

Comments and Responses

RE: Proposed Official Plan Amendment to address inZone Conformity and Housekeeping Matters

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
5.3.12 <i>[NEW]</i> CULTURAL HERITAGE, Heritage Conservation	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The Cultural Heritage Landscape Strategy, endorsed by Council January 13, 2014, should be referenced in support of s. 5.2.1 e): "The Town may designate cultural heritage landscapes."	- Insert a new policy at the end of s. 5.3 as follows: <u>The Town shall identify, evaluate and conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy.</u>
11.1.8 b) RESIDENTIAL, General	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- A typo in the last sentence should be corrected.	- Correct the last sentence as follows: ... in accordance with sections 11.1.9 and all other applicable policies of this Plan;...
11.3.1 RESIDENTIAL, Medium Density Residential, Permitted Uses	The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, stacked townhouses, <u>and apartments, retirement homes and long-term care homes. Existing detached and semi-detached dwellings shall be permitted.</u>	Planning Services staff	- The words "shall be" should be replaced with "are" in the last sentence.	- Revise the policy as follows: The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, stacked townhouses, <u>and apartments, retirement homes and long-term care homes. Existing detached and semi-detached dwellings are permitted.</u>
11.4.1 RESIDENTIAL, High Density Residential, Permitted Uses	The High Density Residential land use designation may permit a range of high density housing types including multiple-attached dwelling units, stacked townhouses <u>and apartments, retirement homes and long-term care homes. Limited accessory commercial uses may also be permitted on the ground floor of apartment buildings.</u>	Planning Services staff	- The added permission for accessory commercial uses is not required to be broadly applied.	- Eliminate the sentence regarding accessory commercial uses that was originally proposed to be added to the end of the policy.

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12.1.3 MIXED USE, General	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning	- Revise the policy as follows: The Mixed Use designations are intended to create animated streets by providing retail and service commercial uses <u>at-grade on the ground floor of mixed use buildings</u> , fronting onto the street and other pedestrian environments. The location and size of any use on upper and/or lower floors within mixed use buildings will be determined through the <i>development</i> process and regulated by the implementing zoning.
12.1.6 MIXED USE, General	Automobile-Motor vehicle sales and automobile-motor vehicle related uses, including automobile-motor vehicle service stations shall be prohibited in all of the Mixed Use designations.	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The terms “motor vehicle related uses” and “motor vehicle sales” are used inconsistently in the amendment.	- Change the policy to read: “Motor vehicle related uses, including motor vehicle sales and motor vehicle service stations, shall be prohibited in all of the Mixed Use designations.”
12.2.1 MIXED USE, Main Street 1, Permitted Uses	A wide range of retail and service commercial uses, including restaurants, <u>commercial schools</u> , offices 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.	Planning Services staff	- Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning - This Main Street 1 policy does not provide the flexibility originally intended regarding the extent and location of ground floor non-residential uses on sites that can accommodate multiple buildings.	- Revise the policy as follows: <u>a)</u> A wide range of retail and service commercial uses, including restaurants, <u>commercial schools</u> , offices 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. <u>b)</u> <u>The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.</u>

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12.3.1 MIXED USE, Main Street 2, Permitted Uses	A wide range of retail and service commercial uses, including restaurants, <u>commercial schools</u> , offices 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.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning - This Main Street 2 policy does not provide the flexibility originally intended regarding the extent and location of ground floor non-residential uses on sites that can accommodate multiple buildings. 	<p>- Revise the policy as follows:</p> <p><u>a) A wide range of retail and service commercial uses, including restaurants, <u>commercial schools</u>, offices 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.</u></p> <p><u>b) The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.</u></p>
12.4. MIXED USE, Urban Centre	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning 	<p>- Revise the policy as follows:</p> <p>The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, office and residential uses. <u>Development should be oriented to the street and within this designation</u> shall contribute to a high quality pedestrian-oriented and <i>transit-supportive</i> environment.</p>

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12.4.1 MIXED USE, Urban Centre, Permitted Uses	A wide range of retail and service commercial uses, including restaurants, <u>commercial schools</u> , offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses are to be provided on the ground floor. These uses may also extend to other floors. Entertainment 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.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning - This Urban Centre policy does not provide the flexibility originally intended regarding the extent and location of ground floor non-residential uses on sites that can accommodate multiple buildings. 	<p>- Revise the policy as follows:</p> <p><u>a) A wide range of retail and service commercial uses, including restaurants, <u>commercial schools</u>, offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses are to shall be provided on the ground floor <u>of mixed use buildings that directly front a public street</u>. These uses may also extend to other floors. Entertainment 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.</u></p> <p><u>b) The size and location of uses shall be determined through the development process and regulated by the implementing zoning.</u></p>
12.5. MIXED USE, Urban Core	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning 	<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, office and residential uses. <i>Development will be encouraged to should be oriented to the street <u>and shall contribute to a high quality creating a</u> pedestrian-oriented and transit-supportive environment. Midtown Oakville and the Uptown Core are the primary locations for this designation.</i></p>

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12.5.1 MIXED USE, Urban Core, Permitted Uses	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the mixed use policies are required to provide greater clarity and direction for the implementing zoning - This Urban Core policy does not provide the flexibility originally intended regarding the extent and location of ground floor non-residential uses on sites that can accommodate multiple buildings. 	<p>- Revise the policy as follows:</p> <p><u>a) A wide range of retail and service commercial uses, including restaurants, commercial schools, offices and residential uses may be permitted in the Urban Core designation. Retail and service commercial uses are to shall be provided on the ground floor of mixed use buildings that directly front a public street.</u> These uses may also extend to other floors. Entertainment 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> <p><u>b) The size and location of uses shall be determined through the development process and regulated by the implementing zoning.</u></p>
13.2.1 COMMERCIAL, Central Business District, Permitted Uses	Uses in the Central Business District may include a range of retail and service commercial uses appropriate to a main street, pedestrian-oriented function. Offices, hotels and convention centres, entertainment and recreation uses and similar functions may also be permitted. Residential uses <u>may also be permitted and</u> are encouraged in forms and at locations that support the primary function of the area.	Planning Services staff	<ul style="list-style-type: none"> - The policy should clarify that restaurants and residential uses may be permitted (i.e., in Downtown Oakville). 	<p>- Reword the policy as follows:</p> <p>Uses in the Central Business District may include a range of retail and service commercial uses, <u>including restaurants,</u> appropriate to a main street, pedestrian-oriented function. Offices, hotels and convention centres, entertainment and recreation uses and similar functions may also be permitted. Residential uses <u>may also be permitted and</u> are encouraged in forms and at locations that support the primary function of the area.</p>

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13.2.2 13.2.3 COMMERCIAL, Central Business District	<i>Revise the policy as follows:</i> The maximum building height in In the Central Business District, <u>the minimum building height shall be two storeys and the maximum building height</u> shall be four storeys.	Planning Services staff	- The policy number referenced is incorrect (should be s. 13.2.3).	- Revise the policy (s. 13.2.3) as follows: The maximum building height in In the Central Business District, <u>the minimum building height shall be two storeys and the maximum building height</u> shall be four storeys.
13.2.8 COMMERCIAL, Central Business District	Automobile Motor vehicle sales and automobile motor vehicle related uses, including automobile motor vehicle service stations, shall not be permitted.	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The terms "motor vehicle related uses" and "motor vehicle sales" are used inconsistently in the amendment.	- Change the policy to read: "Motor vehicle related uses, including motor vehicle sales and motor vehicle service stations, shall not be permitted."
13.2.9 [NEW] COMMERCIAL, Central Business District	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- Special Needs Housing, home occupations and bed and breakfast establishments should be a potential use in the Central Business Designation as they are in all Residential designations (s. 11.1.6 & 11.1.7) and Mixed Use designations (s.12.1.5).	- Insert the following policy as a new s. 13.2.9: <u>The uses listed in sections 11.1.6 and 11.1.7 may also be permitted in the Central Business District designation.</u>
13.3.2 COMMERCIAL, Core Commercial	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The wording regarding the implementing zoning should be clarified.	- Revise the policy as follows: Regulation of t The size and location of uses within the Core Commercial designation may shall be defined regulated by the implementing zoning.
13.3.4 COMMERCIAL, Core Commercial	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- It should be clarified that the policy applies to Core Commercial areas.	- Revise the policy as follows: These Core Commercial areas should be developed with integrated access, parking and loading as well as common landscaping and design features.

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13.4.2 COMMERCIAL, Community Commercial	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The wording regarding the implementing zoning should be clarified.	- Reword the policy as follows: <u>Regulation of t</u> The size and location of uses within the Community Commercial designation <u>should shall</u> be <u>defined regulated</u> by the implementing zoning.
14.3.1 b) [NEW] EMPLOYMENT, Office Employment, Permitted Uses	<u>b) Motor vehicle related uses may be permitted on the lands designated Office Employment on North Service Road West, between Third Line and McCraney Creek, subject to limitations defined in the implementing zoning.</u>	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The phrase "subject to the limitations defined in the implementing zoning" is inappropriate.	- Revise the proposed new policy as follows: <u>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.</u>
		Planning Services staff	- The word "also" should be included for these additional uses.	
14.3.1 c) [NEW] EMPLOYMENT, Office Employment, Permitted Uses	<u>c) Existing motor vehicle related uses shall be permitted on the lands designated Office Employment south of Speers Road and west of Third Line.</u>	Planning Services staff	- The words "shall be" should be replaced with "are."	- Revise the proposed new policy as follows: <u>Existing motor vehicle related uses are permitted on the lands designated Office Employment south of Speers Road and west of Third Line.</u>

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14.4.1 a) EMPLOYMENT, Business Employment, Permitted Uses	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. <u>Hotels, public halls, restaurants, financial institutions Banquet halls, meeting halls and convention centres</u> , and training facilities and commercial schools may also be permitted.	V. Labreche, Labreche Patterson & Associates Inc., on behalf of ORHMA and others	- Drive-through facilities should also be included. Policies do not exist to specifically "not permit" drive-through facilities in the Employment designations as exist for other areas.	<p>- Revise the policy as follows:</p> <p>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. <u>Hotels, public halls, Banquet halls, meeting halls and convention centres</u>, and training facilities and commercial schools may also be permitted.</p> <p>- Add a new s. 14.4.1 b) and 14.4.1 c) as follows:</p> <p><u>b) Existing service commercial uses, limited to restaurants, financial institutions and drive-through facilities, are permitted.</u></p> <p><u>c) New service commercial uses, limited to restaurants, financial institutions and drive-through facilities, may also be permitted on the same lot as uses listed in subsection a), above.</u></p> <p>- Note: The Commercial and Employment Lands Review will study the types of uses occurring within the town's Employment areas, the range of uses permitted within each Employment designation, and the lands that should be included in each Employment designation.</p>
		Planning Services staff	<p>- A review of all commercial and employment land is required.</p> <p>- New service commercial uses, limited to restaurants, financial institutions, and drive-through facilities, may be permitted if they support the primary function of the Business Employment areas.</p>	

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14.4.1 b) EMPLOYMENT, Business Employment, Permitted Uses	<p><u>b) Motor vehicle related uses may be permitted on the lands designated Business Employment in the following areas, subject to limitations defined in the implementing zoning:</u></p> <p><u>i) between Bronte Creek and Kerr Street, south of the QEW;</u></p> <p><u>ii) between Iroquois Shore Road (including the proposed extension) and North Service Road, west of Invicta Drive;</u></p> <p><u>iii) east of Chartwell Road, between the QEW and the railway; and,</u></p> <p><u>iv) between Ford Drive, Royal Windsor Drive, Winston Churchill Boulevard and the railway spur line.</u></p>	<p>R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies</p> <p>Planning Services staff</p>	<p>- The phrase "subject to the limitations defined in the implementing zoning" is inappropriate.</p> <p>- The word "also" should be included for these additional uses.</p>	<p>- Based on the changes recommended above, the proposed policy will become s. 14.4.1 d).</p> <p>- Revise the proposed policy as follows:</p> <p><u>Motor vehicle related uses may also be permitted on the lands designated Business Employment in the following areas:</u></p> <p><u>i) between Bronte Creek and Kerr Street, south of the QEW;</u></p> <p><u>ii) between Iroquois Shore Road (including the proposed extension) and North Service Road, west of Invicta Drive;</u></p> <p><u>iii) east of Chartwell Road, between the QEW and the railway; and,</u></p> <p><u>iv) between Ford Drive, Royal Windsor Drive, Winston Churchill Boulevard and the railway spur line.</u></p>
14.5.1 b) [NEW] EMPLOYMENT, Industrial, Permitted Uses	<p><u>b) Major offices and offices may be permitted on the lands designated Industrial between Bronte Road and Third Line.</u></p>	<p>Planning Services staff</p>	<p>- A revision is required to more accurately direct <i>major office</i> to the <i>major transit station area</i> surrounding the Bronte GO station, per s. 14.1.7 of the Plan.</p> <p>- The word "also" should be included for these additional uses.</p>	<p>- Revise the wording of the proposed policy to be as follows:</p> <p><u>Major offices and offices may also be permitted on the lands designated Industrial within 500 m of the Bronte GO Station.</u></p>

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14.5.1 c) EMPLOYMENT, Industrial, Permitted Uses	<u>c) Offices may be permitted on the lands designated Industrial within Bristol Circle.</u>	G. Wellings, Wellings Planning Consultants Inc., on behalf of The Standard Life Assurance Company of Canada	- Does "offices" mean less than 10,000 m ² of office uses or 500 office jobs on a site? The Plan states that, " <i>Major office</i> is generally defined as freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more."	- "Offices" are generally interpreted to mean less than 10,000 m ² of office uses or 500 office jobs on a site. - An OPA would be required for new office buildings with significantly more than 10,000 m ² of offices or 500 jobs where offices – but not <i>major offices</i> – are permitted. <i>Major offices</i> are primarily directed to <i>major transit station areas</i> (i.e., around the Oakville and Bronte GO stations).
		Planning Services staff	- The word "also" should be included for this additional use.	- Revise the proposed subsection c) as follows: <u>Offices may also be permitted on the lands designated Industrial within Bristol Circle.</u>
14.5.1 d) EMPLOYMENT, Industrial, Permitted Uses	<u>d) Motor vehicle related uses may be permitted on the lands designated Industrial in the following areas, subject to limitations defined in the implementing zoning:</u> <u>i) between Bronte Creek and Dorval Drive, south of the QEW; and,</u> <u>ii) between Ford Drive and Winston Churchill Boulevard, south of the railway.</u>	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The phrase "subject to the limitations defined in the implementing zoning" is not required.	- Revise the proposed s. 14.5.1 d) as follows: <u>Motor vehicle related uses may also be permitted on the lands designated Industrial in the following areas:</u> <u>i) between Bronte Creek and Kerr Street, south of the QEW; and,</u> <u>ii) between Ford Drive and Winston Churchill Boulevard, south of the railway.</u>
		Planning Services staff	- Subsection i) should read: "between Bronte Creek and Kerr Street, south of the QEW". - The word "also" should be included for these additional uses.	


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14.6.1 EMPLOYMENT, Business Commercial, Permitted Uses	Uses permitted in the Business Commercial designation may include hotels, public halls , training facilities and commercial schools, automobile motor vehicle related uses, automobile motor vehicle sales, and convenience retail and service commercial uses, including restaurants. Offices may also be permitted.	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The terms "motor vehicle related uses" and "motor vehicle sales" are used inconsistently in the amendment.	- Delete "motor vehicle sales" as "motor vehicle related uses" would be interpreted to include motor vehicle sales. - Revise the policy as follows: Uses permitted in the Business Commercial designation may include hotels, public halls , training facilities and commercial schools, automobile motor vehicle related uses, automobile sales , and convenience retail and service commercial uses, including restaurants. Offices may also be permitted.
14.6.2 EMPLOYMENT, Business Commercial	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The wording regarding the implementing zoning should be clarified and made consistent with similar policies (see s. 13.3.2 and 13.4.2, above)	- Reword the policy as follows: Limitations on the The type and size of uses within the Business Commercial designation areas shall be defined within regulated by the implementing zoning.

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20.3.4 MIDTOWN OAKVILLE, Development Concept, Chartwell District	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - The description of the development concept for the Chartwell District should not include language related to use permissions. - The post-secondary educational use is addressed in s. 20.5.8 (see below). 	<p>- Revise the policy as follows:</p> <p>Chartwell District</p> <p>The Chartwell District shall be a business campus providing space for employment activities that do not typically locate in high-rise office buildings. A diverse range of employment opportunities, <u>that align with the town's economic development strategy,</u> including high-tech industries, and innovative business and office uses, will be provided for. A post-secondary educational use shall also be permitted in this area. The extension of Cross Avenue shall link this district to the rest of Midtown Oakville.</p>
20.5.8 MIDTOWN OAKVILLE, Land Use Policies	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - "Educational facility" is a defined term that includes elementary and secondary schools, not post-secondary schools. It is not appropriate here. 	<p>- Revise the policy as follows:</p> <p>On the lands designated Office Employment within the Chartwell District, <u>educational facilities educational uses</u> affiliated with a college or university may also be permitted.</p>
21.3.2 UPTOWN CORE, Development Concept, Urban Neighbourhood District	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the Uptown Core policies are required to provide greater clarity and direction for the implementing zoning - The permission for office buildings adjacent to Dundas Street and Trafalgar Road should be moved to s. 21.5, Uptown Core, Land Use Policies. 	<p>- Revise the policy as follows:</p> <p>The Urban Neighbourhood District shall be primarily a residential area permitting tall mixed use buildings. It is expected that retail and service commercial uses, with limited office uses, will be permitted on the ground floor of mixed use buildings. Stand-alone office uses are permitted adjacent to the Dundas Street and Trafalgar Road frontages.</p> <p>- Note: A new policy will be added to the end of s. 21.5.</p>

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21.3.4 UPTOWN CORE, Development Concept, Main Street District	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the Uptown Core policies are required to provide greater clarity and direction for the implementing zoning. - The language describing the current situation along Oak Park Boulevard is not required. 	<ul style="list-style-type: none"> - Revise the policy as follows: The Main Street District shall become the focal point of pedestrian and community activity in the Uptown Core. The Main Street District east of Oak Park Boulevard and north of Hays Boulevard is presently comprised of several single-storey buildings containing retail and/or service commercial uses. The Main Street District, north and east of Oak Park Boulevard and south of Hays Boulevard, is comprised of several mixed use buildings. It is the intention of this Plan that in the long-term <u>the Main Street District</u> will be redeveloped with a mix of retail and service commercial uses on the ground floor of buildings with residential and/or office uses above...
21.4.1 d) UPTOWN CORE, Functional Policies, Transportation, Parking	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the Uptown Core policies are required to provide greater clarity and direction for the implementing zoning. - Allowing for shared parking corrects an issue identified through the inZone project. 	<ul style="list-style-type: none"> - Insert a new subsection iv) at the end of s. 21.4.1 d) as follows: <u>The provision of required parking may be shared among adjacent properties where deemed satisfactory to the Town.</u>

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21.5.3 UPTOWN CORE, Land Use Policies	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the Uptown Core policies are required to provide greater clarity and direction for the implementing zoning. - Further flexibility regarding the location of retail, service commercial and office uses within buildings is recommended. 	<ul style="list-style-type: none"> - Revise the policy as follows: On lands designated Urban Core and Main Street 2, the requirement for and the size and location of retail, service commercial and office uses <u>on the ground floor of within</u> buildings shall be determined through the <i>development</i> process and regulated by the implementing zoning. - Note: This change is proposed in conjunction with the changes proposed to the general land use permissions for Main Street 2 (s. 12.3.1) and Urban Core (s. 12.5.1).
21.5.6 <i>[NEW]</i> UPTOWN CORE, Land Use Policies	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - Revisions to the Uptown Core policies are required to provide greater clarity and direction for the implementing zoning. - The permission for office uses adjacent to Trafalgar Road and Dundas Street in s. 21.3.2 should be relocated to s. 21.5. 	<ul style="list-style-type: none"> - Insert a new land use policy as s. 21.5.6 and renumber the remaining policies in s. 21.5 accordingly: <u>On the lands designated Urban Core, stand-alone office buildings that directly front Dundas Street or Trafalgar Road may also permitted.</u>


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23.4.1 c) ii) KERR VILLAGE, Functional Policies, Transportation, Parking	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - This policy is too restrictive as there are a significant number of lots fronting onto Kerr Street that have no other immediate means of access. It is also challenging to implement/require alternate access in the Zoning By-law where it is simply not feasible. - Requiring an official plan amendment for relief from this policy requirement impedes redevelopment. 	<p>- Revise s. 23.4.1 c) ii) as follows:</p> <p>Access to parking and servicing areas shall should not occur onfrom Kerr Street but onfrom local streets, service lanes and to the side or rear of buildings.</p> <p>- Note: In the Livable Oakville Plan, according to s. 29.1.9 b), "'should' means that the policy is directive and requires compliance unless proven otherwise on good planning grounds."</p>

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23.5.1 KERR VILLAGE, Land Use Policies	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	<ul style="list-style-type: none"> - It should be clarified that mixed use development is permitted, but not required, on the lands known as 21-45 and 20-40 Shepherd Rd. - Subsection a) states that “Only Medium Density Residential uses shall be permitted” then subsection b) permits limited service commercial uses. - The specific “limited service commercial uses” should be determined through the <i>development</i> process and regulated by the implementing zoning. 	<p>- Revise subsections a) and b) of s. 23.5.1 as follows:</p> <p>The lands designated Main Street 2, and known as 21 to 45 Shepherd Road (on the north side) and 20 to 40 Shepherd Road (on the south side), are a transition area subject to the following additional policies:</p> <ul style="list-style-type: none"> a) <u>Only Stand-alone</u> Medium Density Residential uses shall <u>may</u> be permitted. b) <u>Limited service commercial uses that do not generate major traffic and noise may also be permitted. The type, size and location of non-residential uses shall be determined through the development process and regulated by the implementing zoning.</u> c) <i>Development</i> in the transition area... 

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
23.5.3 a) KERR VILLAGE, Land Use Policies, Exceptions	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- It should be clarified that subsection iii) of the exception policy regarding the Rain condominiums (a.k.a., Empire) at the northeast corner of Speers Road and Kerr Street refers to the design of the whole site, not just the two residential towers.	- This policy will be renumbered as s. 23.6.1 c) by a previous change. Revise the first sentence as follows: The design of the two residential buildings on the site is intended to create a gateway <i>development</i> marking the entrance to Kerr Village. The design is encouraged to incorporate the following urban design elements, which will be detailed further through the implementing zoning and approved site plan: ...
23.5.3 b) KERR VILLAGE, Land Use Policies, Exceptions	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The auxiliary verb “may” should be used instead of “shall” to be consistent with the policy structure in the rest of the Plan.	- This policy will be renumbered as s. 23.6.2 by a previous change. Revise the policy as follows: On the lands designated Main Street 1 at the northeast corner of Prince Charles Drive and Kerr Street, a facility containing administrative offices and support services for a privately owned community centre shall may also be permitted.

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
23.5.3 e) KERR VILLAGE, Land Use Policies, Exceptions	<p>e) The lands designated Central Business District between the properties on the south side of Lakeshore Road West and the properties designated Low Density Residential on the north side of Burnet Street, from Brock Street to Forsythe Street, are a transition area, as implemented by the Zoning By-law, and subject to the following additional policies:</p> <p>i) a) Medium Density Residential uses shall be permitted.</p> <p>ii) b) Limited commercial uses that are non-retail and do not generate major traffic and noise shall also be permitted at 79, 82 and 86 Wilson Street.</p> <p>iii) c) <i>Development</i> in the transition area shall:</p> <p>i) enhance the quality of the existing surrounding residential context;</p> <p>ii) contribute to a sensitive transition from the lands to the north of the transition zone with those to the south;</p> <p>iii) be <i>compatible</i> with adjacent, existing <i>development</i> with respect to scale, form and <i>character</i>; and,</p> <p>iv) be sensitive to neighbouring heights, massing, setbacks from the street, distance between buildings, architectural form, colour and materials.</p>	Planning Services staff	- The auxiliary verb "may" should be used instead of "shall" in subsection b) to be consistent with the policy structure in the rest of the Plan.	<p>Revise subsection b) – formerly ii) – as follows:</p> <p>ii) b) Limited commercial uses that are non-retail and do not generate major traffic and noise shall may also be permitted at 79, 82 and 86 Wilson Street.</p>

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
24.4.4 c) & d) BRONTE VILLAGE, Functional Policies, Cultural Heritage	<p>e) A Bronte Village heritage study shall be completed to:</p> <p>i) identify existing cultural heritage resources to be included on the Town's register of heritage properties and/or considered for designation pursuant to the Heritage Act;</p> <p>ii) identify lost heritage resources;</p> <p>iii) recommend policies or guidelines to address the preservation, conservation and restoration of Bronte Village's cultural heritage resources as well as the recognition of lost heritage;</p> <p>iv) establish criteria for the relocation of threatened cultural heritage resources and recommend policies or guidelines regarding their placement and restoration; and,</p> <p>v) evaluate the merits of a heritage conservation district approach to resource conservation in Bronte Village, including whether the northeast corner of Ontario and Jones Streets should be recognized as a suitable destination for relocated heritage buildings from within Bronte Village and beyond.</p> <p>d) Where a proposed development or demolition request precedes the completion of a Bronte Village heritage study, the applicant will be required to prepare a heritage impact assessment.</p>	Planning Services staff	<p>- The references to a Bronte Village heritage study, and what it should address, should be updated now that the Bronte Village Heritage Resources Review and Cultural Heritage Landscape Strategy have been completed (s. 24.4.4 c)).</p> <p>- The requirement for a heritage impact assessment in advance of the completion of the heritage study should be removed (s. 24.4.4 d)).</p>	<p>- Delete and replace s. 24.4.4, subsections c) and d), with the following:</p> <p><u>c) The Bronte Village Heritage Resources Review and Strategy, General Conservation and Commemoration Strategies, shall be used to guide development:</u></p> <p><u>i) on, adjacent to, or in the immediate vicinity of an individually designated historic property; or,</u></p> <p><u>ii) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.</u></p> <p><u>d) Potential and identified cultural heritage landscapes shall be conserved according to the Cultural Heritage Landscape Strategy.</u></p>

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
24.5.3 BRONTE VILLAGE, Land Use Policies	<p>On the lands designated Main Street 1 at the northeast corner of Lakeshore Road West and East Street, buildings on lands immediately adjacent to the lands designated Residential Low Density shall have a maximum building height of two storeys.</p> 	C. Martin, Bronte Village resident	- The proposed revision proposed does not improve the clarity of this policy or reflect its original intent.	<p>- Revise the policy as follows to clarify the intent:</p> <p>On the lands designated Main Street 1 at the northeast corner of Lakeshore Road West and East Street, buildings on lands immediately adjacent to the lands designated Residential Low Density shall have a the maximum building height of <u>shall be</u> two storeys.</p>
24.5.4 BRONTE VILLAGE, Land Use Policies	<p><i>Relocate the policy to the end of s. 24.5.6 (to be renumbered as s. 24.6 below) – Bronte Village Exceptions, and renumber s. 24.5.5 as s. 24.5.3:</i></p> <p>On the lands designated Medium Density Residential at the northeast corner of Ontario and Jones Streets, detached dwellings shall also be permitted.</p>	Planning Services staff	- The auxiliary verb “may” should be used instead of “shall” to be consistent with the policy structure in the rest of the Plan.	<p>- Revise the policy as follows, relocate it to the end of s. 24.5.6 (to be renumbered as s. 24.6) – Bronte Village Exceptions, and renumber s. 24.5.5 as s. 24.5.3:</p> <p>On the lands designated Medium Density Residential at the northeast corner of Ontario and Jones Streets, detached dwellings shall <u>may</u> also be permitted.</p>
24.6.6 [NEW] BRONTE VILLAGE, Land Use Policies, Exceptions	<p><i>Insert the following new policy:</i></p> <p><u>On the lands designated Main Street 1 at the northwest and southwest corners of Marine Drive and Jones Street, townhouses shall also be permitted.</u></p>	Planning Services staff	- The word “also” should be included for the additional use.	<p>- Revise the proposed new policy as follows:</p> <p><u>On the lands designated Main Street 1 at the northwest and southwest corners of Marine Drive and Jones Street, townhouses may also be permitted.</u></p>

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
25.3 DOWNTOWN OAKVILLE, Development Concept	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The reference to a community improvement area for downtown is inconsistent with the policies in other growth areas (e.g. Kerr Village, s. 23.6.3 a)).	- Delete the second paragraph of s. 25.3 (re: community improvement area), and insert the following new policy at the end of the Implementation Policies: <u>The town shall prepare a community improvement plan for a community improvement project area within Downtown Oakville in accordance with section 28.14 of this Plan and the Planning Act.</u>
25.5.1 DOWNTOWN OAKVILLE, Land Use Policies	Automobile - Motor vehicle sales and automobile motor vehicle related uses, including automobile motor vehicle service stations, shall not be permitted.	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The terms “motor vehicle related uses” and “motor vehicle sales” are used inconsistently in the amendment.	- Change the policy to read: Motor vehicle related uses, including motor vehicle sales and motor vehicle service stations, shall not be permitted.
26.2 SPECIAL POLICY AREAS	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The heading “Residential Lands (R1 / R01 Zones)” should be clarified.	- Revise the heading as follows: Residential <u>Low Density</u> Lands (<u>R1 / R01 RL1 / RL1-0</u> Zones)
26.3 SPECIAL POLICY AREAS, Corridors	<i>Delete the policy number “26.3.1” only, leave the paragraph intact, and renumber the remaining policies in section 26.3 accordingly.</i>	Planning Services staff	- Changes to this section will be addressed by the OPA related to the Trafalgar Road Corridor Planning Study instead.	- Remove this item.
27.1.3 EXCEPTIONS, Schedule F (South West) Exceptions	N/A – An addition to the proposed OPA is recommended.	Planning Services staff	- The reference to Petro Canada should be removed.	- Revise the policy as follows: The corridor designated Parks and Open Space, Natural Area and Waterfront Open Space that runs between Rebecca Street and the pier opposite the southern terminus of Great Lakes Boulevard, including portions of Shell Park, may be used for the transmission of petroleum and petrochemical products (Petro-Canada).

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
27.1.4 EXCEPTIONS, Schedule F (South West) Exceptions	<p><i>Delete the entire policy, and renumber the remaining policies in section 27.1 accordingly:</i></p> <p>On the lands designated Low Density Residential at the southwest corner of Rebecca Street and Woodside Drive, the maximum density shall be 31 units per site hectare.</p> <p><i>Note: The designation of the lands affected will be changed to Medium Density Residential on Schedule F.</i></p>	Planning Services staff	- The exception should be kept for the existing 30 semi-detached units to be consistent with the site-specific zoning.	<p>- Keep policy and revise it as follows:</p> <p>- On the lands designated Low Density Residential at the southwest corner of Rebecca Street and Woodside Drive, the a maximum of 30 units density shall be <u>permitted 31 units per site hectare.</u></p> <p>- <i>Note: The designation of the lands affected will be kept as Low Density Residential on Schedule F.</i></p>
27.1.5 EXCEPTIONS, Schedule F (South West) Exceptions	<p><i>Delete the entire policy and renumber the remaining policies in section 27.1 accordingly:</i></p> <p>On the lands designated Medium Density Residential at the northwest corner of Sedgewick Crescent and Woodside Drive, the maximum density shall be 32 units per site hectare.</p>	Planning Services staff	- The exception should be kept for the existing 28 multiple-attached units. Otherwise, redevelopment would have the potential to be up to 50 units per site hectare without an OPA.	<p>- Keep the policy and revise it as follows:</p> <p>On the lands designated Medium Density Residential at the northwest corner of Sedgewick Crescent and Woodside Drive, the a maximum density of 28 units shall be <u>permitted 32 units per site hectare.</u></p>

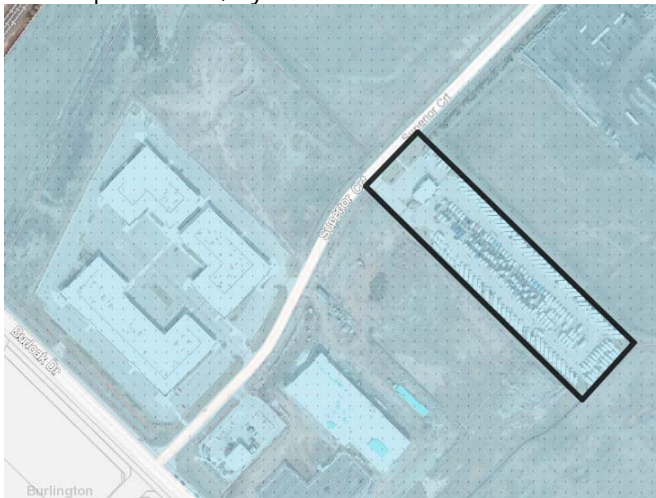
Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
27.2.2 EXCEPTIONS, Schedule G (South East) Exceptions	<p>On the lands designated Central Business District on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:</p> <p>a) Only retail and service commercial uses, <u>and ancillary residential uses,</u> shall be permitted on the ground floor.</p> <p>b) The maximum building height shall be 4 storeys.</p> <p>c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a <i>development</i> block have been acquired for <i>development</i> purposes. Lands fronting on to Garden Drive constitute one <i>development</i> block, while the remaining lands make up another <i>development</i> block.</p> <p>d) Redevelopment in accordance with c), above, shall be subject to urban design guidelines approved by the Town.</p>	Planning Services staff	<p>- The auxiliary verb “may” should be used instead of “shall” to be consistent with the policy structure in the rest of the Plan.</p> <p>- It should be clarified that the urban design guidelines referenced in subsection d) are not the town-wide guidelines in the forthcoming Livable by Design Manual.</p>	<p>- Revise the policy as follows:</p> <p>On the lands designated Central Business District on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:</p> <p>a) <u>Only retail and service commercial uses, and ancillary residential uses,</u> may shall be permitted on the ground floor.</p> <p>b) The maximum building height shall be <u>4four</u> storeys.</p> <p>c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a <i>development</i> block have been acquired for <i>development</i> purposes. Lands fronting on to Garden Drive constitute one <i>development</i> block, while the remaining lands make up another <i>development</i> block.</p> <p>d) Redevelopment in accordance with c), above, shall be subject to <u>the</u> urban design guidelines <u>for the Maurice Drive area</u> approved by the Town.</p>



Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
<p>27.5.5 [NEW] EXCEPTIONS, Schedule J (East) Exceptions</p> <p>27.2.11 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions</p>	<p><u>In order to protect the unique character of the historic Edgemere estate property on the south side of Lakeshore Road between Wedgewood Creek and Maple Grove Drive, development on the portion designated Residential Low Density is subject to the following additional policies:</u></p> <p>a) <u>Only ten residential buildings, arranged in clusters and designed to look like single detached houses shall be permitted. Each residential building shall contain a maximum of three residential dwelling units.</u></p> <p>b) <u>The reuse of the heritage gatehouse and coach house buildings, with a maximum of one residential dwelling unit each, shall also be permitted.</u></p> <p>c) <u>The maximum number of residential dwelling units shall be 32.</u></p> <p>d) <u>Density may be calculated based on the land area of the original property, including the portions designated Natural Area, Parks and Open Space and Waterfront Open Space.</u></p>	Planning Services staff	<ul style="list-style-type: none"> - The proposed policy should be located with the Schedule G (South East) Exceptions. - The auxiliary verb "may" should be used instead of "shall" to be consistent with the policy structure in the rest of the Plan. - The wording should be revised to improve clarity. - The reference to density is not required because there is a maximum unit number. 	<p>- Revise the proposed new policy as follows and insert it at the end of s. 27.2 – Schedule G (South East) Exceptions:</p> <p><u>On the lands designated Low Density Residential at the southwest corner of Lakeshore Road East and Maple Grove Drive, and known as the historic Edgemere estate, a maximum of 32 dwelling units may be permitted, consisting of:</u></p> <p>a) <u>10 residential buildings, designed to look like detached dwellings, each containing a maximum of three dwelling units; and,</u></p> <p>b) <u>the heritage gate house and coach house, each containing one dwelling unit.</u></p>
27.3.8 EXCEPTIONS, Schedule H (West) Exceptions	On the portion of the Glen Abbey Golf Club property designated Private Open Space, the following additional uses related to the principal golf course use shall may also be permitted:	Planning Services staff	<ul style="list-style-type: none"> - The auxiliary verb "may" should be used instead of "shall" to be consistent with the policy structure in the rest of the Plan. 	<p>- This policy will be renumbered as 27.3.5 (see above). Revise the first paragraph of the policy as follows:</p> <p>On the portion of the Glen Abbey Golf Club property designated Private Open Space, the following additional uses related to the principal golf course use shall may also be permitted:</p>


Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
27.4.5 EXCEPTIONS, Schedule I (Central) Exceptions	On the lands designated Neighbourhood Commercial at the northwest corner of Upper Middle and Trafalgar Roads, <u>the existing motor vehicle repair facility automobile service station</u> shall <u>also</u> be permitted.	Planning Services staff	<ul style="list-style-type: none"> - The words "only an" are missing from the text of the original policy. - The motor vehicle repair facility associated with the motor vehicle service station should be recognized. - The tanks associated with the service station are still on site. 	<p>- Revise the policy as follows:</p> <p>On the lands designated Neighbourhood Commercial at the northwest corner of Upper Middle and Trafalgar Roads, only <u>an automobile a motor vehicle service station and a motor vehicle repair facility</u> shall be permitted.</p>
27.4.7 [NEW] EXCEPTIONS, Schedule I (Central) Exceptions	<u>On the lands designated Medium Density Residential on the east side of Postridge Drive, north of English Rose Lane, retail and service commercial uses shall also be permitted on the ground floor of buildings fronting onto Postridge Drive. Parking requirements shall be established by the implementing zoning.</u>	Planning Services staff	<ul style="list-style-type: none"> - The auxiliary verb "may" should be used instead of "shall" to be consistent with the policy structure in the rest of the Plan. - The reference to parking requirements is not required. 	<p>- Revise the proposed policy as follows:</p> <p><u>On the lands designated Medium Density Residential on the east side of Postridge Drive, north of English Rose Lane, retail and service commercial uses may also be permitted on the ground floor of buildings fronting onto Postridge Drive.</u></p>
27.4.8 [NEW] EXCEPTIONS, Schedule I (Central) Exceptions	<i>Insert the following new policy at the end of section 27.4:</i> <u>On the lands designated Office Employment at the southeast corner of Iroquois Shore Road and Trafalgar Road, the existing motor vehicle service station, and the existing motor vehicle repair facility, shall also be permitted.</u>	Planning Services staff	<ul style="list-style-type: none"> - The auxiliary verb "may" should be used instead of "shall" to be consistent with the policy structure in the rest of the Plan. 	<p>- Revise the proposed policy as follows:</p> <p><u>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.</u></p>

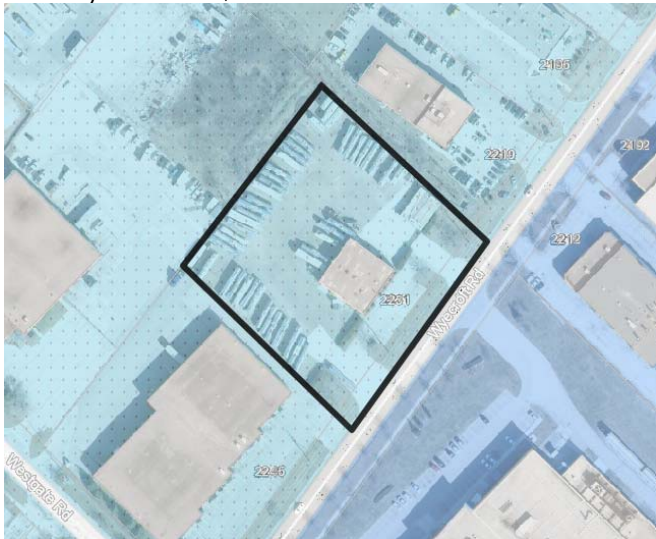

Section	Revision Originally Proposed (Oct. 2013)	Correspondent	Concern / Request	Response / Recommendation
27.5.2 EXCEPTIONS, Schedule J (East) Exceptions	On the lands designated Business Commercial at the southeast corner of Bristol Circle and Winston Park Drive (Oakville Entertainment Centrum), automobile motor vehicle related uses and automobile motor vehicle sales shall not be permitted.	R. Jokhio, O'Connor Macleod Hanna LLP, on behalf of Budds Group of Companies	- The terms "motor vehicle related uses" and "motor vehicle sales" are used inconsistently in the amendment.	- Revise the exception policy to read as follows: On the lands designated Business Commercial at the southeast corner of Bristol Circle and Winston Park Drive (Oakville Entertainment Centrum); automobile a) Motor vehicle related uses, including and automobile motor vehicle sales, shall not be permitted; and, b) Retail uses shall not exceed 2,750 square metres in total floor area.
		Planning Services staff	- The existing zoning by-law permits more retail floor area on this site than currently permitted by the Livable Oakville Plan (2,750 m ² vs. 2,500 m ²).	



Site-specific Issues by Schedule


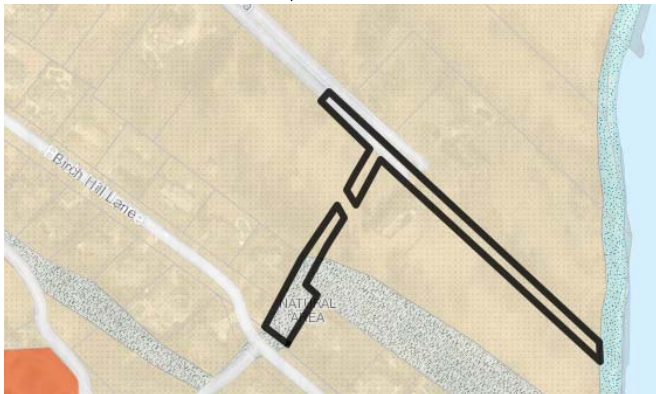
Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
Schedule F, South West Land Use				
3422 Superior Court, Ryder Truck 	Business Employment	Planning Services staff	<ul style="list-style-type: none">- The motor vehicle rental establishment on the south side of Superior Court was legally established under the current zoning by-law. The Plan should be amended to recognize the use.	<ul style="list-style-type: none">- The following exception policy is proposed: <u>On the lands designated Business Employment and known as 3422 Superior Court, motor vehicle related uses may also be permitted.</u>- Identify the site with a "⊙" symbol on Schedule F.
549 Bronte Road, MEDlchair store; same property as 2526, 2530 & 2538 Speers Road; Southdown Builders 				



Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
2245 Speers Road, International Union of Operating Engineers, Local 793 	Industrial	Planning Services staff	- An exception policy should be added to recognize the existing public hall.	- Insert a new exception policy in s. 27.1 as follows: <u>On the lands designated Industrial and known as 2245 Speers Road, a public hall may also be permitted.</u> - The related "⊙" symbol was added to Schedule F in the draft official plan amendment.
1111 Speers Road, Ice Twice Rinks Inc. 	Industrial	Ruth Victor, Ruth Victor & Associates	- The legal athletic facility use should be recognized in the official plan.	- No change is proposed. - Section 7.1.2 a) iii), Community Uses, contemplates recreational facilities in most land use designations, including Industrial. - Note: The Commercial and Employment Lands Review will study the types of uses occurring within the town's Employment areas, the range of uses permitted within each Employment designation, and the lands that should be included in each Employment designation.



Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
<p>1410 Speers Road, Melrose Investments Inc.</p> 	Office Employment	David Faye, David Faye & Associates Inc.	<ul style="list-style-type: none"> - Note: The draft OPA proposed to change the designation of this property from Office Employment to Business Commercial based on Automobile Related Uses Review. - The existing light industrial uses, permitted under Office Employment, should be allowed to continue to recognize the range of uses currently operating on lands in this area. 	<ul style="list-style-type: none"> - Maintain the proposed change to the Business Commercial designation in this area and insert a new exception policy in s. 27.1 as follows: <u>On the lands designated Business Commercial bounded by Wallace Road, Speers Road, and Fourteen Mile Creek, light industrial uses may also be permitted.</u> - Identify the lands with a "⊙" symbol on Schedule F between Wallace Road and York Street, and between York Street and Fourteen Mile Creek. - Note: The Commercial and Employment Lands Review will study the types of uses occurring within the town's Employment areas, the range of uses permitted within each Employment designation, and the lands that should be included in each Employment designation.

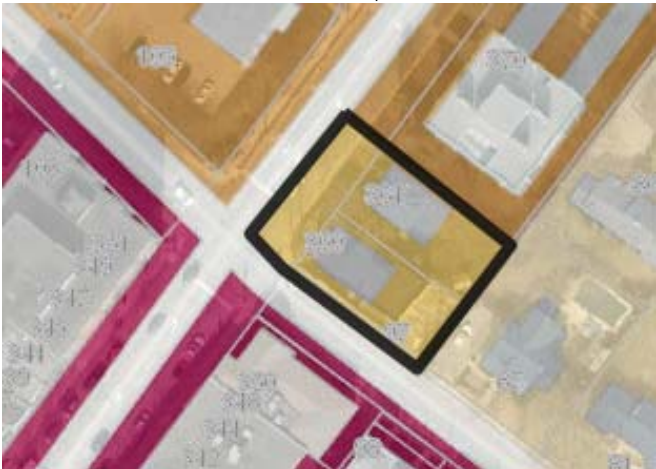

Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
<p>2231 Wyecroft Road, Tankmart International</p> 	Business Employment	Kevin Brown, Tankmart International	<ul style="list-style-type: none"> - Tankmart's transportation terminal facility has operated on this site since 1999. - It is not permitted by the proposed zoning, despite an existing special provision to allow it. 	<ul style="list-style-type: none"> - Add a new exception policy as follows: <u>On the lands designated Business Employment known as 2231 Wyecroft Road, a transportation terminal may also be permitted.</u> - Identify the site with a "⊙" symbol on Schedule F.
<p>700 Third Line, Arkema Canada</p> 	Industrial	P. Patterson, Borden Ladner Gervais, LLP, on behalf of Arkema Canada	<ul style="list-style-type: none"> - The inclusion of major office and office uses is desirable and appropriate for this site (see s. 14.5.1 b)). - A range of ancillary uses commonly found on the ground floor of office buildings, such as convenience retail, service commercial, financial institutions, medical offices and restaurants should also be permitted. 	<ul style="list-style-type: none"> - The retail and service commercial uses located in the Business Commercial designation are intended to serve the uses and employees within the Industrial designation. - Note: The Commercial and Employment Lands Review will study the types of uses occurring within the town's Employment areas, the range of uses permitted within each Employment designation, and the lands that should be included in each Employment designation.




Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
<p>750 Redwood Sq., Halton Region, Lighthouse Shelter</p> 	Industrial	Planning Services staff	<ul style="list-style-type: none"> - The legally existing Lighthouse Shelter should be recognized. 	<ul style="list-style-type: none"> - Add a new exception policy as follows: <u>On the lands designated Industrial at the southeast corner of Wycroft Road and Redwood Square, Special Needs Housing limited to an emergency shelter, may also be permitted.</u> - Identify the site with a "⊙" symbol on Schedule F.
<p>3060 Lakeshore Road West, Burloak Animal Hospital</p> 	Low Density Residential	Planning Services staff	<ul style="list-style-type: none"> - The legally existing veterinary clinic should be recognized. 	<ul style="list-style-type: none"> - Add a new exception policy as follows: <u>On the lands designated Low Density Residential known as 3060 Lakeshore Road West, a veterinary clinic may also be permitted.</u> - Identify the site with a "⊙" symbol on Schedule F.


Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
<p>Natural Area – Sybella Drive to Lake Ontario</p> 	Natural Area	Planning Services staff	<ul style="list-style-type: none"> - There is no corresponding natural feature identified on Schedule B, Natural Features and Hazard Lands, and south of Sybella Drive there is no visible natural corridor. - None of land is in public ownership, a portion runs along a private laneway, and the largest portion is on 394 Lakeshore Road West, which is being redeveloped (Edgewater Estates). - Some of the affected properties are subject to a conservation easement. 	<ul style="list-style-type: none"> - Remove the Natural Area designation from these lands south of Sybella Drive. Apply Low Density Residential, or Institutional, in the case of the lands owned by Appleby College (the lane), or Parks and Open Space, as noted below. - Note: The OPA already proposes to redesignate the Low Density Residential lands owned by Appleby College west of the lane (which is currently designated Natural Area) as Institutional. - See below.
<p>394 Lakeshore Road West, Lambert Common</p> 	Low Density Residential & Natural Area	Planning Services staff	<ul style="list-style-type: none"> - The open space linkages (to Birch Hill Lane and the waterfront) zoned through the recent redevelopment approval should also be identified in the Plan. 	<ul style="list-style-type: none"> - Change the designation of the open space linkages (currently zoned O1) to Parks and Open Space.



Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
Lands between Hixon Street and Belyea Street, east of Nelson Street 	Low Density Residential	Planning Services staff	<ul style="list-style-type: none"> - The existing zoning permits apartment buildings with up to six units each on these lands. - Apartment buildings are not a Low Density Residential housing form. 	<ul style="list-style-type: none"> - Change the designation to Medium Density Residential.
497 - 513 Pinegrove Road, Pinegrove Plaza 	Neighbourhood Commercial	Planning Services staff	<ul style="list-style-type: none"> - An exception policy to permit three storeys on this site is required to recognize the recently approved redevelopment. - The OPA includes a two storey height limit for Neighbourhood Commercial (change to s. 13.5.3. 	<ul style="list-style-type: none"> - Add a new exception policy as follows: <u>On the lands designated Neighbourhood Commercial on the north side of Pinegrove Road, opposite Wendall Place, a maximum building height of three storeys shall be permitted.</u> - Identify the site with a "⊙" symbol on Schedule F.


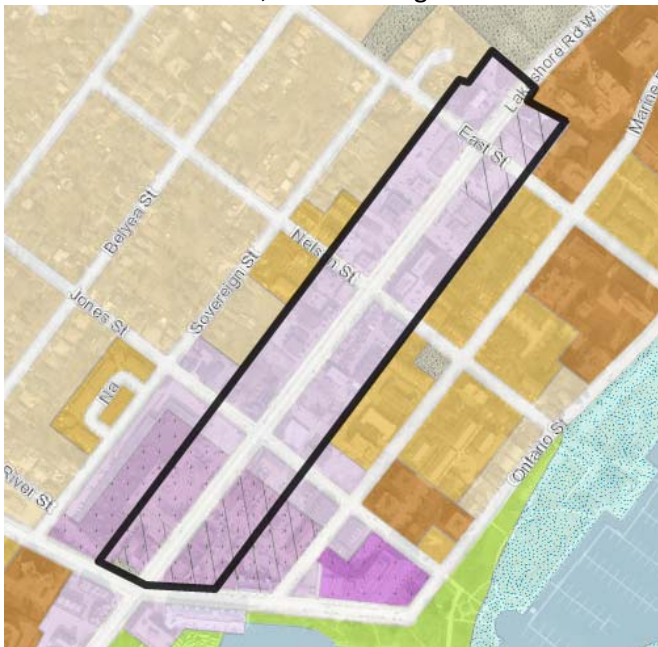
Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
Schedule G, South East Land Use				
<p>245 Wycroft Road</p> 	Business Employment	Planning Services staff	<ul style="list-style-type: none"> - The legally existing retail uses should be recognized. 	<ul style="list-style-type: none"> - Add a new exception policy as follows: <u>A portion of the lands designated Business Employment at the northeast corner of Wycroft Road and Dorval Drive may also be used for retail uses as regulated by the implementing zoning.</u> - Identify the site with a "⊙" symbol on Schedule G.
<p>164 Trafalgar Road, a.k.a. Beaulieu Place</p> 	Low Density Residential	Ruth Victor, Ruth Victor & Associates, on behalf of KayDay Inc.	<ul style="list-style-type: none"> - The legal uses on this property – an office and an apartment in a designated heritage house – should be recognized in the official plan. 	<ul style="list-style-type: none"> - Add a new exception policy as follows: <u>On the lands designated Low Density Residential at the southwest corner of Dunn Street and Trafalgar Road, only the uses permitted in the Zoning By-law shall be permitted.</u> - Identify the site with a "⊙" symbol on Schedule G.

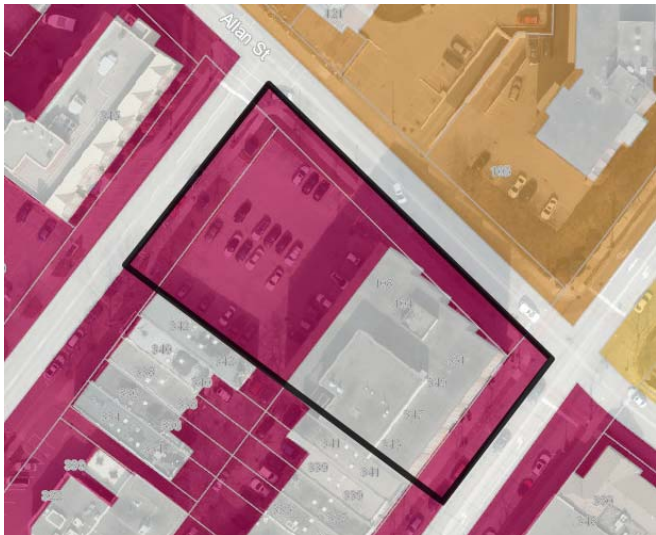

Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
360 and 364 Lakeshore Road East, and 97 Allan Street 	Medium Density Residential	Planning Services staff	<ul style="list-style-type: none"> - The lands include a detached dwelling and a recently built semi-detached dwelling, which are Low Density Residential uses. 	<ul style="list-style-type: none"> - Revise Schedule G so that these lands are designated Low Density Residential.
Cornwall Road Employment lands, Morrison Rd. – Ford Dr. 	Office Employment, Business Commercial, Neighbourhood Commercial	J. Haslett-Theall, on behalf of the Board of the Joshua's Creek Residents' Association (JCRA)	<ul style="list-style-type: none"> - The Employment lands along Cornwall Drive, from Ford Drive to Morrison Road, should be designated as Office Employment. - The lands along Ford Drive, between Royal Windsor Drive and Cornwall Road should be identified as a minor gateway (per Livable Oakville s. 6.3) to ensure higher development standards. - There should be a maximum building height of four storeys on the north side of Cornwall Road. 	<ul style="list-style-type: none"> - No change to the Livable Oakville Plan is recommended at this time. - Note: The Commercial and Employment Lands Review will study the types of uses occurring within the town's Employment areas, the range of uses permitted within each Employment designation, and the lands that should be included in each Employment designation.

Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
2395 Cornwall Road, Cimerman Developments Inc. 	Natural Area	Planning Services staff	<ul style="list-style-type: none"> - Only the areas where the stream will be channelized should be designated Natural Area designation. The remainder should be designated Business Employment. - The lands are currently zoned E1 (Royal Windsor Dr. to Cornwall Rd.) and E1 (Cornwall Rd. to the railway spur line). - Development is subject to the approval of Credit Valley Conservation. 	<ul style="list-style-type: none"> - Revise Schedule G so that the areas where the stream will be channelized are designated Natural Area. 
Schedule I, Central Land Use				
Roslo Court & Elm Road 	Medium Density Residential	Planning Services staff	<ul style="list-style-type: none"> - These lands should be designated as Low Density Residential to recognize the existing detached dwellings. 	<ul style="list-style-type: none"> - Change the land use designation to Low Density Residential.

Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
2501-2525 Prince Michael Drive, Shoppes on Dundas 	Neighbourhood Commercial	Planning Services staff	<ul style="list-style-type: none"> - The legally established plaza on this site, which is larger than most Neighbourhood Commercial sites, exceeds the maximum retail floor area permitted by the Plan. - An exception policy should be added to the Plan. 	<ul style="list-style-type: none"> - Insert a new exception policy in s. 27.4 as follows: <u>On the lands designated Neighbourhood Commercial at the southeast corner of Dundas Street East and Prince Michael Drive, the maximum floor area for retail and service commercial uses shall be regulated by the implementing zoning.</u> - Identify the site with a "⊙" symbol on Schedule I.

Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
Schedule J, East Land Use				
2500 – 2530 Hyde Park Gate, Canadian Tire plaza 	Core Commercial & Business Employment	Planning Services staff	<ul style="list-style-type: none"> - A portion of the parking area, south of the Canadian Tire store, is within the Business Employment designation. - The entire site should be designated Core Commercial. 	<ul style="list-style-type: none"> - Designate the entire site as Core Commercial to correct the mapping error.
2760 Brighton Road, Ennsbro Inc. 	Industrial & Business Employment	Planning Services staff	<ul style="list-style-type: none"> - The existing building straddles designations. The entire site should be designated as Industrial. 	<ul style="list-style-type: none"> - Designate the entire site as Industrial to correct the mapping error.

Property	Land Use Designation	Correspondent	Concern / Request	Staff Recommendation
Schedule P, Bronte Village Land Use				
2360 Sovereign Street 	Low Density Residential & Medium Density Residential	J. Rudderham	<ul style="list-style-type: none"> - The entire property (a semi-detached dwelling) should be designated as Low Density Residential. 	<ul style="list-style-type: none"> - Designate all of 2360 Sovereign Street as Low Density Residential.
Lakeshore Road West, Bronte Village 	Main Street 1 & Main Street 2	W. Freeman	<ul style="list-style-type: none"> - The OP should be amended to add the hatched area labelled "Lands Eligible for Bonusing" to the length of Lakeshore Road West, north and south sides, to Bronte Road. 	<ul style="list-style-type: none"> - No change is recommended. - The lands within Bronte Village that are currently eligible for bonusing, or subject to policies allowing additional height, were identified through the Bronte Village Revitalization Study. - A review of the existing policies will occur as part of the upcoming Growth Area "Check-ups" and Official Plan Review.

Property	Land Use Designation	Correspondent	Comment / Request	Staff Recommendation
Schedule Q, Downtown Oakville Land Use				
345 - 351 Lakeshore Road West and 104 - 108 Allan Street 	Central Business District	Planning Services staff	<ul style="list-style-type: none"> - An exception policy should be included to allow the existing five storey building. 	<ul style="list-style-type: none"> - Insert a new exception policy in s. 25 as follows: <u>On the lands designated Central Business District at the northwest corner of Lakeshore Road East and Allan Street, a maximum building height of five storeys shall be permitted.</u> - Identify the site with a "⊙" symbol on Schedule Q.
155 Navy Street 	Central Business District	Planning Services staff	<ul style="list-style-type: none"> - An exception policy should be included to allow the existing 12 storey apartment building. 	<ul style="list-style-type: none"> - Insert a new exception policy in s. 25 as follows: <u>On the lands designated Central Business District at the northeast corner of Randall Street and Navy Street, a maximum building height of 12 storeys shall be permitted.</u> - Identify the site with a "⊙" symbol on Schedule Q.