



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-122

Official Plan Amendment 21

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 21 (East Sovereign GP Inc., File No. OPA 1728.62)

WHEREAS the Livable Oakville Plan (2009 Town of 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 the provisions of the *Act* with respect to an official plan apply, with necessary modifications, to amendments thereto and section 17 applies to any such amendment; and,

WHEREAS subsection 22(1) of the *Planning Act*, provides that a person or public body may request a council to amend its official plan; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to redesignate the subject lands from *Low Density Residential* to *Medium Density Residential* to permit a 19 unit residential development.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 21 to the Livable Oakville 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 21 to the Livable Oakville Plan.

PASSED this 5th day of December, 2017

MAYOR

CLERK

Official Plan Amendment Number 21 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 21 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of the official plan amendment is to re-designate the subject lands from Low Density Residential to Medium Density Residential to permit the development of nineteen multiple-attached dwelling units.

B. Location

The overall site is approximately 0.4 ha in size, is located at the southwest corner of Sovereign Street and East Street, and is legally described as Lots 195-200, Registered Plan M-7. The site is municipally known as 2286, 2296 & 2298 Sovereign Street & 124, 126 & 128 East Street,

C. Basis

The Official Plan Amendment is based on the following:

- The Livable Oakville Plan directs the majority of intensification to Growth Areas.
- The site is located within the Bronte Village Growth Area.
- Section 24.3.2 of the Livable Oakville Plan provides that the lands on the south side of Sovereign Street, outside of the Bronte Village Main Street District, shall function as a transition area to the residential neighbourhood to the north. Modest intensification is encouraged in this location in the form of detached, semi-detached and townhouse dwellings.
- The site is served by the existing transportation and transit system, infrastructure and community facilities.

- The proposed development is compatible to the surrounding land uses and will form an appropriate transition to the residential neighbourhood to the north.

Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows:

A. Schedule Change

Schedule P, Bronte Village Land Use is amended as shown on Appendix 1 to redesignate the development area from *Low Density Residential* to *Medium Density Residential*.

APPENDIX 1 - Changes to Schedules to the Livable Oakville Plan

