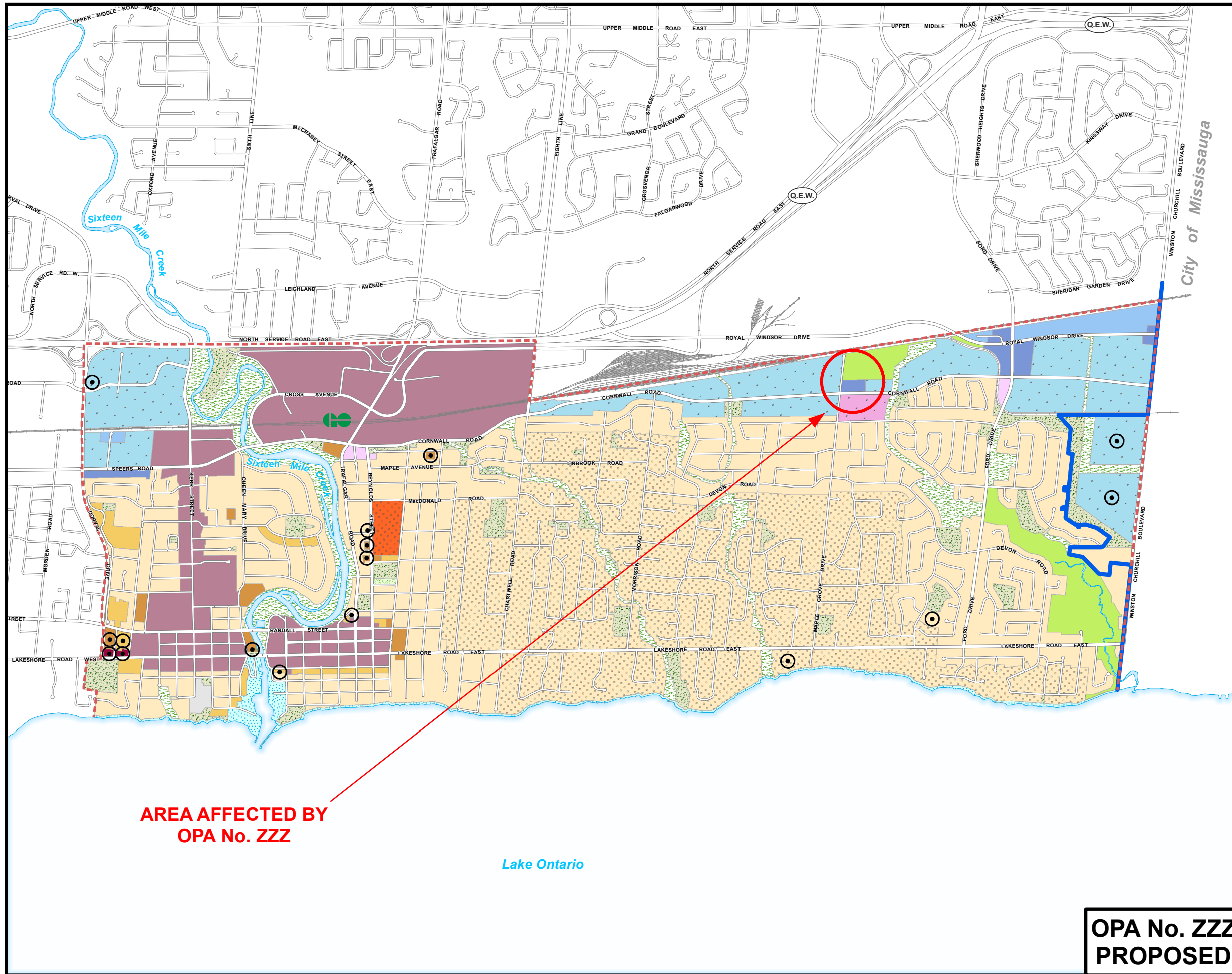


-  BUILT BOUNDARY
-  SCHEDULE AREA BOUNDARY
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  NEIGHBOURHOOD COMMERCIAL
-  COMMUNITY COMMERCIAL
-  CENTRAL BUSINESS DISTRICT
-  OFFICE EMPLOYMENT
-  BUSINESS EMPLOYMENT
-  INDUSTRIAL
-  BUSINESS COMMERCIAL
-  INSTITUTIONAL
-  NATURAL AREA
-  PARKWAY BELT
-  PARKS AND OPEN SPACE
-  PRIVATE OPEN SPACE
-  WATERFRONT OPEN SPACE
-  UTILITY
-  GROWTH AREA*
-  SPECIAL POLICY AREA
-  RAILWAY

* Refer to Part E, Growth Area Policies
 ⊙ Refer to Part E, Exceptions



1:25,000
April 4, 2017



**AREA AFFECTED BY
OPA No. ZZZ**

Lake Ontario

**OPA No. ZZZ
PROPOSED**

SCHEDULE G SOUTH EAST LAND USE



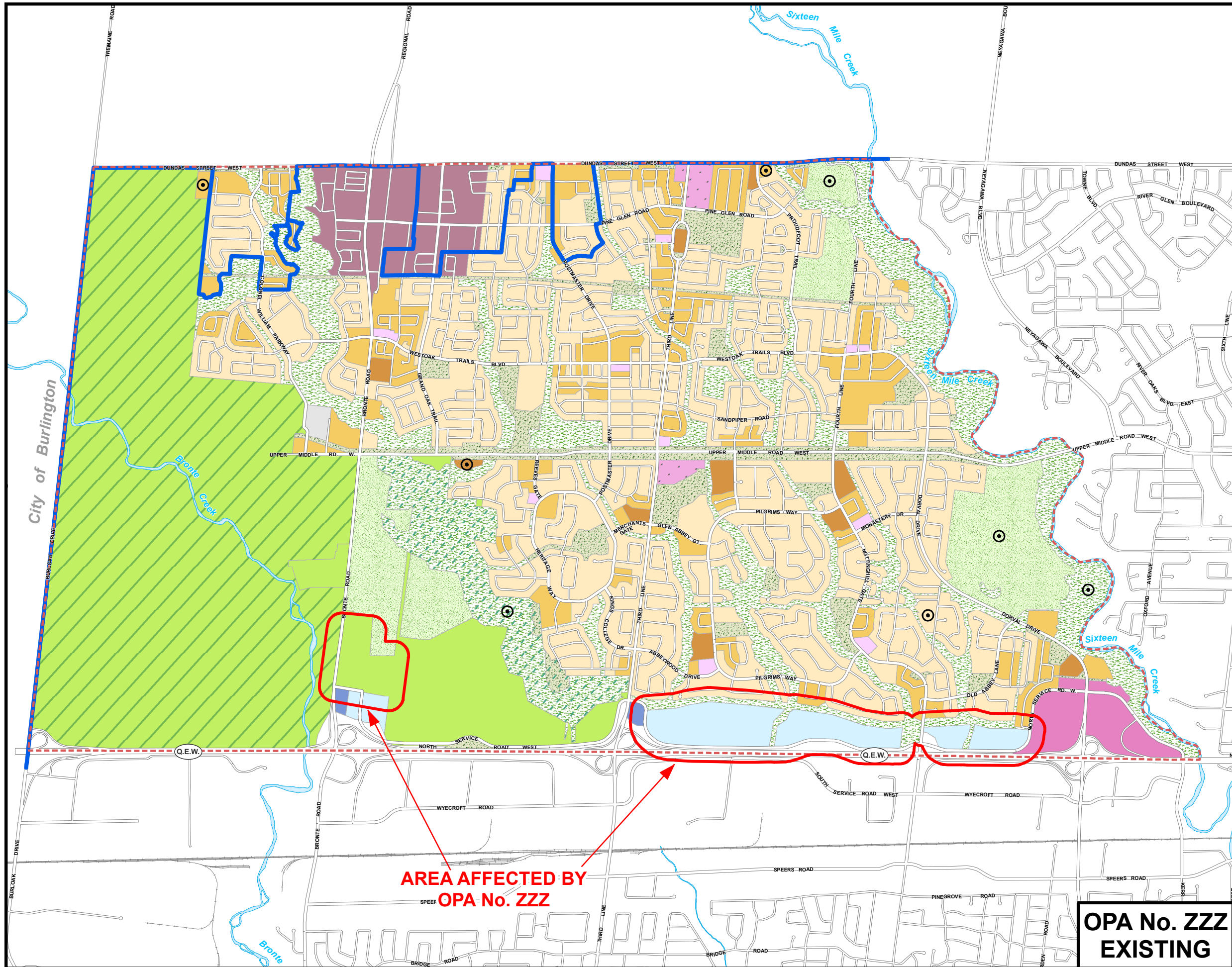
- BUILT BOUNDARY
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- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- RAILWAY

* Refer to Part E, Growth Area Policies

⊙ Refer to Part E, Exceptions



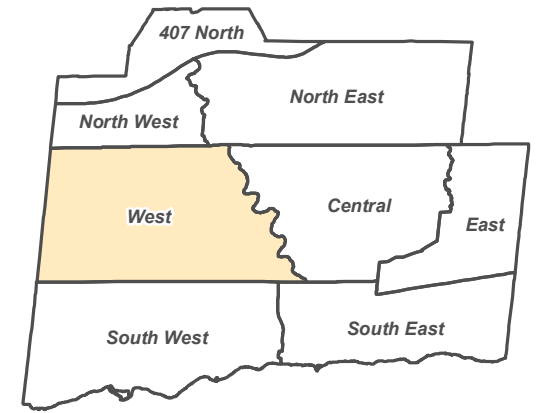
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June 2, 2017



**AREA AFFECTED BY
OPA No. ZZZ**

**OPA No. ZZZ
EXISTING**

SCHEDULE H WEST LAND USE

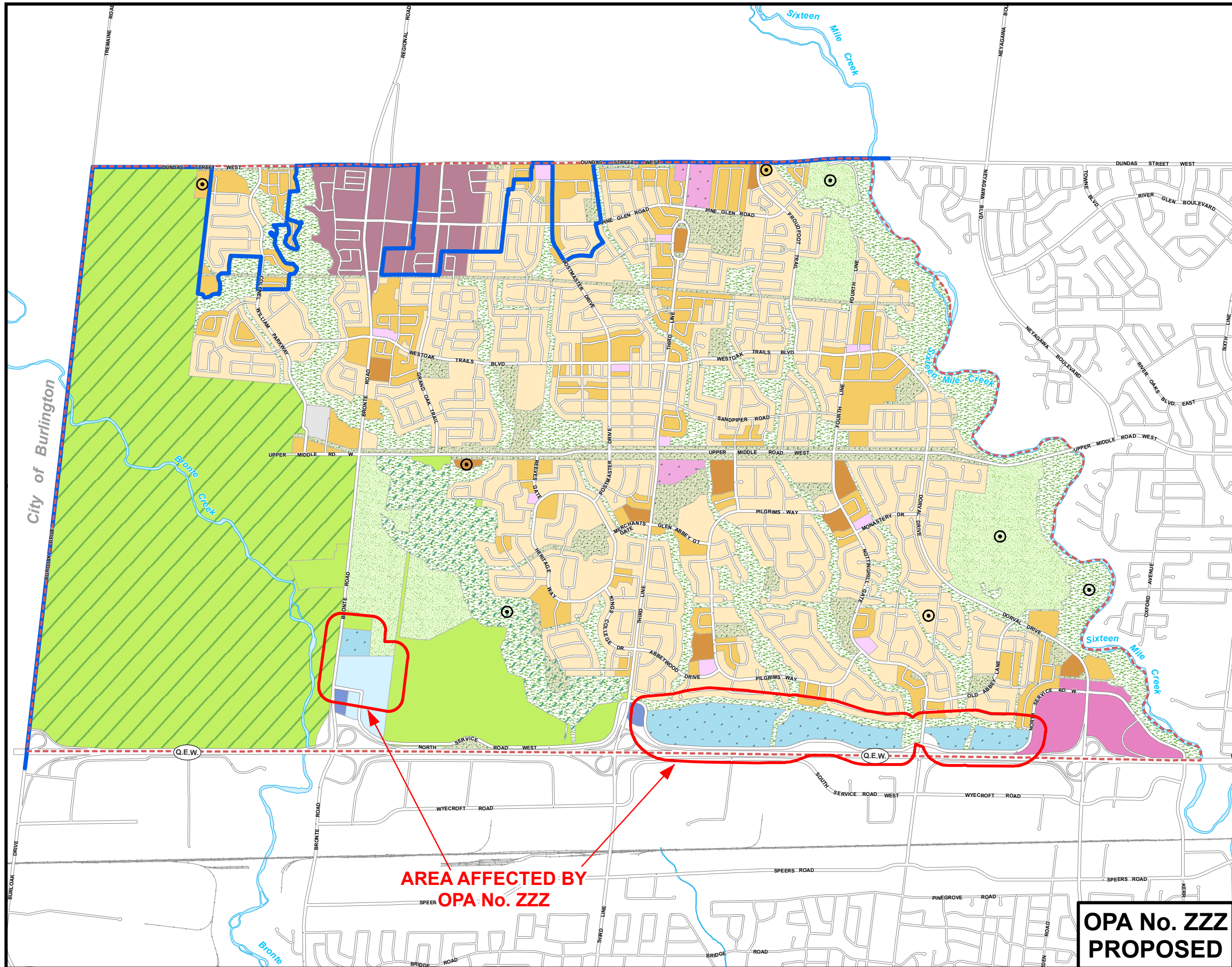


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- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS COMMERCIAL
- NATURAL AREA
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- GREENBELT**
- RAILWAY

* Refer to Part E, Growth Area Policies
 ** Refer to Part E, Special Policy Areas
 ⊙ Refer to Part E, Exceptions



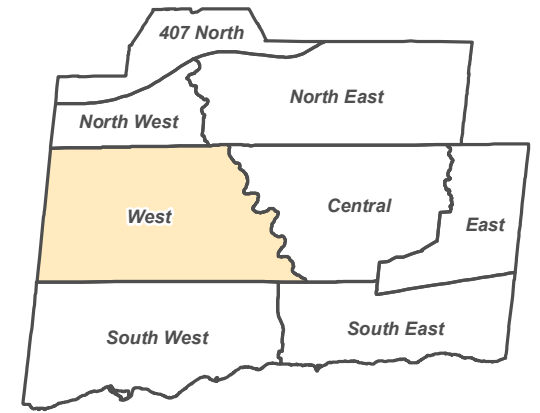
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OPA No. ZZZ**

**OPA No. ZZZ
PROPOSED**

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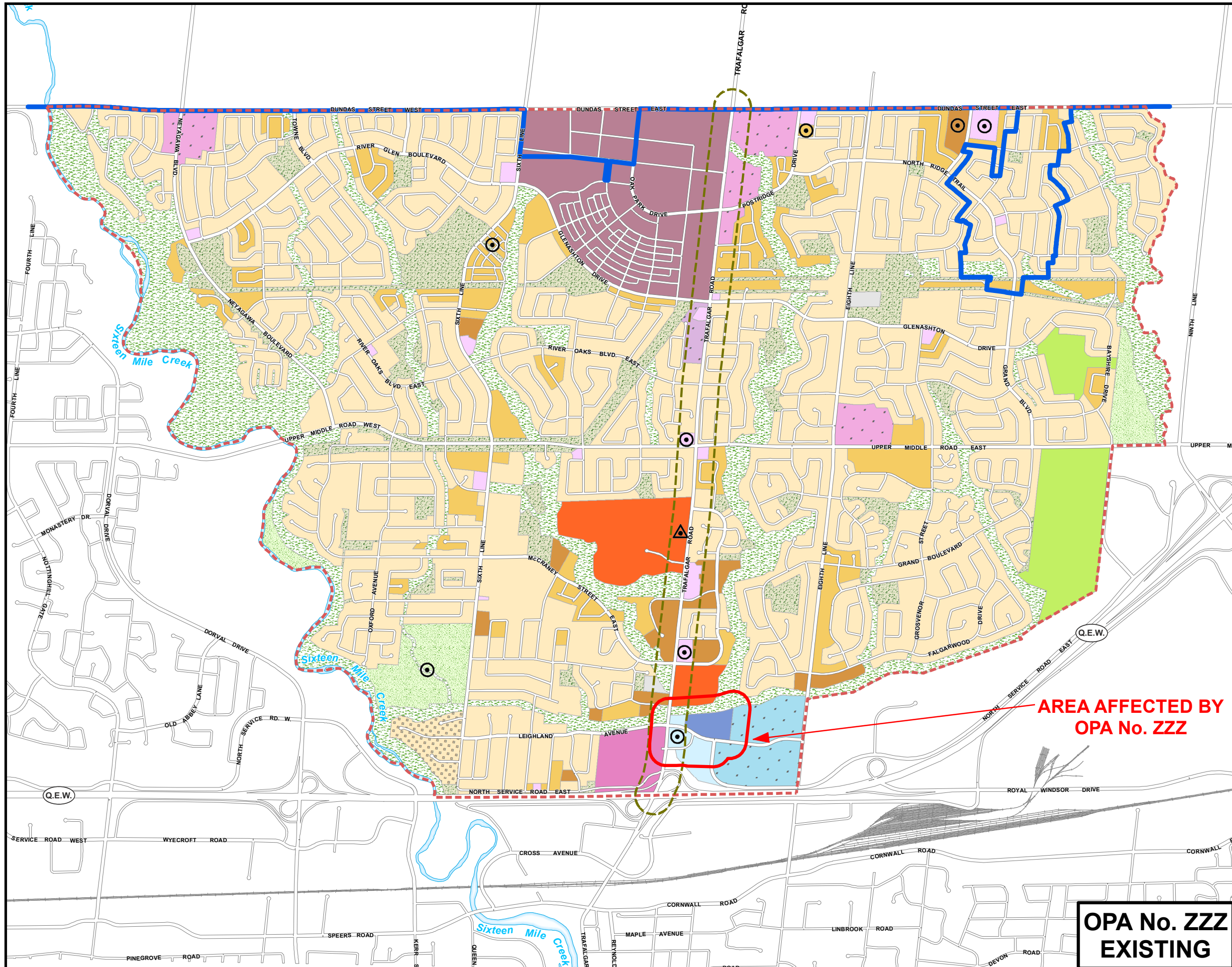


- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
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- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
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* Refer to Part E, Growth Area Policies
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 ⊙ Refer to Part E, Exceptions



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June 2, 2017



SCHEDULE I CENTRAL LAND USE



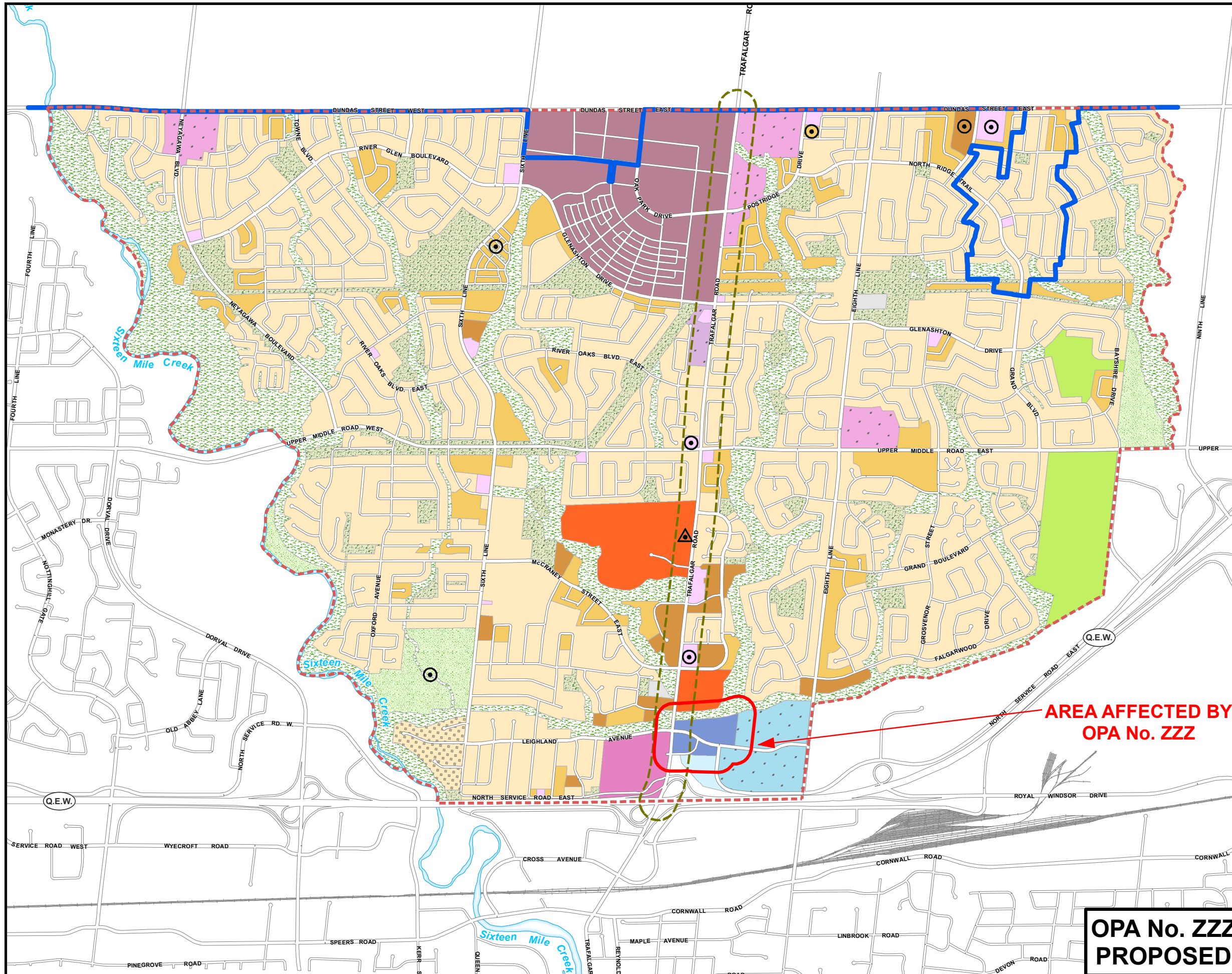
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- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA *
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- RAILWAY

* Refer to Part E, Growth Area Policies
 ⊙ Refer to Part E, Exceptions
 ▲ Refer to Part E, Trafalgar Road Corridor



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 April 4, 2017

**OPA No. ZZZ
 EXISTING**



SCHEDULE I CENTRAL LAND USE



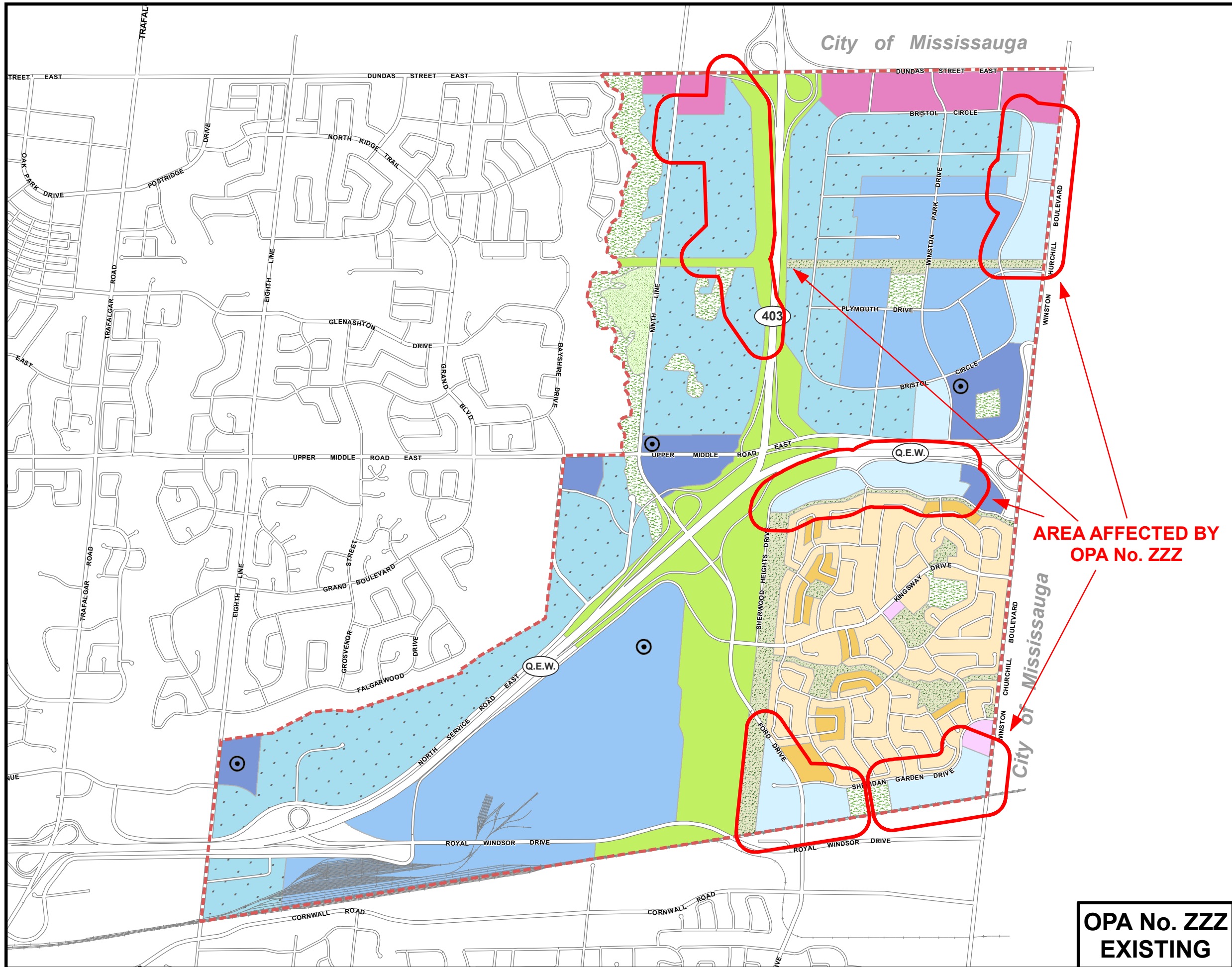
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- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA *
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- RAILWAY

* Refer to Part E, Growth Area Policies
 ⊙ Refer to Part E, Exceptions
 ▲ Refer to Part E, Trafalgar Road Corridor

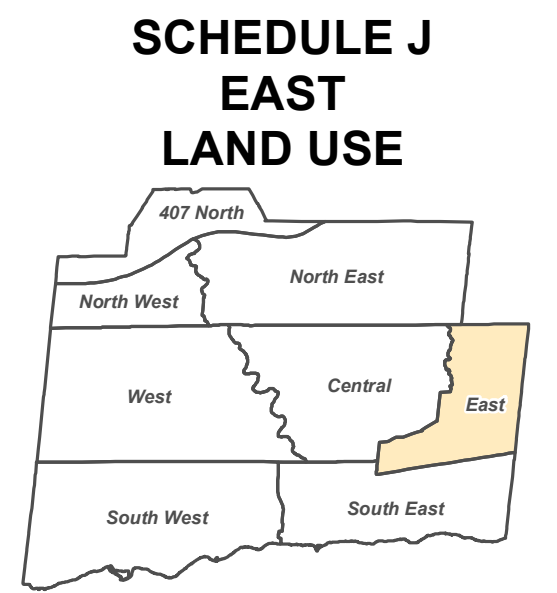


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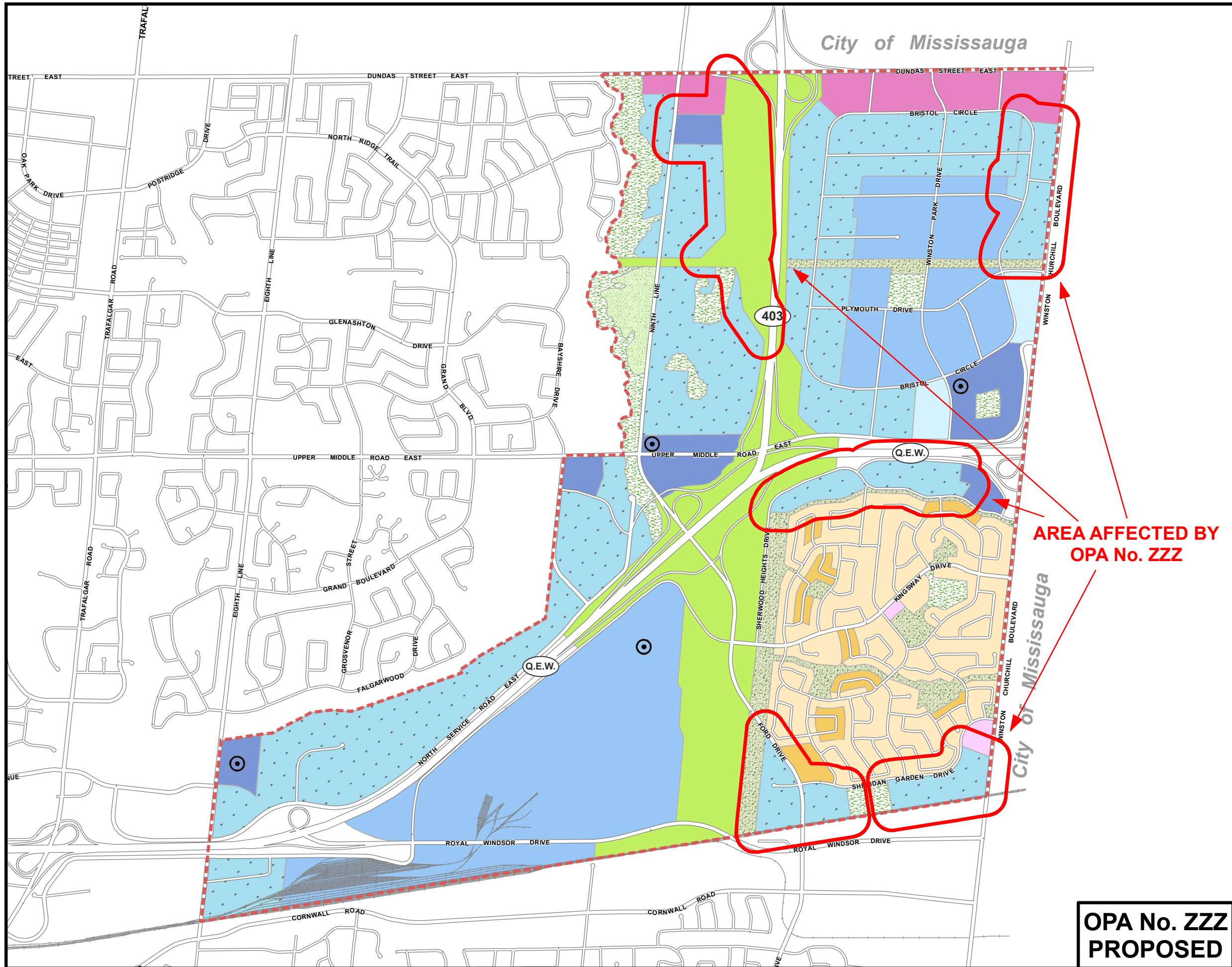
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 - LOW DENSITY RESIDENTIAL
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 - NEIGHBOURHOOD COMMERCIAL
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 - OFFICE EMPLOYMENT
 - BUSINESS EMPLOYMENT
 - INDUSTRIAL
 - BUSINESS COMMERCIAL
 - NATURAL AREA
 - PARKWAY BELT
 - PARKS AND OPEN SPACE
 - PRIVATE OPEN SPACE
 - RAILWAY
- Refer to Part E, Exceptions

**AREA AFFECTED BY
OPA No. ZZZ**



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**AREA AFFECTED BY
OPA No. ZZZ**

**OPA No. ZZZ
PROPOSED**

SCHEDULE J EAST LAND USE



- SCHEDULE AREA BOUNDARY
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - CORE COMMERCIAL
 - OFFICE EMPLOYMENT
 - BUSINESS EMPLOYMENT
 - INDUSTRIAL
 - BUSINESS COMMERCIAL
 - NATURAL AREA
 - PARKWAY BELT
 - PARKS AND OPEN SPACE
 - PRIVATE OPEN SPACE
 - RAILWAY
- Refer to Part E, Exceptions



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