



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2014-013

Official Plan Amendment No. 4

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 4 (inZone conformity and housekeeping matters)

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 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 incorporate certain modifications to the text and schedules that are technical in nature, and to support the approval of the Town's new comprehensive zoning by-law,

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 4 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 4 to the Livable Oakville Plan.

PASSED this ____ day of _____, 2014

MAYOR

ACTING CLERK

Official Plan Amendment Number 4 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 4 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The primary purpose of the proposed official plan amendment is to incorporate into the Livable Oakville Plan certain modifications to the text and schedules necessary to support the approval of the Town's new comprehensive zoning by-law ("the inZone project"). The proposed amendment also includes housekeeping modifications to the text and schedules that are technical in nature.

The effect of the changes to the text will be to:

- clarify the intent of the Plan;
- recognize several legally existing uses of land through new use permissions;
- make wording more consistent within the Plan and correct wording issued identified through the inZone project;
- eliminate potential policy conflicts within the text;
- implement applicable legislation and regulations;
- create new exception policies to permit additional uses on certain lots;
- eliminate policies that are no longer relevant;
- relocate policies;
- reorganize selected sections; and,
- correct grammatical and clerical errors.

The effect of the changes to the schedules to the Plan will be to:

- redesignate a number of properties to reflect legal existing uses of land or changes in the text;
- recognize new and realigned roads;
- remove Special Policy Area designations or symbols that are no longer relevant;
- correct minor mapping errors affecting land use designations; and,
- add notes and symbols to alert readers to relevant policies in the Plan.

B. Background

- Council adopted the Livable Oakville Plan on June 22, 2009. Halton Region then approved the Plan, with modifications, on November 30, 2009, as it was deemed to conform to the Growth Plan, and be consistent with the Provincial Policy Statement, 2005, and the Region's Official Plan, as amended, including the proposed ROPA 38. That decision was appealed by a number of parties.
- Following the resolution of a majority of the appeals, the Ontario Municipal Board approved the Plan with further modifications on May 10, 2011. More modifications were approved by the Board throughout 2012 to resolve outstanding site-specific appeals.
- The Plan is in force except for two outstanding site-specific appeals identified in Appendix 2 of the Plan.
- Official Plan Amendment 1, which incorporated a number of modifications to the text and schedules that were of a housekeeping nature, came into effect on May 29, 2012.
- Official Plan Amendment 2, which changed the land use designation applying to a property at the northeast corner of Great Lakes Boulevard and Nautical Boulevard on Schedule F (Nautical Lakes Investments Inc.), came into effect on September 10, 2012.
- Official Plan Amendment 3, which changed the land use designation applying to properties at the southeast corner of Upper Middle Road East and Joshuas Creek Drive on Schedules A1 and J (Upper Middle Road GP Inc.), came into effect on November 26, 2013.

- The *Planning Act* requires a municipality's zoning by-law to conform to its official plan. The new zoning by-law, prepared through the inZone project, will implement the policies of the Livable Oakville Plan.

C. Basis

- Through the creation of the draft 2014 Zoning By-law, and the ongoing use of the Livable Oakville Plan, staff has identified a number of areas in the Plan where clarity and consistency could be improved, and potential conflicts could be eliminated.
- A number of detailed, issue-specific, background studies have been completed (e.g., Automobile Related Uses Review, Old Bronte Road Streetscape Study) that recommended a number of minor modifications to the Livable Oakville Plan and provided direction to the inZone project.
- Notice of the proposed amendment was published in the local newspaper and circulated to the agencies and public bodies prescribed by the *Planning Act*.
- The proposed amendment was presented at a statutory public meeting on November 4, 2013. It was also available for review in the Planning Services Department, and on the Town's website (www.oakville.ca), from October 9, 2013 to February 6, 2014.
- The final draft amendment (for Council adoption) was available for review in the Planning Services Department, and on the Town's website (www.oakville.ca), from February 7, 2014, being 18 days prior to its consideration by Council.
- The adoption of the official plan amendment must occur prior to the passage of the 2014 Zoning By-law.

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 bolded and crossed out ("strikethrough") is to be deleted from the Plan.

Item No.	Section	Description of Change	Rationale
1.	5.3.12 [NEW] CULTURAL HERITAGE, Heritage Conservation	Insert a new policy at the end of section 5.3 as follows: <u>The Town shall identify, evaluate and conserve cultural heritage landscapes in accordance with the Cultural Heritage Landscape Strategy.</u>	- references The Cultural Heritage Landscape Strategy, endorsed 01/13/2014 - supports s. 5.2.1 e) re: cultural heritage landscapes
2.	6.11.2 URBAN DESIGN, Service Loading and Storage Areas	Revise the policy as follows: Service and loading areas should be: a) located and oriented away from the general circulation of pedestrians and automobiles <u>motor vehicles</u> both on-site and in the public right-of-way; b) accessible but not visible from the public realm; and, c) separated and/or buffered from residential areas.	- corrects issue identified through inZone project
3.	7.1.2 a) COMMUNITY USES, Policies	Revise the policy as follows: a) The following uses are generally defined as community uses and may be permitted within all land use designations of this Plan with the exception of the Natural Area designation: i) <i>educational facilities</i> such as elementary and secondary schools; ii) <i>places of worship</i> on sites less than 2.5 ha; iii) community facilities such as libraries, seniors' centres, emergency services buildings and facilities, and recreational facilities; iv) day care centres; v) <u>parks;</u> ✕ <u>vi)</u> emergency shelters; and, ✕ <u>vii)</u> arts and cultural facilities such as museums, art galleries and performing arts centres.	- clarifies intent

Item No.	Section	Description of Change	Rationale
4.	7.1.2 i) COMMUNITY USES, Policies	<i>Relocate the policy to the end of Section 27.1 (to be a new section 27.1.9 based on renumbering later):</i> On the lands designated Business Employment located north of Rebecca Street, west of Great Lakes Boulevard and east of Burloak Drive, a <i>place of worship</i> and associated educational facility on a site greater than 2 hectares may be permitted. <i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i>	- should be located in s. 27.1 with the other Schedule F (South West) Exceptions
5.	8.14.1 TRANSPORTATION, Transportation Demand Management	<i>Revise the policy as follows:</i> Through the <i>development</i> process, the Town will encourage opportunities for developing <i>transportation demand management (TDM)</i> measures to reduce single occupancy automobile motor vehicle use, especially during peak travel periods. <i>TDM</i> measures include, but are not limited to, carpooling programs, preferential parking for carpool members, transit pass incentives, cycling initiatives, telecommuting, flex hours, provision of private shuttles, and walking programs.	- corrects issue identified through inZone project
6.	9 PHYSICAL SERVICES	<i>Revise the policy as follows:</i> This section sets out the Town’s policies with respect to the provision of natural gas and oil pipelines, electric power, communications/telecommunications <i>infrastructure</i> , and other cabled service, piped services and related facilities used for water, wastewater and stormwater, which are permitted in all land use designations except Natural Areas.	- clarifies intent - use permissions addressed in s. 9.1.9 and 16.1.1
7.	9.1.8 PHYSICAL SERVICES, General	<i>Revise the policy as follows:</i> The Town shall request local utilities utility providers to design and construct their services to minimize damage and impact to the existing area.	- clarifies intent
8.	9.1.9 PHYSICAL SERVICES, General	<i>Revise the policy as follows:</i> Public Infrastructure, utilities and necessary public works, not including <i>power generation facilities</i> , shall be permitted in all land use designations.	- clarifies intent - permission for physical services in all designations previously included in s. 9 preamble

Item No.	Section	Description of Change	Rationale
9.	11.1.3 RESIDENTIAL, General	<i>Revise the policy as follows:</i> The Town will provide for the creation of accessory apartments <u>second units</u> through regulations in the Zoning By-law. <u>Second units shall not be considered as dwelling units for the purpose of calculating density.</u>	- clarifies intent - makes terminology consistent with the <i>Strong Communities through Affordable Housing Act, 2011</i>
10.	11.1.8 b) RESIDENTIAL, General	<i>Revise the last sentence of s. 11.1.8 b) as follows:</i> <i>Intensification</i> of these sites may occur with Low Density Residential uses in accordance with sections 11.1.9 and all other applicable policies of this Plan; and,	- clarifies intent
11.	11.3.1 RESIDENTIAL, Medium Density Residential, Permitted Uses	<i>Revise the policy as follows:</i> The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, stacked townhouses, and <u>retirement homes and long-term care homes.</u> <u>Existing detached and semi-detached dwellings are permitted.</u>	- clarifies intent - recognizes existing Medium Density Residential developments with multiple- or semi-detached dwellings
12.	11.4.1 RESIDENTIAL, High Density Residential, Permitted Uses	<i>Revise the policy as follows:</i> The High Density Residential land use designation may permit a range of high density housing types including multiple-attached dwelling units, stacked townhouses and <u>retirement homes and long-term care homes.</u>	- clarifies intent - corrects issue identified through inZone project
13.	12.1.3 MIXED USE, General	<i>Revise the policy as follows:</i> 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.	- clarifies intent
14.	12.1.6 MIXED USE, General	<i>Revise the policy as follows:</i> Automobile sales and automobile <u>Motor vehicle</u> related uses, including automobile <u>motor vehicle sales and motor vehicle</u> service stations, shall be prohibited in all of the Mixed Use designations.	- corrects issue identified through inZone project

Item No.	Section	Description of Change	Rationale
15.	12.2.1 MIXED USE, Main Street 1, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>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 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> <p>b) <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></p>	- clarifies intent
16.	12.3.1 MIXED USE, Main Street 2, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>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.</p> <p>b) <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></p>	- clarifies intent
17.	12.4. MIXED USE, Urban Centre	<p><i>Revise the policy as follows:</i></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</u> within this designation shall contribute to a high quality pedestrian-oriented and <i>transit-supportive</i> environment.</p>	- clarifies intent

Item No.	Section	Description of Change	Rationale
18.	12.4.1 MIXED USE, Urban Centre, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>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 <u>are to shall</u> 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.</p> <p>b) <u>The size and location of uses shall be determined through the development process and regulated by the implementing zoning.</u></p>	- clarifies intent
19.	12.5. MIXED USE, Urban Core	<p><i>Revise the policy as follows:</i></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 <u>should</u> be oriented to the street <u>and shall contribute to a high quality creating a</u> pedestrian-oriented and <i>transit-supportive</i> environment. Midtown Oakville and the Uptown Core are the primary locations for this designation.</i></p>	- clarifies intent
20.	12.5.1 MIXED USE, Urban Core, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>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 Core designation. Retail and service commercial uses <u>are to shall</u> 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 above the ground floor.</p> <p>b) <u>The size and location of uses shall be determined through the development process and regulated by the implementing zoning.</u></p>	- clarifies intent

Item No.	Section	Description of Change	Rationale
21.	13.1.4 COMMERCIAL, General	<i>Revise the policy as follows:</i> Impacts from Commercial uses on surrounding residential communities <u>communities</u> shall be mitigated through a variety of measures, which will be implemented through zoning provisions and site plan design.	- corrects spelling error
22.	13.2.1 COMMERCIAL, Central Business District, Permitted Uses	<i>Revise the policy as follows:</i> 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.	- clarifies intent
23.	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.	- corrects issue identified through inZone project
24.	13.2.8 COMMERCIAL, Central Business District	<i>Revise the policy as follows:</i> Automobile sales and automobile <u>Motor vehicle</u> related uses, including <u>motor vehicle sales and automobile-motor vehicle</u> service stations, shall not be permitted.	- corrects issue identified through inZone project
25.	13.2.9 [NEW] COMMERCIAL, Central Business District	<i>Insert a new policy at the end of section 13.2 as follows:</i> <u>The uses listed in sections 11.1.6 and 11.1.7 may also be permitted in the Central Business District designation.</u>	- corrects issue identified through inZone project
26.	13.3.1 COMMERCIAL, Core Commercial, Permitted Uses	<i>Revise the policy as follows:</i> Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and automobile-motor vehicle service stations. Large format retail, retail warehouse, entertainment and recreational uses may also be permitted. Offices <u>and motor vehicle repair facilities</u> may be permitted provided they serve a secondary function within the Core Commercial designation and are small in scale.	- corrects issue identified through inZone project - implements recommendation of the Automobile Related Uses Review

Item No.	Section	Description of Change	Rationale
27.	13.3.2 COMMERCIAL, Core Commercial	<i>Revise the policy as follows:</i> Regulation of t The size and location of uses within the Core Commercial designation may shall be defined regulated by the implementing zoning.	- clarifies intent - improves consistency within the Plan
28.	13.3.4 COMMERCIAL, Core Commercial	<i>Revise the policy as follows:</i> These Core Commercial areas should be developed with integrated access, parking and loading as well as common landscaping and design features.	- clarifies intent
29.	13.4.1 COMMERCIAL, Community Commercial, Permitted Uses	<i>Revise the policy as follows:</i> Permitted uses may include a range of retail and service commercial uses including restaurants, food stores and automobile motor vehicle service stations. Recreational uses may also be permitted. Offices may be permitted provided they serve a secondary function and are small in scale.	- corrects issue identified through inZone project
30.	13.4.2 COMMERCIAL, Community Commercial	<i>Revise the policy as follows:</i> Regulation of t The size and location of uses within the Community Commercial designation should shall be defined regulated by the implementing zoning.	- clarifies intent - improves consistency within the Plan
31.	13.5.1 COMMERCIAL, Neighbourhood Commercial, Permitted Uses	<i>Revise the policy as follows:</i> Permitted uses may include a range of retail and service commercial uses including restaurants and food stores. Only existing motor vehicle service stations are permitted. Residential uses above ground floor retail and service commercial uses may also be permitted. <u>Offices may be permitted provided they serve a secondary function within the Neighbourhood Commercial designation and are small in scale.</u>	- clarifies intent - makes terminology consistent - makes consistent with s. 13.3.1
32.	13.5.3 COMMERCIAL, Neighbourhood Commercial	<i>Revise the policy as follows:</i> <i>Development</i> should consist of a small grouping of retail and service commercial uses in one or more buildings. <u>The maximum building height shall be two storeys.</u>	- corrects issue identified through inZone project

Item No.	Section	Description of Change	Rationale
33.	14.3.1 EMPLOYMENT, Office Employment, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>a) Uses permitted within the Office Employment designation may include <i>major offices</i> and offices, hotels, banquet halls, meeting halls and convention centres <u>public halls</u>, 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.</p> <p>b) <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></p> <p>c) <u>Existing motor vehicle related uses are permitted on the lands designated Office Employment south of Speers Road and west of Third Line.</u></p>	<ul style="list-style-type: none"> - clarifies intent - corrects issue identified through inZone project - relocates content of s. 27.3.10 - implements recommendation of the Automobile Related Uses Review (received by the inZone Subcommittee, 10/22/2012)

Item No.	Section	Description of Change	Rationale
34.	14.4.1 EMPLOYMENT, Business Employment, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p><u>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. Hotels, public halls Banquet halls, meeting halls and convention centres, and training facilities and commercial schools may also be permitted.</u></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><u>d) 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>	<ul style="list-style-type: none"> - clarifies intent - corrects issue identified through inZone project - implements recommendations of the Automobile Related Uses Review (received by the inZone Subcommittee, 10/22/2012)

Item No.	Section	Description of Change	Rationale
35.	14.5.1 EMPLOYMENT, Industrial, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>a) Uses permitted within the Industrial designation may include light industrial, heavy industrial operations such as manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, and wholesaling. Outdoor storage may be permitted. Training facilities and commercial schools, where they are related to and supportive of an Industrial use may be permitted. A waste processing station, waste transfer station and transportation terminal may also be permitted.</p> <p>b) <u>Major offices and offices may also be permitted on the lands designated Industrial within 500 m of the Bronte GO Station.</u></p> <p>c) <u>Offices may also be permitted on the lands designated Industrial within Bristol Circle.</u></p> <p>d) <u>Motor vehicle related uses may also be permitted on the lands designated Industrial in the following areas:</u></p> <p>i) <u>between Bronte Creek and Kerr Street, south of the QEW; and,</u></p> <p>ii) <u>between Ford Drive and Winston Churchill Boulevard, south of the railway.</u></p>	<ul style="list-style-type: none"> - clarifies intent - makes consistent with s. 14.1.7 - corrects issue identified through inZone project - implements recommendation of the Automobile Related Uses Review (received by the inZone Subcommittee, 10/22/2012)
36.	14.6.1 EMPLOYMENT, Business Commercial, Permitted Uses	<p><i>Revise the policy as follows:</i></p> <p>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.</p>	<ul style="list-style-type: none"> - clarifies intent - corrects issue identified through inZone project
37.	14.6.2 EMPLOYMENT, Business Commercial	<p><i>Revise the policy as follows:</i></p> <p>Limitations on tThe type and size of uses within the Business Commercial designation areas shall be defined within regulated by the implementing zoning.</p>	<ul style="list-style-type: none"> - clarifies intent - improves consistency within the Plan

Item No.	Section	Description of Change	Rationale
38.	20.3.4 MIDTOWN OAKVILLE, Development Concept, Chartwell District	<i>Revise the policy as follows:</i> 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.	- clarifies intent
39.	20.5.2 MIDTOWN OAKVILLE, Land Use Policies	<i>Revise the policy as follows:</i> New automobile sales and automobile motor vehicle -related uses, including automobile motor vehicle sales and motor vehicle service stations, shall not be permitted.	- clarifies intent - corrects issue identified through inZone project
40.	20.5.8 MIDTOWN OAKVILLE, Land Use Policies	<i>Revise the policy as follows:</i> On the lands designated Office Employment within the Chartwell District, educational facilities <u>educational uses</u> affiliated with a college or university may also be permitted.	- clarifies intent - makes terminology consistent
41.	20.5.11 MIDTOWN OAKVILLE, Land Use Policies, Exceptions	<i>Renumber the section as 20.6, revise as follows, and renumber the remaining policies in section 20 accordingly:</i> <u>Midtown Oakville Exceptions – Schedules L1, L2 and L3</u> <u>The following additional policies apply to certain lands on Schedule L1, Midtown Oakville Land Use, Schedule L2, Midtown Oakville Building Heights, and Schedule L3, Midtown Oakville Transportation Network.</u>	- clarifies intent - improves consistency within the Plan
42.	20.6.2 MIDTOWN OAKVILLE, Implementation Policies, Bonusing	<i>This section will be renumbered as 20.7.2 (see above).</i> - Replace the reference to section "20.6.2 c)" in subsection a) with "20.7.2 c)". - Replace the reference to section "20.6.1" in subsection b) with "20.7.1".	- makes consistent with previous change

Item No.	Section	Description of Change	Rationale
43.	21.3.2 UPTOWN CORE, Development Concept, Urban Neighbourhood District	<i>Revise the policy as follows:</i> 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.	- clarifies intent - Note: A new policy will be added to the end of s. 21.5.
44.	21.3.4 UPTOWN CORE, Development Concept, Main Street District	<i>Revise the policy as follows:</i> 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. Office uses on the ground floor and retail and service commercial uses on the second floor shall be limited. The <i>development</i> in this District will be mid-rise in scale with an emphasis on a high quality public realm that is pedestrian-oriented. There shall be variation in the range of heights within this District.	- clarifies intent
45.	21.4.1 d) [NEW] UPTOWN CORE, Functional Policies, Transportation, Parking	<i>Insert a new subsection iv) at the end of section 21.4.1 d) as follows:</i> <u>The provision of required parking may be shared among adjacent properties where deemed satisfactory to the Town.</u>	- corrects an issue identified through inZone project

Item No.	Section	Description of Change	Rationale
46.	21.5 UPTOWN CORE, Land Use Policies	<i>Revise the policy as follows:</i> Land use designations for lands within the Uptown Core are provided on Schedule M1. In addition to the policies in Part D of this Plan, the following specific policies shall apply <u>specifically to the Uptown Core.</u>	<ul style="list-style-type: none"> - clarifies intent - improves consistency with policies for other Growth Areas
47.	21.5.3 UPTOWN CORE, Land Use Policies	<i>Revise the policy as follows:</i> On lands designated Urban Core and Main Street 2, the requirement for and the size and location of retail, service commercial and office uses on the ground floor of <u>within</u> buildings shall be determined through the <i>development</i> process and regulated by the implementing zoning.	<ul style="list-style-type: none"> - clarifies intent
48.	21.5.5 UPTOWN CORE, Land Use Policies, Exceptions	<i>Renumber the section as 21.6, revise as follows, and renumber the remaining policies in section 21 accordingly:</i> <u>Uptown Core Exceptions – Schedules M1 and M2</u> <u>The following additional policies apply to certain lands on Schedule M1, Uptown Core Land Use, and Schedule M2, Uptown Core Building Heights.</u>	<ul style="list-style-type: none"> - clarifies intent - improves consistency within the Plan

Item No.	Section	Description of Change	Rationale
49.	21.5.5 d) UPTOWN CORE, Land Use Policies, Exceptions	<p><i>This policy will be renumbered as section 21.6.4 (see above). Relocate the policy as a new section 21.5.5, revise as follows, and renumber the remaining policies in section 21.6 (as renumbered above) accordingly:</i></p> <p>On the lands owned by Silgold Developments Inc. and Silgold II Developments Inc., as of the date of approval of this Plan, which are bounded by Dundas Street East, Oak Park Boulevard and Trafalgar Road, <i>development</i> may occur through two stages:-</p> <p>a) <u>Interim Development</u></p> <p>The continued build out of the lands in accordance with the zoning in place at the time of approval of this Plan shall be considered interim <i>development</i> and shall include new buildings, building additions and/or building replacements which may require minor variances, consents and/or site plans to be completed.</p> <p>i) <u>The reuse of a building existing at the time of approval of this Plan or any interim <i>development</i> building for different retail and/or service commercial uses, including the reconfiguration of retail and/or service commercial uses within the building, does not constitute a new building or a building replacement.</u></p> <p>ii) <u>Interim <i>development</i> beyond the existing <i>development</i> in place at the time of approval of this Plan of 36,500 square metres of retail and service commercial uses, shall not exceed a total of 21,500 square metres of retail and service commercial uses and are subject to the following:</u></p> <p>i) ▪ Buildings are not required to align with neighbouring buildings to create a continuous streetwall, but should provide comfort at the ground level for pedestrians. Continuous streetwalls of similar heights may be considered.</p>	- more suitably located with the Uptown Core land use policies because it applies to a broad area

Item No.	Section	Description of Change	Rationale
49.	see above	<p>ii) ▫ Notwithstanding the minimum heights, shown on Schedule M2 and sections 4.4, 12.3.2 a) and 12.5.2 a), and two storey buildings in accordance with the height regulations within the zoning by-law are permitted.</p> <p>b) <u>New Development</u></p> <p>Upon completion of the interim <i>development</i> stage, any new <i>development</i> shall be in accordance with the policies of this Plan in regard to the long-term <i>development</i> of the Uptown Core.</p> <p>i) <u>Any amendment to the zoning in place at the time of the approval of this Plan shall conform with this section 21.5.5-d</u>.</p>	- see above
50.	21.5.6 [NEW] Uptown Core, Land Use Policies	<p><i>Insert a new land use policy as section 21.5.6 and renumber the remaining policies in section 21.5 accordingly:</i></p> <p><u>On the lands designated Urban Core within the Urban Neighbourhood District, stand-alone office buildings that directly front Dundas Street or Trafalgar Road may also permitted.</u></p>	- relocates permission from 21.3.2
51.	21.6.2 a) UPTOWN CORE, Implementation Policies, Bonusing	<p><i>This policy will be renumbered as section 21.7.2 (see above).</i></p> <p><i>Replace the reference to section "21.6.2 c)" in with "21.7.2 c)".</i></p>	- makes consistent with previous change

Item No.	Section	Description of Change	Rationale
52.	22.3 PALERMO VILLAGE, Development Concept	<p><i>Revise the section as follows:</i></p> <p>It is the intent of this Plan to establish a lively and active mixed use corridor along Old Bronte Road and Khalsa Gate, which will function as a main street.</p> <p><i>Development</i> on the lands designated Urban Centre will include single use and mixed use buildings, and be of high quality pedestrian-oriented design.</p> <p>The areas <u>to the east of between</u> Old Bronte Road/Khalsa Gate and the natural area corridor containing a tributary of Fourteen Mile Creek are primarily to be developed with <u>will transition to mMedium and lLow dDensity Residential housing uses.</u></p> <p>The area to the west of Bronte Road is to <u>will</u> contain a mix of High, Medium and Low Density Residential housing.</p>	<ul style="list-style-type: none"> - implements the <u>Old Bronte Road / Khalsa Gate Streetscape Plan</u> - later policies direct where single-use buildings may be permitted - revises description to reflect existing uses

Item No.	Section	Description of Change	Rationale
53.	22.5.1 PALERMO VILLAGE, Land Use Policies	<p><i>Rearrange and revise the policy as follows:</i></p> <p><u>The On-lands designated Urban Centre are subject to the following additional policies:</u></p> <p><u>e)a)</u> The minimum residential density shall be 100 units per <i>site hectare</i>.</p> <p><u>f)b)</u> Mixed use and residential and office developments shall have a maximum <i>floor space index</i> of 4.0.</p> <p><u>g)c)</u> The minimum building height shall be 2 storeys. The maximum building height shall be <u>8 eight</u> storeys, except on corner sites it shall be 10 storeys.</p> <p><u>d) Public parking facilities may also be permitted.</u></p> <p><u>e) South of Pine Glen Road, the following uses may also be permitted:</u></p> <p><u>i) a) Street, block and stacked townhouses multiple-attached dwellings;</u></p> <p><u>ii) stand-alone apartments buildings;</u> <u>commercial educational and recreational facilities, and public parking facilities may also be permitted.</u></p> <p><u>iii) e) Stand-alone office buildings; and,</u></p> <p><u>iv) stand-alone retail and service commercial buildings, which may also be permitted.</u> <u>d) Stand-alone commercial uses</u> shall not exceed a gross floor area of 6,000 square metres. <u>Stand-alone retail uses may be permitted a maximum floor space index of 0.75.</u></p> <p><u>b) An automobile service station may also be permitted south of Pine Glen Road.</u></p> <p><i>Note: Subsection b) will be converted to an exception in section 22.6.1.</i></p>	<ul style="list-style-type: none"> - clarifies intent - implements the <u>Old Bronte Road / Khalsa Gate Streetscape Plan</u> - improves consistency with the rest of the Plan
54.	22.5.4 PALERMO VILLAGE, Land Use Policies	<p><i>Delete the entire policy:</i></p> <p><u>On lands designated Low Density Residential, the residential density is to be between 15 and 40 units per site hectare.</u></p>	<ul style="list-style-type: none"> - no longer required

Item No.	Section	Description of Change	Rationale
55.	22.5.5 PALERMO VILLAGE, Land Use Policies	<i>Delete the entire policy:</i> The lands designated Parks and Open Space on the north side of Pine Glen Road, between Old Bronte Road and Grand Oak Trail, may be an urban square.	- no longer required
56.	22.5.6 PALERMO VILLAGE, Land Use Policies, Exceptions	<i>Renumber the section as 22.6, revise as follows, and renumber the remaining policies in section 22 accordingly:</i> <u>Palermo Village Exceptions – Schedule N</u> <u>The following additional policies apply to certain lands on Schedule N, Palermo Village Land Use.</u>	- clarifies intent - improves consistency within the Plan
57.	22.5.6 a) PALERMO VILLAGE, Land Use Policies, Exceptions	<i>This policy will be renumbered as 22.6.1 (see above).</i> <i>Delete the entire policy as follows:</i> On the lands designated Urban Centre and Medium Density Residential northwest of Valleyridge Drive and Springforest Drive, a community facility, together with a place of worship and cemetery, may be permitted. Without limiting the generality of the permitted uses of the community facility, it may also include seniors and/or lifestyle dwelling units as an integral part of the facility. <i>Note: The land use designations applying to the properties are changed to High Density Residential, Medium Density Residential and Private Open Space (cemetery) on Schedule N – Palermo Village Land Use.</i>	- no longer required - community uses permitted by section 7.1.2 a) - designations changed - retirement home permitted by change to section 11.4.1 - existing cemeteries permitted in Private Open Space
58.	22.6.1 [NEW] PALERMO VILLAGE, Land Use Policies, Exceptions	<i>Insert the following new policy as section 22.6.1:</i> <u>On the lands designated Urban Centre south of Pine Glen Road, a motor vehicle service station may also be permitted.</u> <i>Note: The lands affected will be identified with a “☉” symbol on Schedule N.</i>	- clarifies intent - relocates exception from s. 22.5.1
59.	22.6.2 [OLD] PALERMO VILLAGE, Implementation Policies, Bonusing	<i>This policy will be renumbered as 22.7.2 (see above).</i> <i>Revise the policy as follows:</i> The Town may consider additional building height <u>and/or density</u> through an Official Plan amendment and in accordance with section 28.6.	- clarifies intent - reinstates reference to density

Item No.	Section	Description of Change	Rationale
60.	23.4.1 c) ii) KERR VILLAGE, Functional Policies, Transportation, Parking	<i>Revise the policy as follows:</i> Access to parking and servicing areas shall should not occur on-from Kerr Street but on-from local streets, service lanes and to the side or rear of buildings.	- corrects an issue identified through inZone project
61.	23.5 KERR VILLAGE, Land Use Policies	<i>Revise the policy as follows:</i> Land use designations are provided on Schedule O. In addition to the policies of Part D of this Plan, the following policies shall apply <u>specifically to Kerr Village.</u>	- clarifies intent - improves consistency with policies for other Growth Areas
62.	23.5.1 KERR VILLAGE, Land Use Policies	<i>Revise the subsections a) and b) of section 23.5.1 as follows:</i> 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: a) <u>Only Stand-alone</u> Medium Density Residential uses shall may be permitted. b) 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. c) <i>Development</i> in the transition area shall: ...	- clarifies intent
63.	23.5.3 KERR VILLAGE, Land Use Policies, Exceptions	<i>Renumber the section as 23.6, revise as follows, and renumber the remaining policies in section 23 accordingly:</i> <u>Kerr Village Exceptions – Schedule O</u> <u>The following additional policies apply to certain lands on Schedule O, Kerr Village Land Use.</u>	- clarifies intent - improves consistency within the Plan

Item No.	Section	Description of Change	Rationale
64.	23.5.3 a) iii) KERR VILLAGE, Land Use Policies, Exceptions	<i>This policy will be renumbered as section 23.6.1 c) by a previous change. Revise the first sentence as follows:</i> 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: ... <i>Note: The site will be identified with a “⊙” symbol on Schedule O.</i>	- clarifies intent
65.	23.5.3 b) KERR VILLAGE, Land Use Policies, Exceptions	<i>This policy will be renumbered as section 23.6.2 by a previous change. Revise the policy as follows:</i> 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 <u>may</u> also be permitted. <i>Note: The site will be identified with a “⊙” symbol on Schedule O.</i>	- improves consistency within the Plan
66.	23.5.3 d) KERR VILLAGE, Land Use Policies, Exceptions	<i>This policy will be renumbered as 23.6.4 (see above). Revise the policy as follows:</i> On the lands designated Central Business District at the northeast corner of Lakeshore Road West and Chisholm Street, a maximum building height of one storey shall be permitted adjacent to the intersection, increasing to 6 <u>six</u> storeys <u>shall be permitted</u> along the John Street frontage and adjacent to the 16 storey building to the east. <i>Note: The site will be identified with a “⊙” symbol on Schedule O.</i>	- detail not required (existing building)

Item No.	Section	Description of Change	Rationale
67.	23.5.3 e) KERR VILLAGE, Land Use Policies, Exceptions	<p><i>Relocate the policy to the Kerr Village Land Use Policies as a new section 23.5.3, and revise as follows:</i></p> <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 may 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>	<p>- more suitably located with the Kerr Village land use policies because it applies to a broad area</p> <p>- improves consistency within the Plan</p>
68.	23.6.2 b) KERR VILLAGE, Implementation Policies, Bonusing	<p><i>This policy will be renumbered as section 23.7.2 b) (see above). Replace the reference to section "23.6.2 c)" with "23.7.2 c)".</i></p>	<p>- makes consistent with previous change</p>

Item No.	Section	Description of Change	Rationale
69.	24.4.4 BRONTE VILLAGE, Functional Policies	<p><i>Delete subsections c) and d):</i></p> <p>Cultural Heritage</p> <p>a) <i>Cultural heritage resources</i> shall be maintained and integrated into new <i>development</i>.</p> <p>b) If the relocation of a heritage building is deemed appropriate as a last resort, it shall be relocated within the village.</p> <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>	<p>- no longer required</p> <p>- <u>Bronte Village Heritage Study</u> was completed in 2012</p> <p>- new policies provided below</p>

Item No.	Section	Description of Change	Rationale
70.	24.4.4 BRONTE VILLAGE, Functional Policies	<p><i>Insert the following new subsections c) and d) at the end of section 24.4.4:</i></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>	<ul style="list-style-type: none"> - replaces policies deleted above - recognizes the Bronte Village Heritage Resources Review and Cultural Heritage Landscape Strategy
71.	24.5 BRONTE VILLAGE, Land Use Policies	<p><i>Revise the policy as follows:</i></p> <p>Land use designations are provided on Schedule P. In addition to the policies of Parts C and D of this Plan, the following policies shall apply <u>specifically</u> to Bronte Village.</p>	<ul style="list-style-type: none"> - clarifies intent - improves consistency with policies for other Growth Areas
72.	24.5.3 BRONTE VILLAGE, Land Use Policies	<p><i>Revise the policy as follows:</i></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 shall be two storeys.</p>	<ul style="list-style-type: none"> - clarifies intent - exception policy meant to apply to all Main Street 1 properties in this quadrant
73.	24.5.4 BRONTE VILLAGE, Land Use Policies	<p><i>Revise the policy as follows, relocate it to the end of section 24.5.6 (which will be renumbered below as section 24.6 – Bronte Village Exceptions – making this policy section 24.6.5), and renumber section 24.5.5 as section 24.5.4:</i></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>	<ul style="list-style-type: none"> - applies to a specific site, not a broad area

Item No.	Section	Description of Change	Rationale
74.	24.5.6 BRONTE VILLAGE, Land Use Policies, Exceptions	<i>Renumber the section as 24.6, and revise as follows:</i> <u>Bronte Village Exceptions – Schedule P</u> <u>The following additional policies apply to certain lands on Schedule P, Bronte Village Land Use.</u>	- clarifies intent - improves consistency within the Plan
75.	24.5.6 a) BRONTE VILLAGE, Land Use Policies, Exceptions	<i>Delete the entire policy:</i> On the lands designated Medium Density Residential at the southeast and southwest corners of Sovereign Street and Nelson Street, a maximum density of 45 units per site hectare may be permitted.	- not required; existing townhouses
76.	24.5.6 b) BRONTE VILLAGE, Land Use Policies, Exceptions	<i>Delete the entire policy:</i> On the lands designated Low Density Residential on the south side of Sovereign Street, only detached and semi-detached dwellings at maximum density of 25 units per site hectare may be permitted.	- not required
77.	24.5.6 c) BRONTE VILLAGE, Land Use Policies, Exceptions	<i>Renumber as section 24.6.1 and renumber the remaining policies in section 24 accordingly. Revise the policy as follows:</i> On the lands designated Urban Core within the block bounded by Bronte Road, Ontario Street, Jones Street and Marine Drive, the maximum building height shall be 10 storeys. Townhouses with a maximum height of 3 three storeys may also be permitted. <u>Residential uses may be located on the ground floor, except where adjacent to Bronte Road.</u> <i>Note: The site will be identified with a “⊙” symbol on Schedule P.</i>	- clarifies intent - makes consistent with site-specific zoning

Item No.	Section	Description of Change	Rationale
78.	24.5.6 f) BRONTE VILLAGE, Land Use Policies, Exceptions	<p><i>This policy will be renumbered as 24.6.4 (see above). Revise the policy as follows:</i></p> <p>On the lands designated Main Street 1 north of Lakeshore Road and west of <u>between Bronte Road and</u> Jones Street, the following policies shall apply:</p> <ul style="list-style-type: none"> i) Retail and service commercial uses shall not be permitted adjacent to Sovereign Street. ii) Multiple attached dwellings may also be permitted. iii) Building additions, alterations and/or replacements of existing low-rise commercial uses may be permitted where they can be demonstrated not to preclude the long-term redevelopment of the properties as set out in this Plan. <p><i>Note: The site will be identified with a “⊙” symbol on Schedule P.</i></p>	<ul style="list-style-type: none"> - clarifies intent; applies to Bronte Village Mall site only - corrects issue identified through inZone project
79.	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 may also be permitted.</u></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule P.</i></p>	<ul style="list-style-type: none"> - recognizes existing townhouses
80.	24.6.2 a) BRONTE VILLAGE, Implementation Policies, Bonusing	<p><i>This policy will be renumbered as 24.7.2 a) (see above). Replace the reference to section “24.6.2 c)” with “24.7.2 c)”.</i></p>	<ul style="list-style-type: none"> - makes consistent with previous change
81.	25.3 DOWNTOWN OAKVILLE, Development Concept	<p><i>Delete the second paragraph as follows:</i></p> <p>The portion of the Central Business District east of Sixteen Mile Creek, as shown on Schedule Q, is designated as a community improvement area.</p>	<ul style="list-style-type: none"> - clarifies intent - new policy provided below

Item No.	Section	Description of Change	Rationale
82.	25.4.2 DOWNTOWN OAKVILLE, Functional Policies, Urban Design	<i>Revise the policy as follows:</i> Urban Design a) The maximum building height shall be four storeys. b) All development within Downtown Oakville shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.	- height policy will be relocated as a land use policy
83.	25.5.1 DOWNTOWN OAKVILLE, Land Use Policies	<i>Revise the policy as follows:</i> Automobile sales and automobile Motor vehicle related uses, including motor vehicle sales and automobile motor vehicle service stations, shall not be permitted.	- corrects issue identified through inZone project
84.	25.5.2 [NEW] DOWNTOWN OAKVILLE, Land Use Policies	<i>Insert the following new policy as section 25.5.2, and renumber the remaining policies in section 25.5 accordingly:</i> <u>The minimum building height shall be two storeys and the maximum building height shall be four storeys.</u>	- relocated height policy (see above) - clarifies intent
85.	25.5.2 DOWNTOWN OAKVILLE, Land Use Policies, Exceptions	<i>This policy will be renumbered as 25.5.3 (see above). Renumber as section 25.6, Exceptions, revise as follows and renumber the remaining policies in section 25 accordingly:</i> <u>Downtown Oakville Exceptions – Schedule Q</u> <u>The following additional policies apply to certain lands on Schedule Q, Downtown Oakville Land Use.</u>	- clarifies intent - improves consistency within the Plan
86.	25.6.3 [NEW] DOWNTOWN OAKVILLE, Exceptions	<i>Insert the following new policy at the end of section 25.6 as renumbered above:</i> <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> <i>Note: The site will be identified with a “⊙” symbol on Schedule Q.</i>	- corrects an issue identified through inZone project

Item No.	Section	Description of Change	Rationale
87.	25.6.4 [NEW] DOWNTOWN OAKVILLE, Exceptions	<p><i>Insert the following new policy at the end of section 25.6 as renumbered above:</i></p> <p><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></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule Q.</i></p>	- corrects an issue identified through inZone project
88.	25.7.3 [NEW] DOWNTOWN OAKVILLE, Implementation Policies	<p><i>Section 25.6, Implementation Policies, will be renumbered as section 25.7 by a previous change. Insert the following new policy as section 25.7.3:</i></p> <p><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></p>	<ul style="list-style-type: none"> - relocated CIP policy (see above) - clarifies intent
89.	26.1 SPECIAL POLICY AREAS, Potential Residential Redevelopment Areas	<p><i>Revise the section heading and insert an introductory statement as follows:</i></p> <p><u>Hospital Lands – Potential Residential Redevelopment Areas</u></p> <p><u>The hospital lands are located between Reynolds Street and Allan Street, south of Macdonald Road. These lands are currently designated as Institutional to recognize the hospital use, which is scheduled to cease by the end of 2015.</u></p>	<ul style="list-style-type: none"> - removes references to the former DND lands (development approved & under construction) - relocates descriptive text from s. 26.1.4 a)

Item No.	Section	Description of Change	Rationale
90.	26.1.1 SPECIAL POLICY AREAS, Potential Residential Redevelopment Areas	<p><i>Revise the policy as follows:</i></p> <p>The Special Policy Areas relating to the Department of National Defence lands located at the northwest quadrant of Rebecca Street and Dorval Drive, and the hospital lands located between Reynolds Street and Allan Street, south of Macdonald Road, may be considered, following a Town-initiated community visioning exercise, through the planning application process with the submission of the following studies and any other requirements under section 28.17:</p> <ul style="list-style-type: none"> a) transportation demand analysis; b) traffic impact study; c) planning justification report; d) urban design brief; e) functional servicing study; and, f) community infrastructure assessment. 	- removes references to the former DND lands (see above)
91.	26.1.2 SPECIAL POLICY AREAS, Potential Residential Redevelopment Areas	<p><i>Revise the first paragraph of the policy as follows:</i></p> <p>Redevelopment of both areas shall consider the following requirements in addition to those in section 11.1.9:</p>	- removes references to the former DND lands (see above)
92.	26.1.3 SPECIAL POLICY AREAS, Potential Residential Redevelopment Areas	<p><i>Delete the entire policy and renumber the remaining policies in section 26.1 accordingly:</i></p> <p>Department of National Defence Lands</p> <p>The Department of National Defence lands are located at the northwest quadrant of Rebecca Street and Dorval Drive. These lands are designated Low Density Residential. In addition to Low Density Residential uses, multiple-attached dwellings may be permitted on a portion of the site adjacent to Dorval Drive. Community Uses may also be permitted.</p>	- removes references to the former DND lands (development approved & under construction)

Item No.	Section	Description of Change	Rationale
93.	26.1.4 SPECIAL POLICY AREAS, Potential Residential Redevelopment Areas	<i>This policy will be renumbered as 26.1.3 (see above). Revise the policy as follows and renumber the second paragraph as a separate policy (to be 26.1.4):</i> Oakville Trafalgar Memorial Hospital Lands a) The hospital lands are located between Reynolds Street and Allan Street, south of Macdonald Road. These lands are designated Institutional. Notwithstanding the Institutional designation, the lands may be redeveloped in accordance with the permitted uses and policies of the Low Density Residential designation and may also include the uses permitted in the Medium Density Residential designation. Community uses may also be permitted. b) The Town shall encourage the maintenance and preservation of the old Oakville Trafalgar High School building, which is designated under the <i>Heritage Act</i> , in any development of the site.	- makes consistent with other changes to s. 26.1 (see above)
94.	26.2 SPECIAL POLICY AREAS, Residential Lands (R1 / R01 Zones)	<i>Revise the heading as follows:</i> Residential <u>Low Density</u> Lands (R1 / R01 <u>RL1 / RL1-0</u> Zones)	- clarifies intent
95.	27.1 EXCEPTIONS, Schedule F (South West) Exceptions	<i>Revise the subheading as follows:</i> Schedule F (South West) Exceptions – <u>Schedule F</u>	- makes consistent with Growth Area exceptions
96.	27.1.3 EXCEPTIONS, Schedule F (South West) Exceptions	<i>Revise the policy as follows:</i> 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).	- clarifies intent

Item No.	Section	Description of Change	Rationale
97.	27.1.4 EXCEPTIONS, Schedule F (South West) Exceptions	<i>Revise the policy as follows:</i> On the lands designated Low Density Residential at the southwest corner of Rebecca Street and Woodside Drive, the <u>a maximum of 30 units density</u> shall be <u>permitted 31 units per site hectare</u> .	- clarifies intent
98.	27.1.5 EXCEPTIONS, Schedule F (South West) Exceptions	<i>Revise the policy as follows:</i> 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> .	- clarifies intent
99.	27.1.10 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<i>Insert the following new policy at the end of section 27.1:</i> <u>On the lands designated Business Employment and known as 3422 Superior Court, motor vehicle related uses may also be permitted.</u> <i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i>	- corrects an issue identified through inZone project
100.	27.1.11 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<i>Insert the following new policy at the end of section 27.1:</i> <u>On the lands designated Industrial and known as 2245 Speers Road, a public hall may also be permitted.</u> <i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i>	- corrects an issue identified through inZone project
101.	27.1.12 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<i>Insert the following new policy at the end of section 27.1:</i> <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> <i>Note: The lands affected will be identified with a “⊙” symbol on Schedule F.</i>	- corrects an issue identified through inZone project
102.	27.1.13 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<i>Insert the following new policy at the end of section 27.1:</i> <u>On the lands designated Business Employment known as 2231 Wycroft Road, a transportation terminal may also be permitted.</u> <i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i>	- corrects an issue identified through inZone project

Item No.	Section	Description of Change	Rationale
103.	27.1.14 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<p>Insert the following new policy at the end of section 27.1:</p> <p><u>On the lands designated Industrial at the southeast corner of Wyecroft Road and Redwood Square, Special Needs Housing limited to an emergency shelter, may also be permitted.</u></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i></p>	- corrects an issue identified through inZone project
104.	27.1.15 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<p>Insert the following new policy at the end of section 27.1:</p> <p><u>On the lands designated Low Density Residential known as 3060 Lakeshore Road West, a veterinary clinic may also be permitted.</u></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i></p>	- corrects an issue identified through inZone project
105.	27.1.16 [NEW] EXCEPTIONS, Schedule F (South West) Exceptions	<p>Insert the following new policy at the end of section 27.1:</p> <p><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></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule F.</i></p>	- corrects an issue identified through inZone project
106.	27.2 EXCEPTIONS, Schedule G (South East) Exceptions	<p>Revise the subheading as follows:</p> <p>Schedule G (South East) Exceptions – <u>Schedule G</u></p>	- makes consistent with Growth Area exceptions

Item No.	Section	Description of Change	Rationale
107.	27.2.2 EXCEPTIONS, Schedule G (South East) Exceptions	<p><i>Revise the policy as follows:</i></p> <p>On the lands designated Central Business District on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:</p> <ul style="list-style-type: none"> a) Only Retail and service commercial uses, and ancillary residential uses, may shall be permitted on the ground floor. b) The maximum building height shall be 4 four storeys. 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. d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area approved by the Town. 	- clarifies intent

Item No.	Section	Description of Change	Rationale
108.	27.2.3 EXCEPTIONS, Schedule G (South East) Exceptions	<p><i>Revise the policy as follows:</i></p> <p>On the lands designated High Density Residential at the northeast corner of Lakeshore Road West and Forsythe Street <u>a maximum of 68 apartment units shall be permitted. The maximum building height shall be in accordance with the implementing zoning.</u></p> <p><u>a) A maximum of 68 apartment units shall be permitted.</u></p> <p><u>b) The maximum building height shall be 119.80 metres Canadian Geodetic Datum, exclusive of rooftop elements.</u></p> <p><u>c) The building shall incorporate:</u></p> <p><u>i) a 3 storey base height along Lakeshore Road West with significant terracing above the third storey;</u></p> <p><u>ii) a minimum 8.5 metre public use area measured from the property boundary adjacent to Sixteen Mile Creek;</u></p> <p><u>iii) a meaningful and substantial entrance and access to the floodplain from the building, preferably the lobby, on the creek side face of the building such that the outdoor amenity space on the floodplain becomes easily accessible and integral to the building itself; and,</u></p> <p><u>iv) a design which integrates the walls of the lower floors of the building, used for parking, with the design of the floors above.</u></p>	<ul style="list-style-type: none"> - detailed design requirements no longer required - existing building
109.	27.2.7 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p><i>Insert the following new policy at the end of section 27.2:</i></p> <p><u>On the lands designated High Density Residential known as 262 and 268 Reynolds Street, a maximum building height of three storeys shall be permitted.</u></p> <p><i>Note: The site will be designated High Density Residential and identified with a "O" symbol on Schedule G. to recognize the existing apartment building.</i></p>	<ul style="list-style-type: none"> - recognizes existing use

Item No.	Section	Description of Change	Rationale
110.	27.2.8 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p>Insert the following new policy at the end of section 27.2:</p> <p><u>On the lands designated High Density Residential known as 288 Reynolds Street, a maximum building height of three storeys shall be permitted.</u></p> <p><i>Note: The site will be designated High Density Residential and identified with a “⊙” symbol on Schedule G. to recognize the existing apartment building.</i></p>	- recognizes existing use
111.	27.2.9 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p>Insert the following new policy at the end of section 27.2:</p> <p><u>On the lands designated High Density Residential known as 312 Reynolds Street, a maximum of five apartment units, and a maximum building height of three storeys shall be permitted.</u></p> <p><i>Note: The site will be designated High Density Residential and identified with a “⊙” symbol on Schedule G. to recognize the existing apartment building.</i></p>	- recognizes existing use
112.	27.2.10 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p>Insert the following new policy at the end of section 27.2:</p> <p><u>On the lands designated High Density Residential known as 392 Pine Avenue, a maximum building height of six storeys shall be permitted.</u></p> <p><i>Note: The site will be designated High Density Residential and identified with a “⊙” symbol on Schedule G. to recognize the existing apartment building.</i></p>	- recognizes existing use
113.	27.2.11 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p>Insert the following new policy at the end of section 27.2:</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><u>a) 10 residential buildings, designed to look like detached dwellings, each containing a maximum of three dwelling units; and,</u></p> <p><u>b) the heritage gate house and coach house, each containing one dwelling unit.</u></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule G.</i></p>	<p>- clarifies intent</p> <p>- reflect amendment approved under the previous official plan</p>

Item No.	Section	Description of Change	Rationale
114.	27.2.12 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p>Insert the following new policy at the end of section 27.2:</p> <p><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></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule G.</i></p>	- corrects an issue identified through inZone project
115.	27.2.13 [NEW] EXCEPTIONS, Schedule G (South East) Exceptions	<p>Insert the following new policy at the end of section 27.2:</p> <p><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></p> <p><i>Note: The site will be identified with a “⊙” symbol on Schedule G.</i></p>	- corrects an issue identified through inZone project
116.	27.3 EXCEPTIONS, Schedule H (West) Exceptions	<p>Revise the subheading as follows:</p> <p>Schedule H (West) Exceptions – <u>Schedule H</u></p>	- makes consistent with Growth Area exceptions
117.	27.3.1 EXCEPTIONS, Schedule H (West) Exceptions	<p>Delete the entire policy and renumber the remaining policies in section 27.3 accordingly:</p> <p>On the lands designated Medium Density Residential west of Bronte Road, in the following locations only, the density range shall be 22 to 55 units per site hectare:</p> <p>a) the north side of Richview Boulevard;</p> <p>b) the cul-de-sac off of Liptay Avenue; and,</p> <p>e) the peninsula southeast of Dundas Street and Colonel William Parkway.</p> <p><i>Note: The corresponding “⊙” symbol will be removed from the site on Schedule H.</i></p>	<ul style="list-style-type: none"> - not required - development approved - townhouses built or under construction

Item No.	Section	Description of Change	Rationale
118.	27.3.2 EXCEPTIONS, Schedule H (West) Exceptions	<p><i>This policy will be renumbered as 27.3.1 (see above). Delete the entire policy, and renumber the remaining policies in section 27.3 accordingly:</i></p> <p>On the lands designated High Density Residential at the southeast corner of Dundas Street West and Colonel William Parkway, the density range shall be 40 to 128 units per site hectare.</p> <p><i>Note: The land use designation applying to the property will be changed to Medium Density Residential on Schedule H – West Land Use to recognize the existing townhouses. The corresponding “⊙” symbol will be removed from the site on Schedule H.</i></p>	<ul style="list-style-type: none"> - not required - townhouses built on site
119.	27.3.3 EXCEPTIONS, Schedule H (West) Exceptions	<p><i>This policy will be renumbered as 27.3.1 (see above). Delete the entire policy, and renumber the remaining policies in section 27.3 accordingly.</i></p> <p>On the lands designated Low Density Residential on the east side of Khalsa Gate, immediately south of the TransCanada Pipeline corridor:</p> <p>a) An architectural design office may also be permitted, on an interim basis, on the most southerly parcel.</p> <p>b) A combined medical office and residence may also be permitted, on an interim basis, on the middle parcel.</p> <p><i>Note: The corresponding “⊙” symbol will be removed from the site on Schedule H.</i></p>	<ul style="list-style-type: none"> - deletes use permissions that related to a temporary use permission that has since expired
120.	27.3.4 EXCEPTIONS, Schedule H (West) Exceptions	<p><i>This policy will be renumbered as 27.3.1 (see above). Delete the entire policy, and renumber the remaining policies in section 27.3.</i></p> <p>On the lands designated Office Employment immediately south of the Halton Regional Centre, between Bronte Road and the Deerfield Golf Course:</p> <p>a) Recreational facilities may also be permitted.</p> <p>b) A traffic impact study may be required to be submitted with an application for a zoning amendment.</p> <p><i>Note: The corresponding “⊙” symbols will be removed from lands affected on Schedule H.</i></p>	<ul style="list-style-type: none"> - not required - deletes use permission already granted by s. 7.1.2 iii) - deletes study requirement already covered by s. 28.17.3 e)

Item No.	Section	Description of Change	Rationale
121.	27.3.8 EXCEPTIONS, Schedule H (West) Exceptions	<i>This policy will be renumbered as 27.3.5 (see above). Revise the first paragraph of the policy as follows:</i> 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:	- clarifies intent - corrects clerical error
122.	27.3.10 EXCEPTIONS, Schedule H (West) Exceptions	<i>This policy will be renumbered as 27.3.7 (see above). Delete the entire policy, and renumber the remaining policies in section 27.3 accordingly:</i> On the lands designated Office Employment on North Service Road West, between Third Line and McCraney Creek, automobile sales may also be permitted. <i>Note: The corresponding “⊙” symbol will be removed from the lands affected on Schedule H.</i>	- use permission relocated to section 14.3.1
123.	27.4 EXCEPTIONS, Schedule I (Central) Exceptions	<i>Revise the subheading as follows:</i> Schedule I (Central) Exceptions – <u>Schedule I</u>	- makes consistent with Growth Area exceptions
124.	27.4.1 EXCEPTIONS, Schedule I (Central) Exceptions	<i>Delete the entire policy, and renumber the remaining policies in section 27.4 accordingly.</i> On the lands designated Neighbourhood Commercial at the southeast corner of Upper Middle and Trafalgar Roads, only an automobile service station shall be permitted. <i>Note: The corresponding “⊙” symbol will be removed from the site on Schedule I.</i>	- the existing automobile service station is permitted under s. 13.5.1
125.	27.4.2 EXCEPTIONS, Schedule I (Central) Exceptions	<i>This policy will be renumbered as 27.4.1 (see above). Revise the policy as follows:</i> On the lands designated High Density Residential at the southwest corner of Dundas Street and Prince Michael Drive: <u>the</u> a) Only townhouses and an apartment building shall be permitted. b) The apartment building shall be adjacent to the intersection of Dundas Street and Prince Michael Drive. c) The maximum building height shall be <u>8 eight</u> storeys.	- no longer required - existing buildings

Item No.	Section	Description of Change	Rationale
126.	27.4.3 EXCEPTIONS, Schedule I (Central) Exceptions	<p><i>This policy will be renumbered as 27.4.2 (see above). Delete the entire policy, and renumber the remaining policies in section 27.4 accordingly.</i></p> <p>On the lands designated Low Density Residential on the north side of River Oaks Boulevard, between the utility corridor and the lands fronting onto Trafalgar Road:</p> <p>a) Development shall be designed to preserve intact both the wooded character of the area and preserve individually identified specimen trees to the maximum extent possible. A tree inventory and arborist's report shall be required to indicate the location, species and health of all significant trees. Higher standards of tree protection may be imposed, where warranted, to provide for the long-term preservation of the wooded area.</p> <p>b) To provide flexibility in development, while ensuring the preservation of trees, a range of housing is permitted. Detached, semi-detached and multiple attached dwellings may be permitted. Building clusters and other innovative forms of low-density housing, which maximize the preservation of trees, may also be considered.</p> <p>c) The maximum density shall not exceed 12 units per gross hectare.</p> <p>d) Site plan approval shall be required.</p> <p><i>Note: The corresponding "☉" symbol will be removed from the site on Schedule I.</i></p>	- development was approved on the subject lands in accordance with these policies and is currently under construction
127.	27.4.4 EXCEPTIONS, Schedule I (Central) Exceptions	<p><i>This policy will be renumbered as 27.4.2 (see above). Revise the policy as follows:</i></p> <p>On the lands designated Medium Density Residential on the west side of The Promenade, facing known as 29 The Greenery and abutting the lands designated Parks and Open Space, a convenience store may be permitted within the end unit, in combination with a residential use. The maximum gross commercial floor area shall be 100 square metres and no on-site parking shall be required for the commercial use.</p>	- simplifies reference to a specific property

Item No.	Section	Description of Change	Rationale
128.	27.4.5 EXCEPTIONS, Schedule I (Central) Exceptions	<i>This policy will be renumbered as 27.4.3 (see above). Revise the policy as follows:</i> On the lands designated Neighbourhood Commercial at the northwest corner of Upper Middle and Trafalgar Roads, only an automobile a motor vehicle service station and a motor vehicle repair facility shall be permitted.	- improves consistency within the Plan - recognizes existing uses
129.	27.4.7 [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 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> <i>Note: The site will be identified with a “⊙” symbol on Schedule I.</i>	- recognizes existing mixed use buildings
130.	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, a motor vehicle service station, and a motor vehicle repair facility, may also be permitted.</u> <i>Note: The site will be identified with a “⊙” symbol on Schedule I.</i>	- recognizes existing uses
131.	27.4.9 [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 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> <i>Note: The site will be identified with a “⊙” symbol on Schedule I.</i>	- corrects an issue identified through inZone project
132.	27.5 EXCEPTIONS, Schedule J (East) Exceptions	<i>Revise the subheading as follows:</i> Schedule J (East) Exceptions – <u>Schedule J</u>	- makes consistent with Growth Area exceptions

Item No.	Section	Description of Change	Rationale
133.	27.5.2 EXCEPTIONS, Schedule J (East) Exceptions	<p><i>Revise the policy as follows:</i></p> <p>On the lands designated Business Commercial at the southeast corner of Bristol Circle and Winston Park Drive (Oakville Entertainment Centrum); automobile</p> <p>a) Motor vehicle related uses, including and automobile motor vehicle sales, shall not be permitted; and,</p> <p>b) Retail uses shall not exceed 2,750 square metres in total floor area.</p>	- corrects issue identified through inZone project
134.	27.5.3 EXCEPTIONS, Schedule J (East) Exceptions	<p><i>Delete the entire policy, and renumber the remaining policies in section 27.5 accordingly.</i></p> <p>On the lands designated Business Employment at 1315 North Service Road East, a hotel may also be permitted.</p> <p><i>Note: The corresponding "⊙" symbol will be removed from the site on Schedule J.</i></p>	- section 14.4.1 modified by this amendment to permit hotels in the Business Employment designation
135.	28.1.2 [NEW] IMPLEMENTA- TION Zoning By-laws	<p><i>Insert the following new policy at the end of section 28.1:</i></p> <p><u>No zoning by-law shall be approved which would preclude meeting the minimum intensification target in section 4.4 or the minimum densities set out in this Plan.</u></p>	- clarifies intent of s. 4.4, Intensification Targets

Item No.	Section	Description of Change	Rationale
136.	28.17.3 d) IMPLEMENTA- TION, Pre-consultation and Complete Application Submission Requirements	<p><i>Revise the list of required studies under Environmental Considerations as follows:</i></p> <p>i) environmental site screening checklist and <u>Environmental Protection Act assessments</u></p> <p>ii) Phase I Environmental Site Assessment</p> <p>iii) Phase II Environmental Site Assessment/record of site condition report</p> <p>iv) ii) environmental impact statement/study</p> <p>v) iii) tree inventory and preservation<u>vegetation</u> study <u>and tree protection plan</u></p> <p>vi) demarcation of physical and stable top-of-bank</p> <p>vii) iv) demarcation of the limits of natural heritage systems, wetlands, <i>natural hazards</i> and/or areas regulated by a Conservation Authority</p> <p>viii) v) fish habitat assessment</p> <p>ix) wind study</p> <p>x) vi) air quality report</p> <p>xi) vii) natural features restoration plan</p> <p>xii) viii) sustainability checklist</p> <p><u>ix) migratory bird study</u></p>	<ul style="list-style-type: none"> - improves consistency of wording; reflects commonly used terminology - consistent with the <i>Environmental Protection Act</i> - wind study relocated to subsection c), Urban Design Considerations - studies could otherwise be required under s. 28.17.4
137.	29.2.3 INTERPRETA- TION, Schedules	<p><i>Revise the policy as follows:</i></p> <p>An amendment to this Plan shall not be required for the minor realignment of roads, <u>or to add roads created by a subdivision of land approved under the Planning Act,</u> provided the general purpose and intent of this Plan are maintained. The precise routes for new roads shall be determined by future studies.</p>	<ul style="list-style-type: none"> - clarifies intent
138.	29.5 INTERPRETA- TION, Glossary	<p><i>Insert the following new definition, in alphabetical order with the existing terms in section 29.5, and italicize all occurrences of the term "multiple attached dwelling" in the Plan:</i></p> <p><u>Multiple-attached dwelling means a dwelling unit within a building containing three or more dwelling units, such as a townhouse, stacked townhouse or back-to-back townhouse.</u></p>	<ul style="list-style-type: none"> - clarifies intent

B. Schedule Changes

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Change	Rationale
139.	Schedule F SOUTH WEST LAND USE	<p><i>Amend Schedule F as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>change the land use designations at the following locations:</i> <ul style="list-style-type: none"> - <i>northeast corner of Lakeshore Road West and Mississaga Street becomes Neighbourhood Commercial</i> - <i>549 Bronte Road becomes Business Commercial</i> - <i>northeast corner of Sovereign Street and Jones Street becomes Neighbourhood Commercial</i> - <i>lands between Hixon Street and Belyea Street, east of Nelson, become Medium Density Residential</i> - <i>lands between Wallace Road and Speers Road become Business Commercial</i> - <i>southwest corner of Tansley Drive and Sherin Drive becomes Medium Density Residential</i> - <i>northwest corner of Lakeshore Road West and Suffolk Avenue becomes Neighbourhood Commercial</i> - <i>between Sybella Drive and Lake Ontario, including the east side of Appleby College and 394 Lakeshore Road West becomes Low Density Residential, Institutional and Parks and Open Space</i> - <i>northwest corner of Rebecca Street and Dorval Drive becomes Medium Density Residential, Low Density Residential and Parks and Open Space (Special Policy Area removed)</i> - <i>add new symbols ("⊙") to identify sites subject to an exception policy in section 27.1:</i> <ul style="list-style-type: none"> - <i>3422 Superior Court</i> - <i>Great Lakes Boulevard and Burloak Drive</i> - <i>3060 Lakeshore Road West</i> - <i>2245 Speers Road</i> - <i>2231 Wyecroft Road</i> - <i>lands between Wallace Road and Speers Road</i> - <i>southeast corner Wyecroft Road and the western leg of Redwood Square</i> - <i>north side of Pinegrove Road, opposite Wendall Place</i> - <i>399 Speers Road</i> 	<ul style="list-style-type: none"> - clarifies intent - recognizes existing uses and approved development - implements recommendations of the Automobile Related Uses Review - corrects mapping errors - improves readability

Item No.	Schedule	Description of Change	Rationale
140.	Schedule G SOUTH EAST LAND USE	<p><i>Amend Schedule G as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>change the land use designations at the following locations:</i> <ul style="list-style-type: none"> - <i>south side of Speers Road, east of Dorval Drive, becomes Business Commercial</i> - <i>boundary between Low Density Residential and Medium Residential south of Deane Avenue, east of Margaret Drive, aligns with common property boundary</i> - <i>the northwest corner of Forsythe Street and Anderson Street becomes Low Density Residential</i> - <i>the townhouse site on the east side of Dunn Street, north of Randall Street, becomes Medium Density Residential</i> - <i>northeast corner of MacDonald Road and Trafalgar Road becomes Neighbourhood commercial</i> - <i>the existing apartment building properties known as 262, 268, 288 and 312 Reynolds Street and 392 Pine Avenue become High Density Residential</i> - <i>southeast corner of Cornwall Road and Allan Street, and southeast corner of Cornwall Road and Watson Avenue, become Parks and Open Space</i> - <i>southeast corner of Lakeshore Road East and Allan Street becomes Low Density Residential (semi-detached and detached dwellings)</i> - <i>boundary between Low Density Residential and Parks and Open Space at the southwest corner of Lawson Park (adjacent to 1181 Lakeshore Road East) aligns with the common property boundary</i> - <i>Natural Area on the east side of Wedgewood Creek, south of Lakeshore Road East, is expanded</i> - <i>Natural Area from the south side of Royal Windsor Drive to the railway spur line is reduced</i> - <i>add new symbols ("⊙") to identify sites subject to an exception policy in section 27.2:</i> <ul style="list-style-type: none"> - <i>northeast corner of Wyecroft Road and Dorval Drive</i> - <i>southwest corner of Dunn Street and Trafalgar Road</i> - <i>262, 268, 288 and 312 Reynolds Street</i> - <i>392 Pine Avenue</i> - <i>southwest corner of Lakeshore Road West and Maple Grove Drive</i> 	<ul style="list-style-type: none"> - clarifies intent - recognizes existing uses and approved development - implements recommendations of the Automobile Related Uses Review - corrects mapping errors - improves readability

Item No.	Schedule	Description of Change	Rationale
141.	Schedule H WEST LAND USE	<p><i>Amend Schedule H as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>change the land use designations at the following locations:</i> <ul style="list-style-type: none"> - <i>properties with detached or semi-detached dwellings become Low Density Residential on:</i> <ul style="list-style-type: none"> - <i>west side of Baronwood Drive, north of Coho Way</i> - <i>west side of Grand Oak Trail, between Sequoia Way and Appalachian Trail</i> - <i>north side of Fairmount Drive, east of Saddlecreek Crescent</i> - <i>both sides of Whistling Springs Crescent, north of Youngstown Gate</i> - <i>Oak Bliss Crescent, Fox Hollow, Oak Hollow, Glen Valley Road, and Old Oak Drive</i> - <i>the cul-de-sac at the south end of Montrose Abbey Drive</i> - <i>properties with multiple-attached dwellings become Medium Density Residential on:</i> <ul style="list-style-type: none"> - <i>west side of Leewood Drive</i> - <i>south side of Brays Lane, east of Giles Gate</i> - <i>properties with parkettes on Ashwood Terrace, Glenrose Crescent and Glengrove Crescent become Parks and Open Space</i> - <i>the boundary between Low Density Residential and Natural Area at the north end of Ridge Landing and Hilltop Lane aligns with property boundaries</i> - <i>all of at the northwest corner of North Service Road West and Fourth Line becomes Natural Area</i> - <i>all of the northwest corner of the QEW and Kerr street becomes Core Commercial</i> - <i>add new symbol (“⊙”) to identify that the southeast corner of Dundas Street West and Proudfoot Trail is subject to an exception policy in section 27.3</i> - <i>remove symbols (“⊙”) from the sites no longer subject to an exception policy in section 27.3:</i> <ul style="list-style-type: none"> - <i>all lands west of Bronte Road and north of Richview Boulevard</i> - <i>lands at the northeast corner of the QEW and Bronte Road</i> - <i>lands on North Service Road, east of Third Line</i> 	<ul style="list-style-type: none"> - clarifies intent - recognizes existing uses and approved development - implements recommendations of the Automobile Related Uses Review - corrects mapping errors - improves readability

Item No.	Schedule	Description of Change	Rationale
142.	Schedule I CENTRAL LAND USE	<p><i>Amend Schedule I as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> <i>- change the land use designations at the following locations:</i> <ul style="list-style-type: none"> <i>- properties with detached or semi-detached dwellings on Valley Heights Crescent, Roslo Court and Elm Road become Low Density Residential</i> <i>- the boundary between Neighbourhood Commercial and Low Density Residential on the east side of Sixth Line, opposite Culham Street, aligns with property boundary</i> <i>- the boundary between High Density Residential and Neighbourhood commercial on the east side of Sixth Line, north of River Oaks Boulevard, aligns with property boundary</i> <i>- add symbols ("⊙") to identify the sites subject to an exception policy in section 27.4:</i> <ul style="list-style-type: none"> <i>- the southeast corner of Iroquois Shore Road and Trafalgar Road</i> <i>- the northeast corner of English Rose Lane and Postridge Drive</i> <i>- the southeast corner of Dundas Street East and Prince Michael Drive</i> <i>- remove symbols ("⊙") from the lands no longer subject to an exception policy in section 27.4:</i> <ul style="list-style-type: none"> <i>- southeast corner of Upper Middle Road and Trafalgar Road</i> <i>- Low Density Residential area northwest of River Oaks Boulevard and Trafalgar Road</i> 	<ul style="list-style-type: none"> - clarifies intent - recognizes existing uses and approved development - implements recommendations of the Automobile Related Uses Review - corrects mapping errors - improves readability

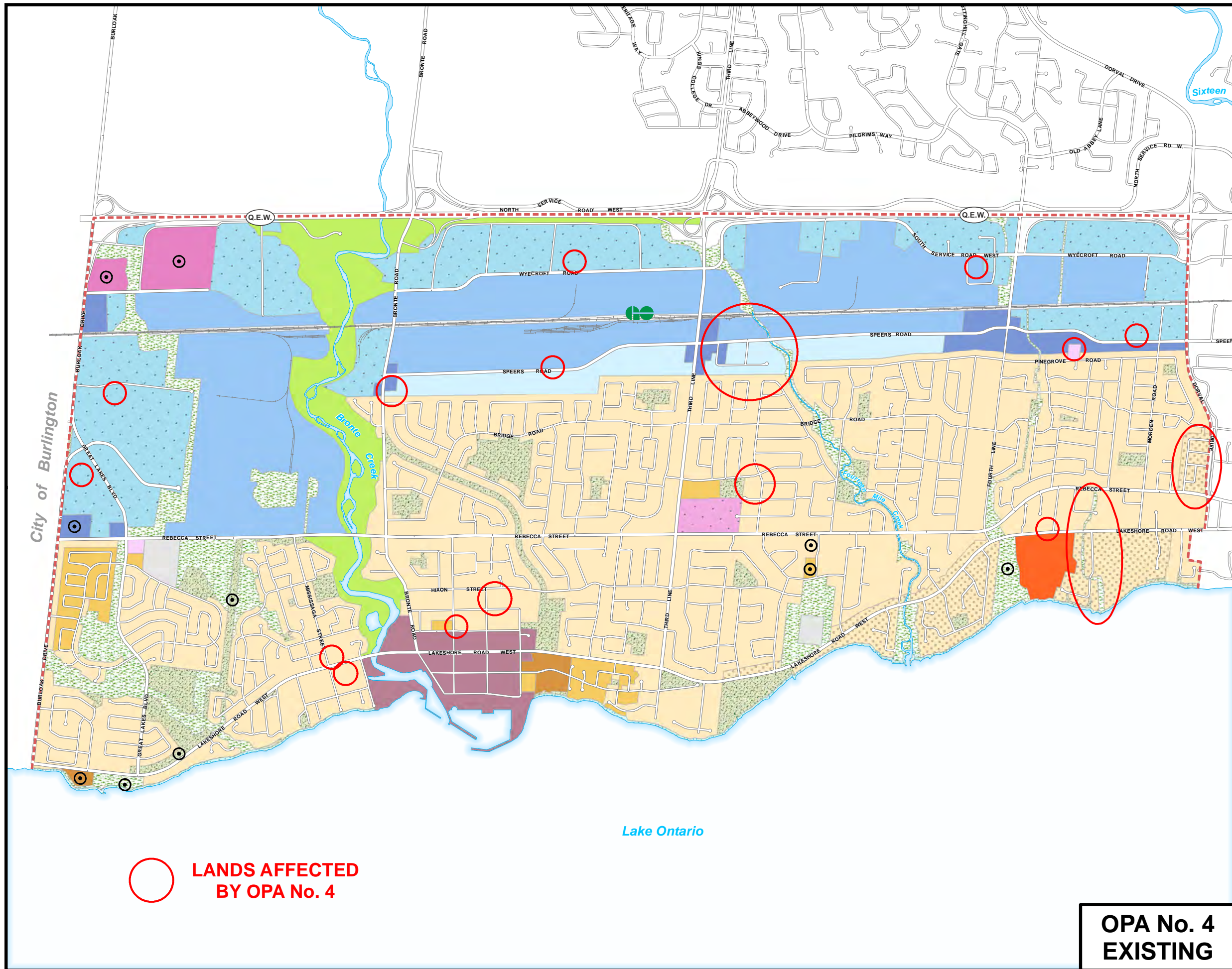
Item No.	Schedule	Description of Change	Rationale
143.	Schedule J EAST LAND USE	<p><i>Amend Schedule J as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>change the land use designations at the following locations:</i> <ul style="list-style-type: none"> - <i>the boundary between Core Commercial and Business Employment at the northwest corner of Bristol Circle aligns with plaza boundary</i> - <i>the boundary between Business Employment and Industrial on the south side of Brighton Road, west of Winston Park Road, aligns with property boundary</i> - <i>properties with detached dwellings on the south side Lansdown Drive, west of Gable Drive, become Low Density Residential</i> - <i>the berm/open space on the south side of Sherwood Heights Drive becomes Parks and Open Space</i> - <i>remove symbol ("⊙") from the lands fronting onto the North Service Road, east of Invicta Drive, which are no longer subject to an exception policy in section 27.5</i> 	<ul style="list-style-type: none"> - clarifies intent - recognizes existing uses and approved development - implements recommendations of the Automobile Related Uses Review - corrects mapping errors - improves readability
144.	Schedule L1 MIDTOWN OAKVILLE LAND USE Schedule L2 MIDTOWN OAKVILLE BUILDING HEIGHTS Schedule L3 MIDTOWN OAKVILLE TRANSPORTATION NETWORK	<p><i>Amend Schedules L1, L2 and L3 as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>add symbols ("⊙") to identify the sites subject to an exception policy in section 20.6 (as renumbered in Part A):</i> <ul style="list-style-type: none"> - <i>northwest corner of Cornwall Road and Old Mill Road</i> - <i>599 Lyons Lane</i> - <i>northeast corner of Cornwall Road and Trafalgar Road, west of Morrison Creek (one in the Urban Centre portion of the site, and another in the Community Commercial portion)</i> - <i>northeast corner of Cross Avenue and Lyons Lane (Trafalgar Village; one symbol in the Urban Core portion of the site, and another in the Urban Centre portion)</i> 	<ul style="list-style-type: none"> - clarifies intent - improves readability

Item No.	Schedule	Description of Change	Rationale
145.	Schedule M1 UPTOWN CORE LAND USE Schedule M2 UPTOWN CORE BUILDING HEIGHTS	<i>Amend Schedules M1 and M2 as shown in Appendix 1 to:</i> <ul style="list-style-type: none"> - align the boundary between High Density Residential (2-4 Storeys) and Main Street 2 (4-6 Storeys) at the southwest corner of Oak Park Boulevard and Taunton Road with the property boundary - add symbols ("⊙") to identify the sites subject to an exception policy in section 21.6 (as renumbered in Part A): <ul style="list-style-type: none"> - Urban Core lands bounded by Dundas Street East, Sixth Line, Hays Boulevard and Post Road (one symbol east of Natural Area and another symbol west of Natural Area) - Urban Core lands bounded by Dundas Street East, Millwood Drive, Oak Walk Drive and Oak Park Boulevard - Urban Core site known as 278 Dundas Street East and 2466 Trafalgar Road - southeast corner of Oak Park Boulevard and Taunton Road 	<ul style="list-style-type: none"> - recognizes existing uses and approved development - clarifies intent - improves readability

Item No.	Schedule	Description of Change	Rationale
146.	Schedule N PALERMO VILLAGE LAND USE	<p><i>Amend Schedule N as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>change land use designations to recognize existing uses and approved development at the following locations:</i> <ul style="list-style-type: none"> - <i>properties with detached dwellings become Low Density Residential:</i> <ul style="list-style-type: none"> - <i>on east side of Valleyridge Drive, south of Highvalley Road</i> - <i>on Pine Glen Road, Quetico Crescent, Alstep Way, Grand Oak Trail and Spring Meadow Way</i> - <i>properties with multiple-attached dwellings become Medium Density Residential:</i> <ul style="list-style-type: none"> - <i>north of Greenwich Drive</i> - <i>on east side of Grand Oak Trail</i> - <i>both sides of Baronwood Drive</i> - <i>the high school site on the west side of Grand Oak Trail, and the remnant Fox Farm site at the west end of Greenwich Drive, become High Density Residential</i> - <i>2385/2389 Khalsa Gate (Peppergate), west of Baronwood Drive, becomes Urban Centre</i> - <i>the boundary between Medium Density Residential and Parks and Open Space on the north side of Pine Glen Road, west of Grand Oak Trail, is aligned with the property boundary</i> - <i>extend Baronwood Drive to Pine Glen Road</i> - <i>align the built boundary, south of 2385 Khalsa Gate, with the east side of Khalsa Gate</i> - <i>add symbol ("⊙") between Bronte Road and Khalsa Gate, south of Pine Glen Road to identify the lands subject to an exception policy in section 22.6 (as renumbered in Part A)</i> 	<ul style="list-style-type: none"> - recognizes existing uses and approved development - corrects issues identified through the inZone project - clarifies intent - corrects mapping error - improves readability
147.	Schedule O KERR VILLAGE LAND USE	<p><i>Amend Schedule O as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>add symbols ("⊙") to identify the sites subject to an exception policy in section 23.6 (as renumbered in Part A):</i> <ul style="list-style-type: none"> - <i>northeast corner of Speers Road and Kerr Street</i> - <i>northeast corner of Prince Charles Drive and Kerr Street</i> - <i>70 Stewart Street / 73 Washington Avenue</i> - <i>northeast corner of Lakeshore Road West and Chisholm Street</i> - <i>northwest corner of Speers Road and Kerr Street (symbols in Urban Core and Urban Centre)</i> - <i>43-49 Lakeshore Road West</i> - <i>southwest corner of Lakeshore Road West and Chisholm Street</i> 	<ul style="list-style-type: none"> - clarifies intent - improves readability

Item No.	Schedule	Description of Change	Rationale
148.	Schedule P BRONTE VILLAGE LAND USE	<p><i>Amend Schedule O as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>change land use designations to recognize existing uses and approved development at the following locations:</i> <ul style="list-style-type: none"> - <i>lands at rear of 160 Bronte Road become Natural Area</i> - <i>properties with existing low-rise apartment buildings on the north side of Marine Drive, east of Jones Street, become High Density Residential</i> - <i>boundary between Low Density Residential and Medium Density Residential on south side of Sovereign Street, west of Nelson Street aligns with the boundary between 2360 and 2356 Sovereign Street</i> - <i>boundaries between Low Density Residential, Medium Density Residential and High Density Residential between Nelson Street and East Street, south of Marine Drive, align with property boundaries</i> - <i>add symbols ("⊙") to identify the sites subject to an exception policy in section 24.6 (as renumbered in Part A):</i> <ul style="list-style-type: none"> - <i>northwest and southwest corners of Marine Drive and Jones Street</i> - <i>northeast corner of Ontario Street and Jones Street</i> - <i>Urban Core site between Bronte Road and Jones Street</i> - <i>northwest of Lakeshore Road West and Jones Street (one symbol in Main Street 2 portion of plaza site, another in Main Street 1 portion)</i> - <i>2290 and 2303 Lakeshore Road West</i> 	<ul style="list-style-type: none"> - recognizes existing uses and approved development - clarifies intent - improves readability
149.	Schedule Q DOWNTOWN OAKVILLE LAND USE	<p><i>Amend Schedule Q as shown in Appendix 1 to:</i></p> <ul style="list-style-type: none"> - <i>add symbols ("⊙") to identify the sites subject to an exception policy in section 25.6 (as renumbered in Part A):</i> <ul style="list-style-type: none"> - <i>northeast corner of Randall Street and Reynolds Street</i> - <i>southwest corner of Randall Street Allan Street</i> - <i>northwest corner of Lakeshore Road East and Allan Street</i> - <i>northeast corner of Randall Street and Navy Street</i> 	<ul style="list-style-type: none"> - recognizes existing uses and approved development - clarifies intent - improves readability

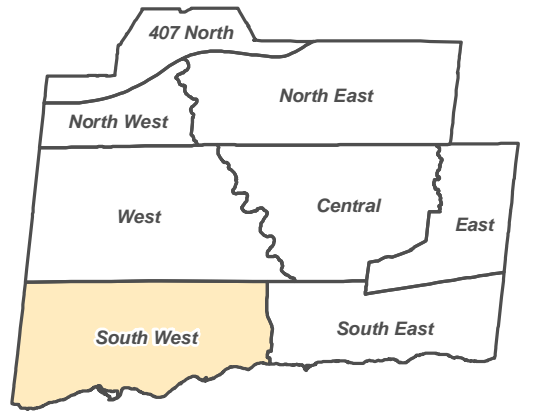
APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan



**LANDS AFFECTED
BY OPA No. 4**

**OPA No. 4
EXISTING**

SCHEDULE F SOUTH WEST LAND USE



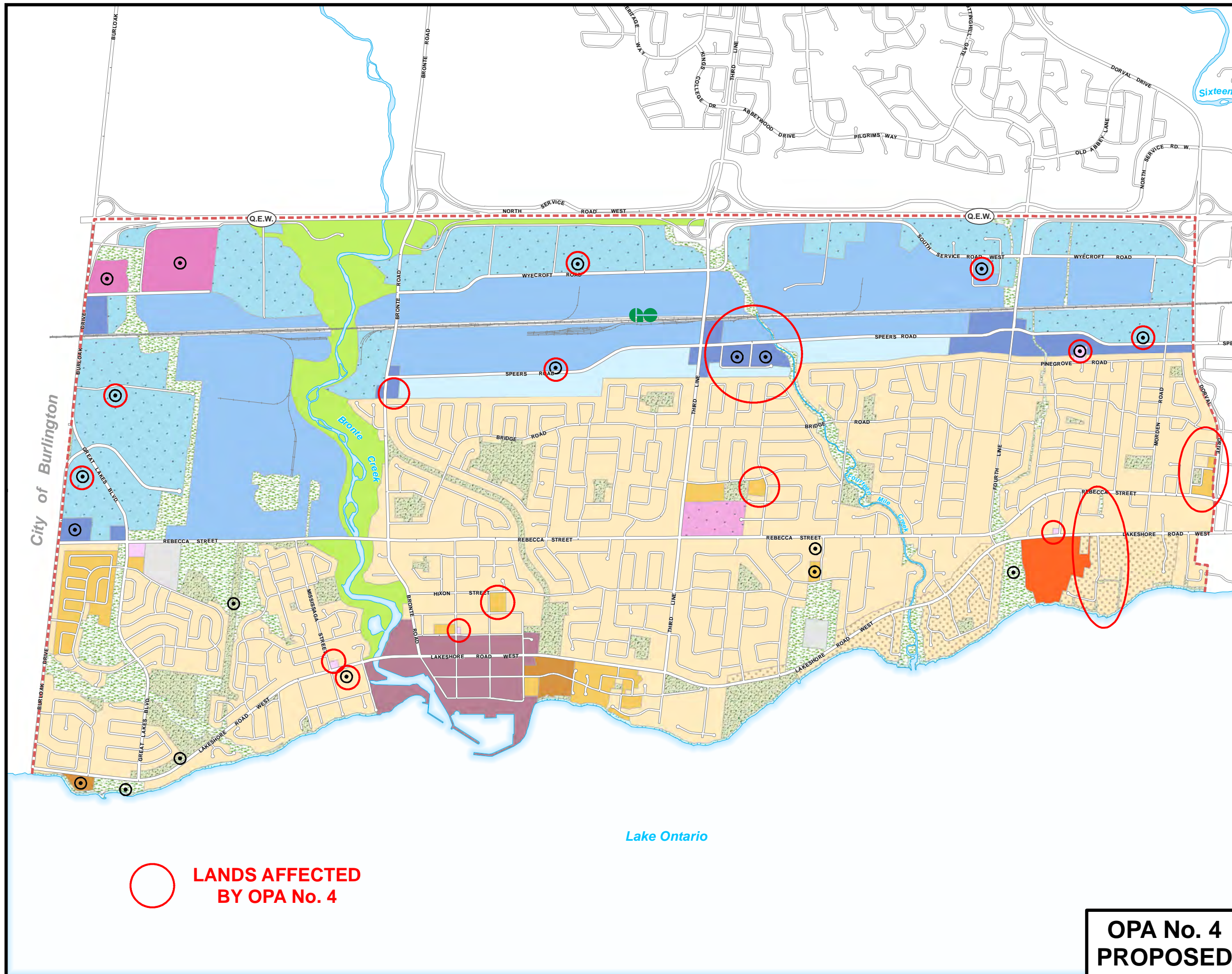
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- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL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

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

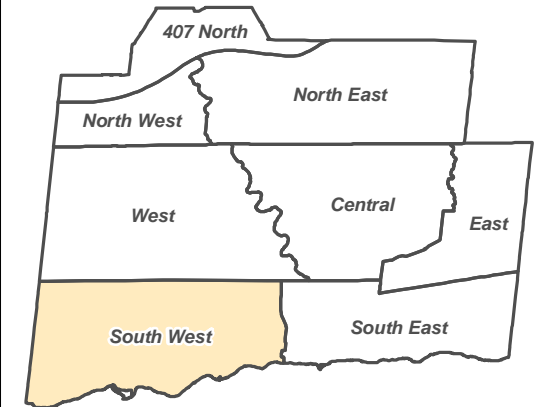


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SCHEDULE F SOUTH WEST LAND USE



- 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
- G MAJOR TRANSIT STATION

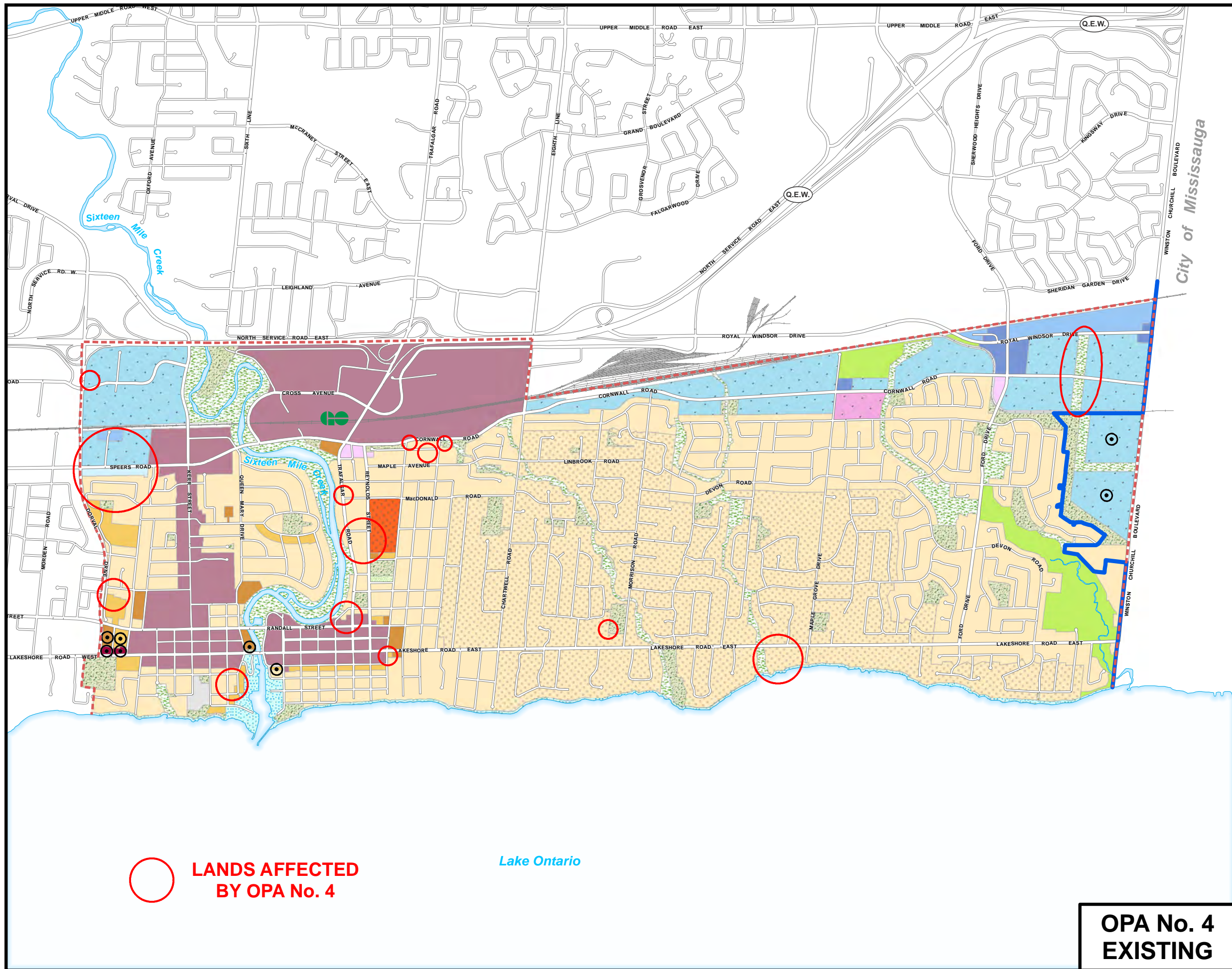
* Refer to Part E, Growth Area Policies
 ⦿ Refer to Part E, Exceptions



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SCHEDULE G SOUTH EAST LAND USE



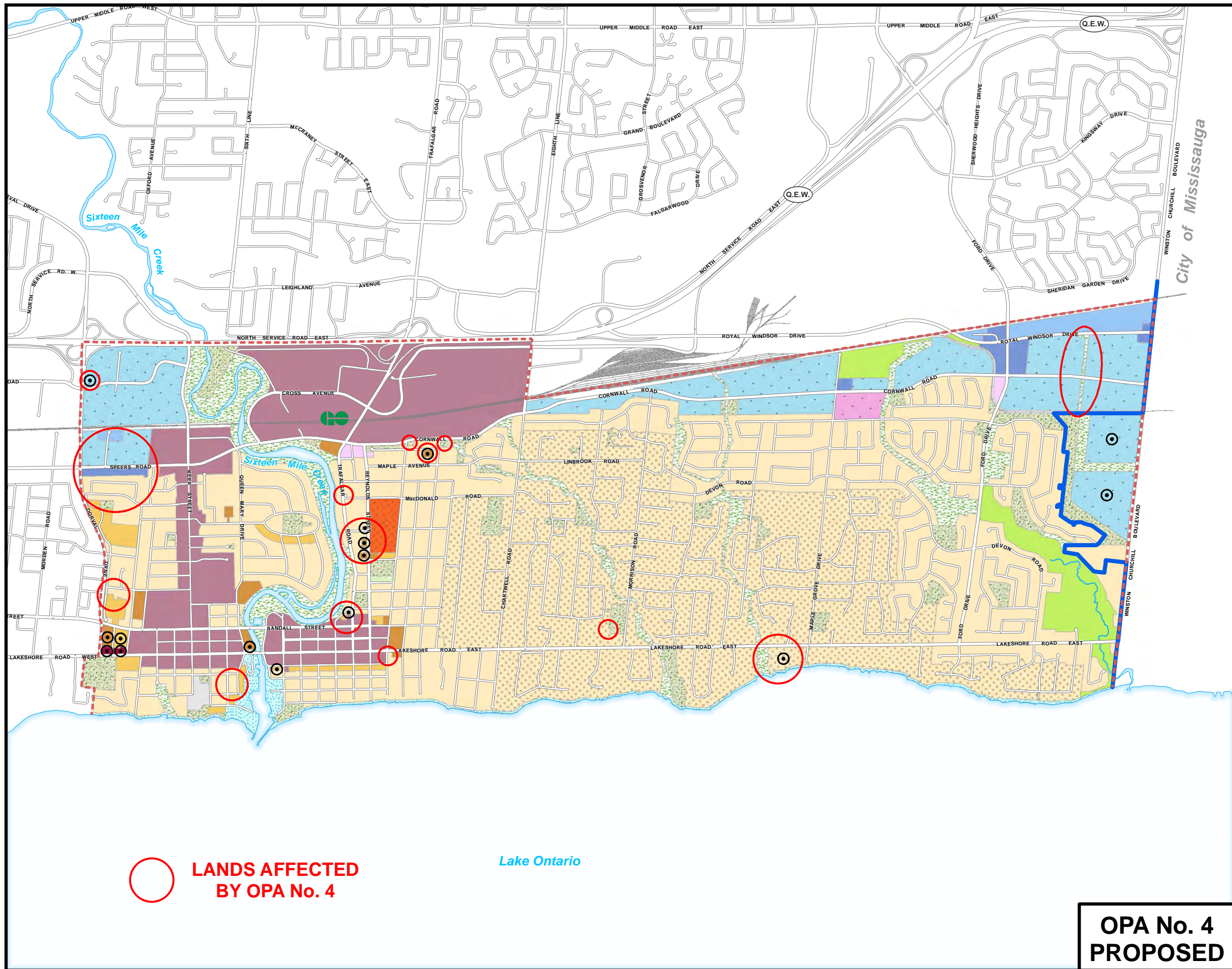
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- - - SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
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- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- 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



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SCHEDULE G SOUTH EAST LAND USE



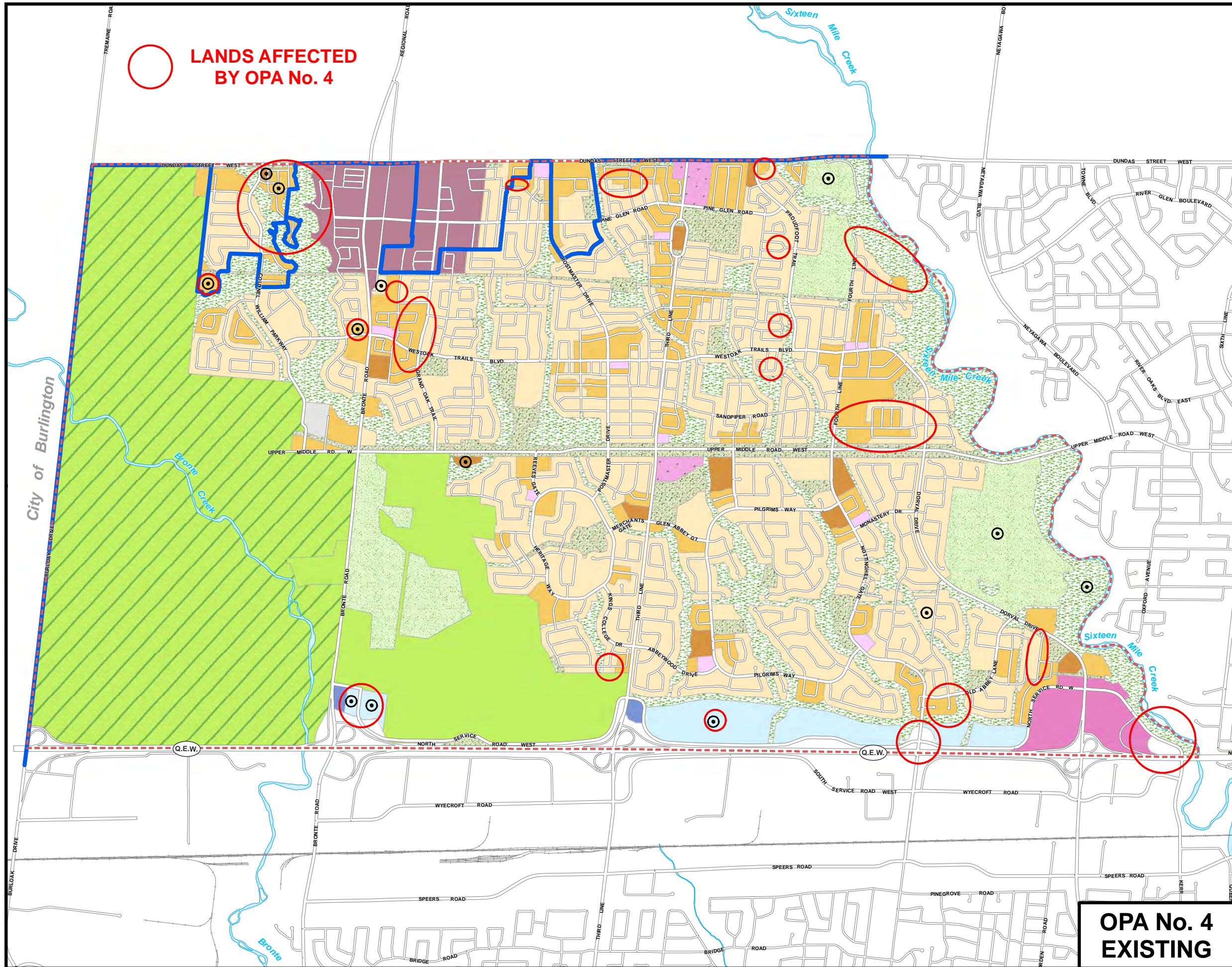
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- - - SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
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- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- 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



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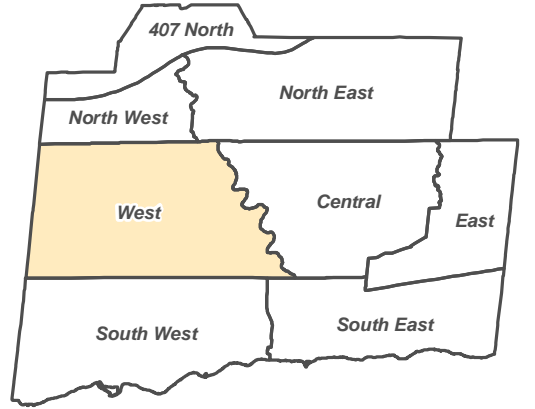
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LANDS AFFECTED BY OPA No. 4

**OPA No. 4
EXISTING**

SCHEDULE H WEST LAND USE



- BUILT BOUNDARY
- - - 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
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- GREENBELT**
- RAILWAY

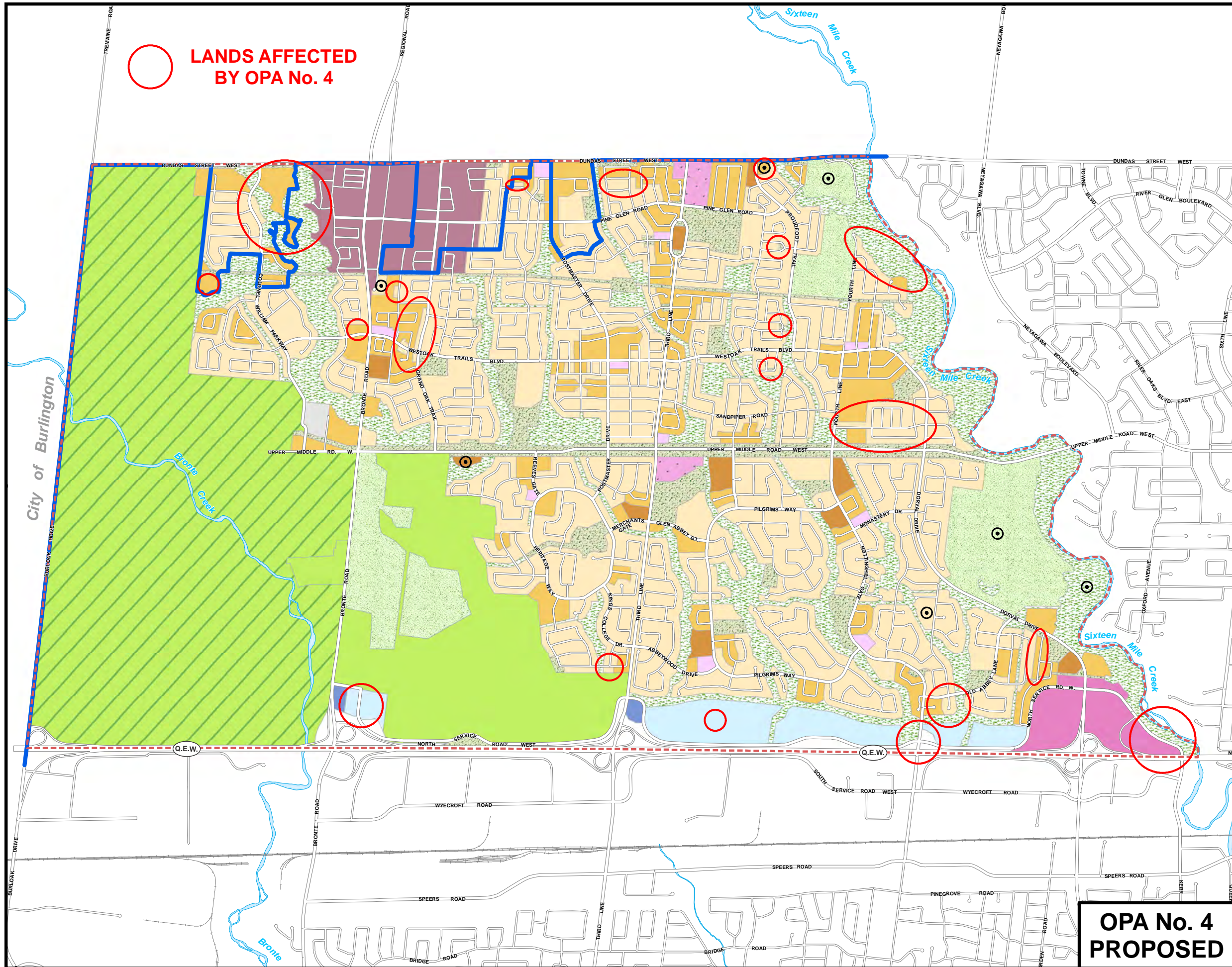
* Refer to Part E, Growth Area Policies
 ** Refer to Part E, Special Policy Areas
 ⊙ Refer to Part E, Exceptions



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LANDS AFFECTED BY OPA No. 4

SCHEDULE H WEST LAND USE



- BUILT BOUNDARY
- 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
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- GREENBELT**
- RAILWAY

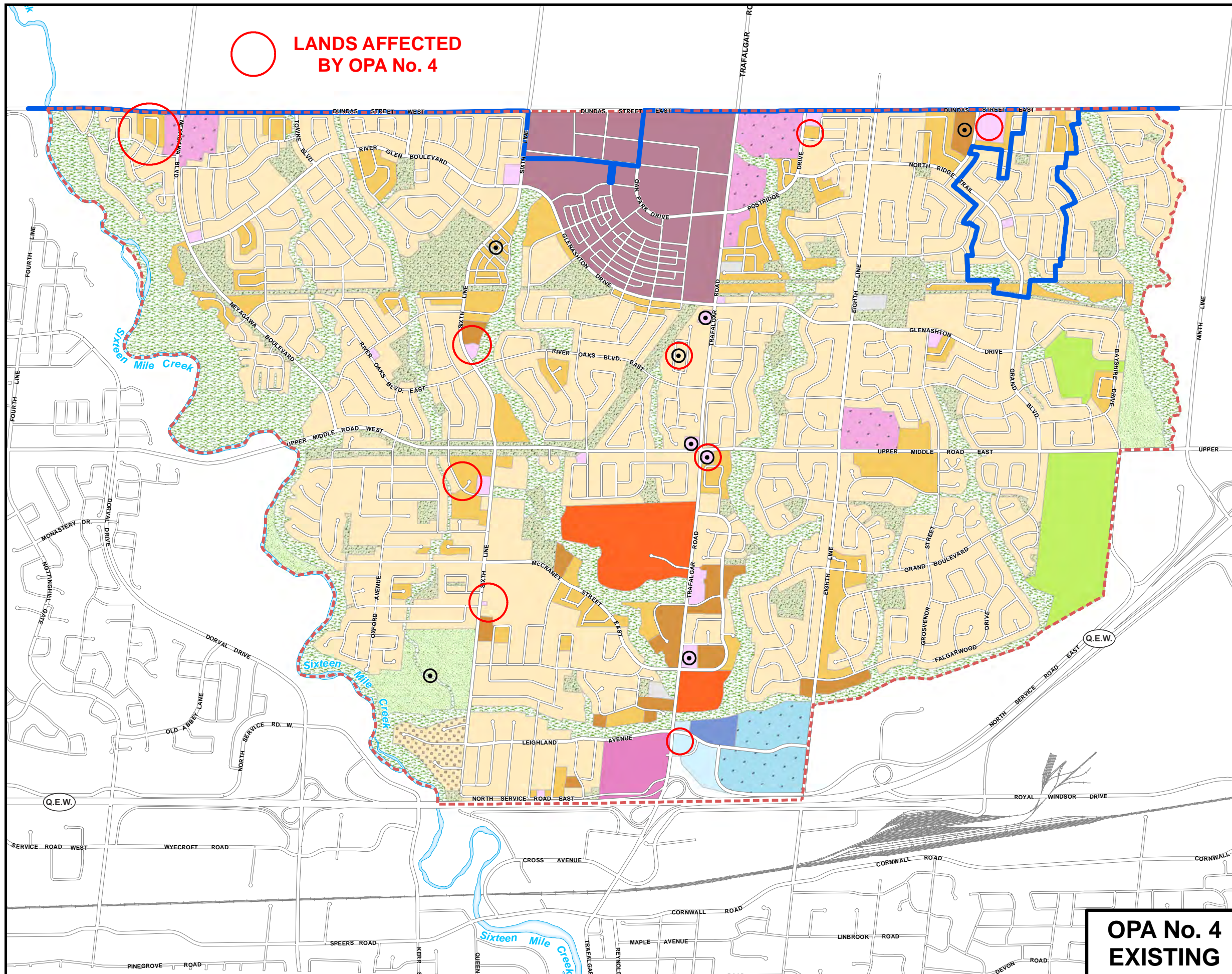
* Refer to Part E, Growth Area Policies
 ** Refer to Part E, Special Policy Areas
 ⊙ Refer to Part E, Exceptions



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**OPA No. 4
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SCHEDULE I CENTRAL LAND USE



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

* Refer to Part E, Growth Area Policies

⊙ Refer to Part E, Exceptions

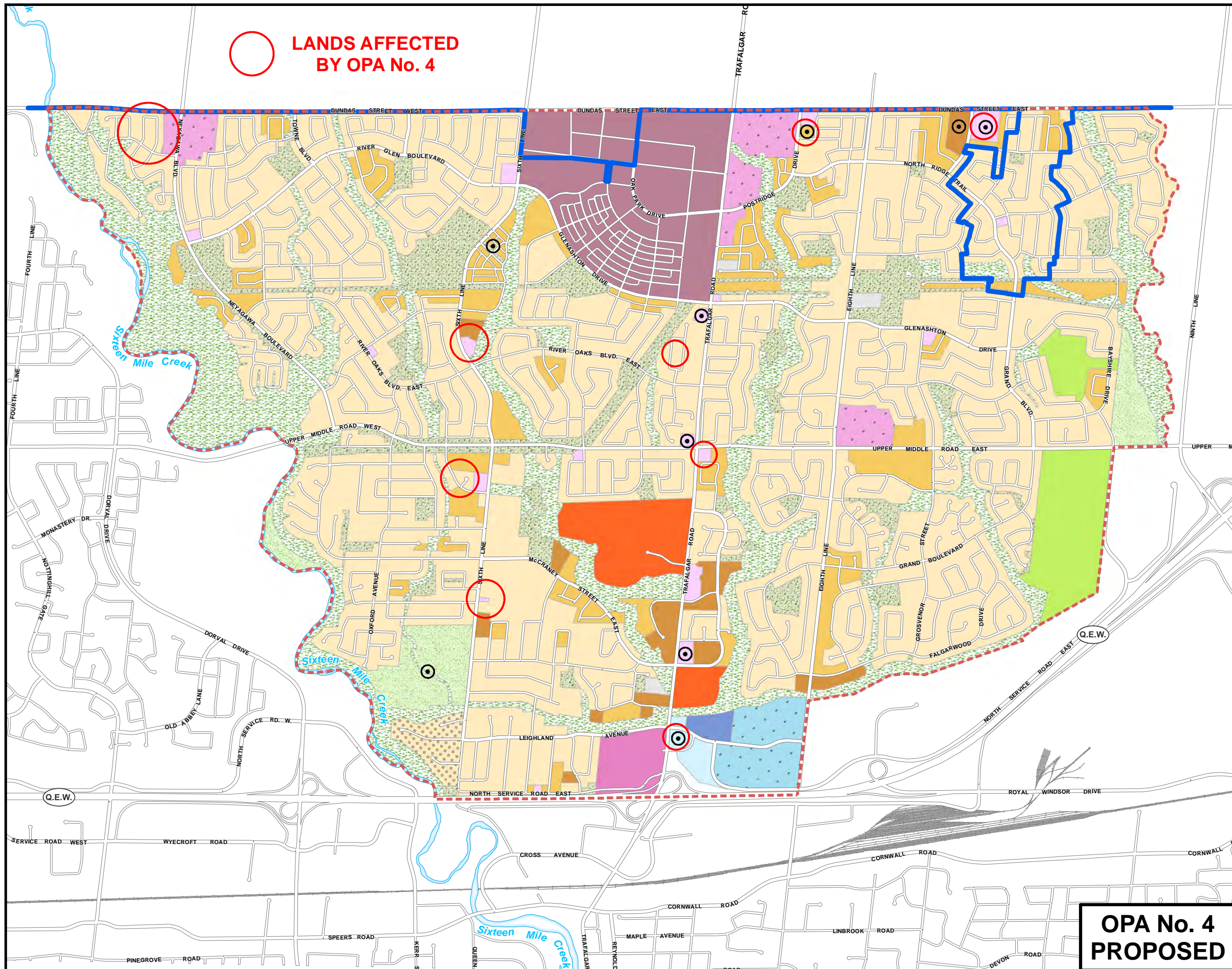


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Revised January 31, 2014

**OPA No. 4
EXISTING**

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SCHEDULE I CENTRAL LAND USE



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

* Refer to Part E, Growth Area Policies

⊙ Refer to Part E, Exceptions

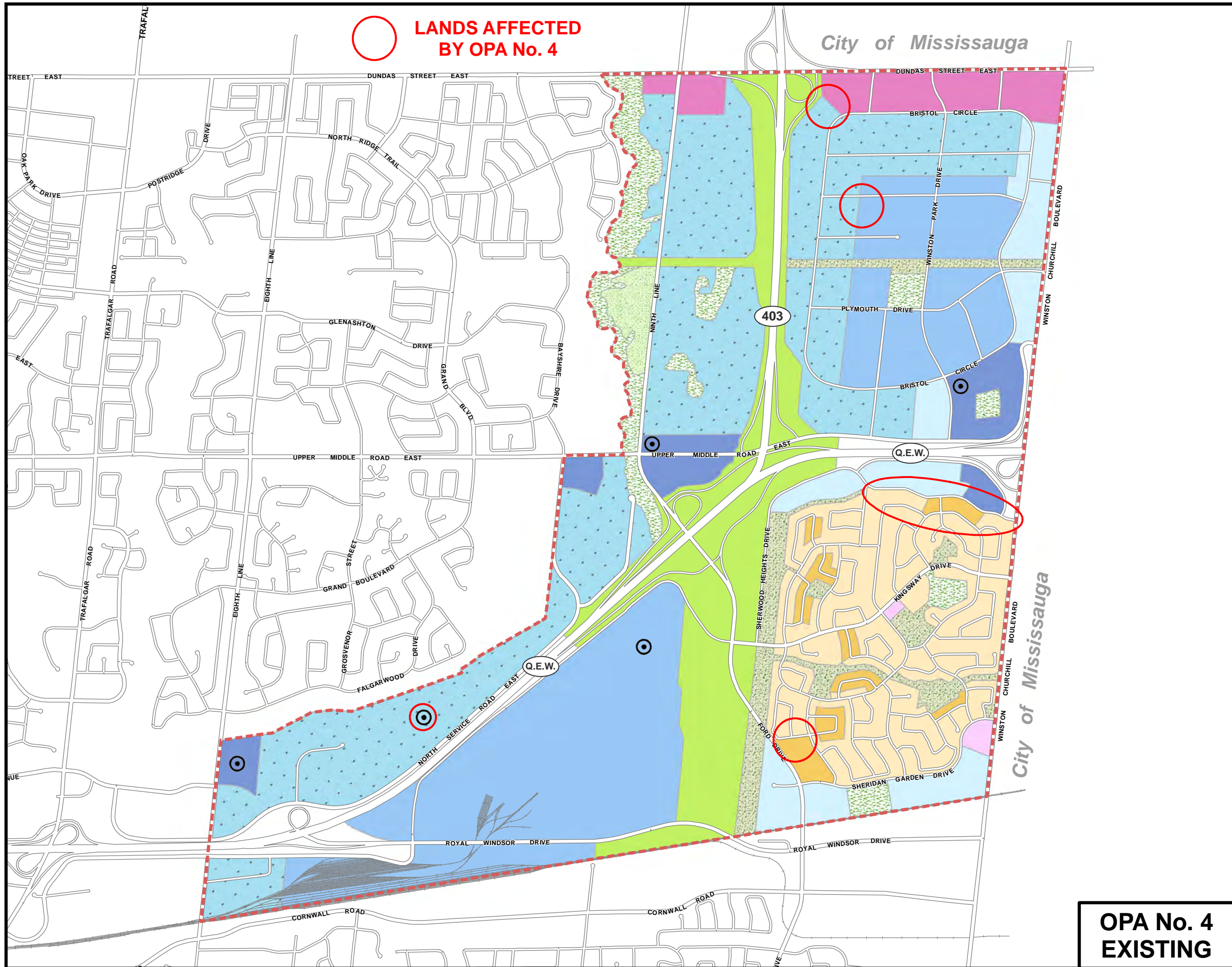


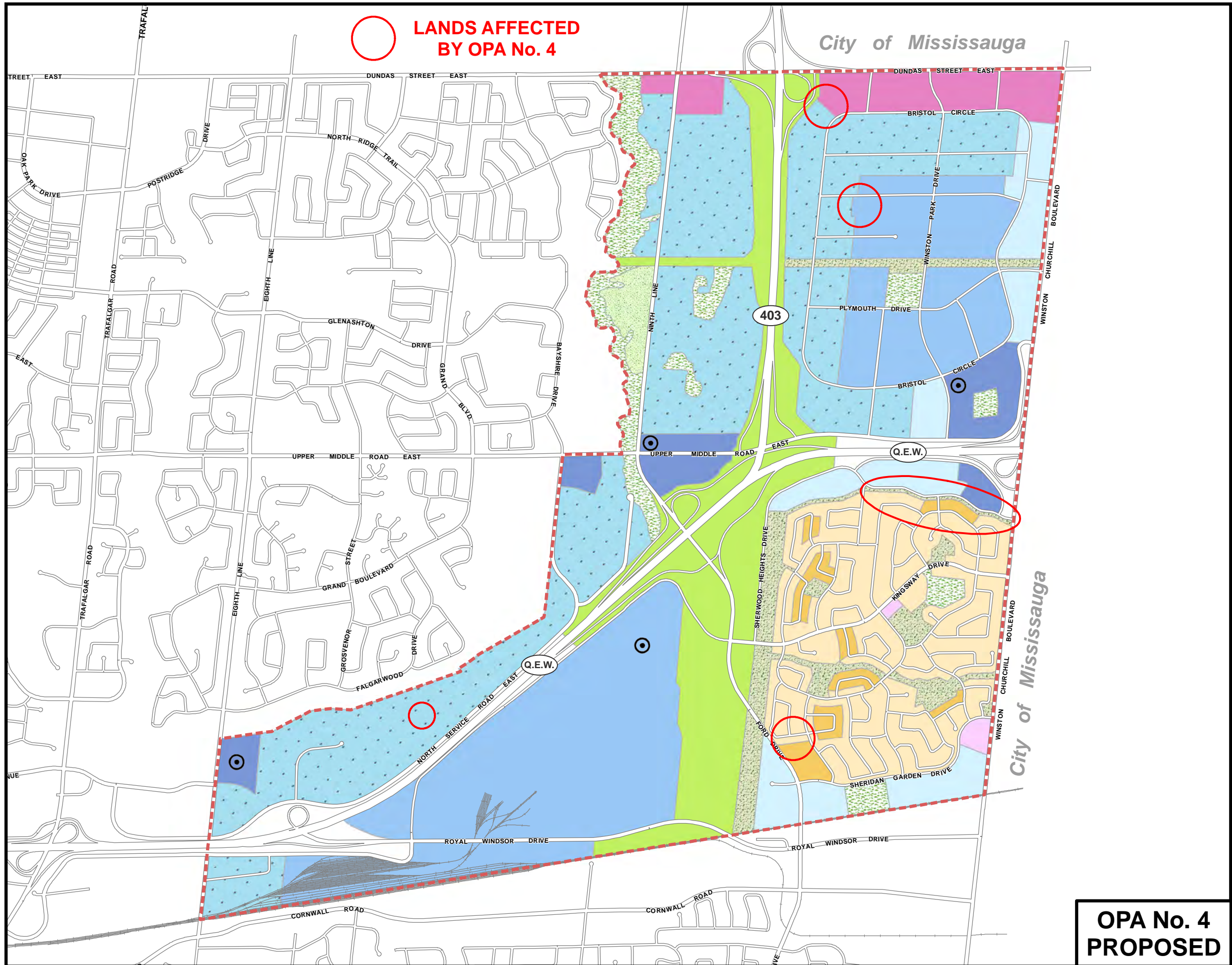
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**OPA No. 4
PROPOSED**

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**OPA No. 4
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

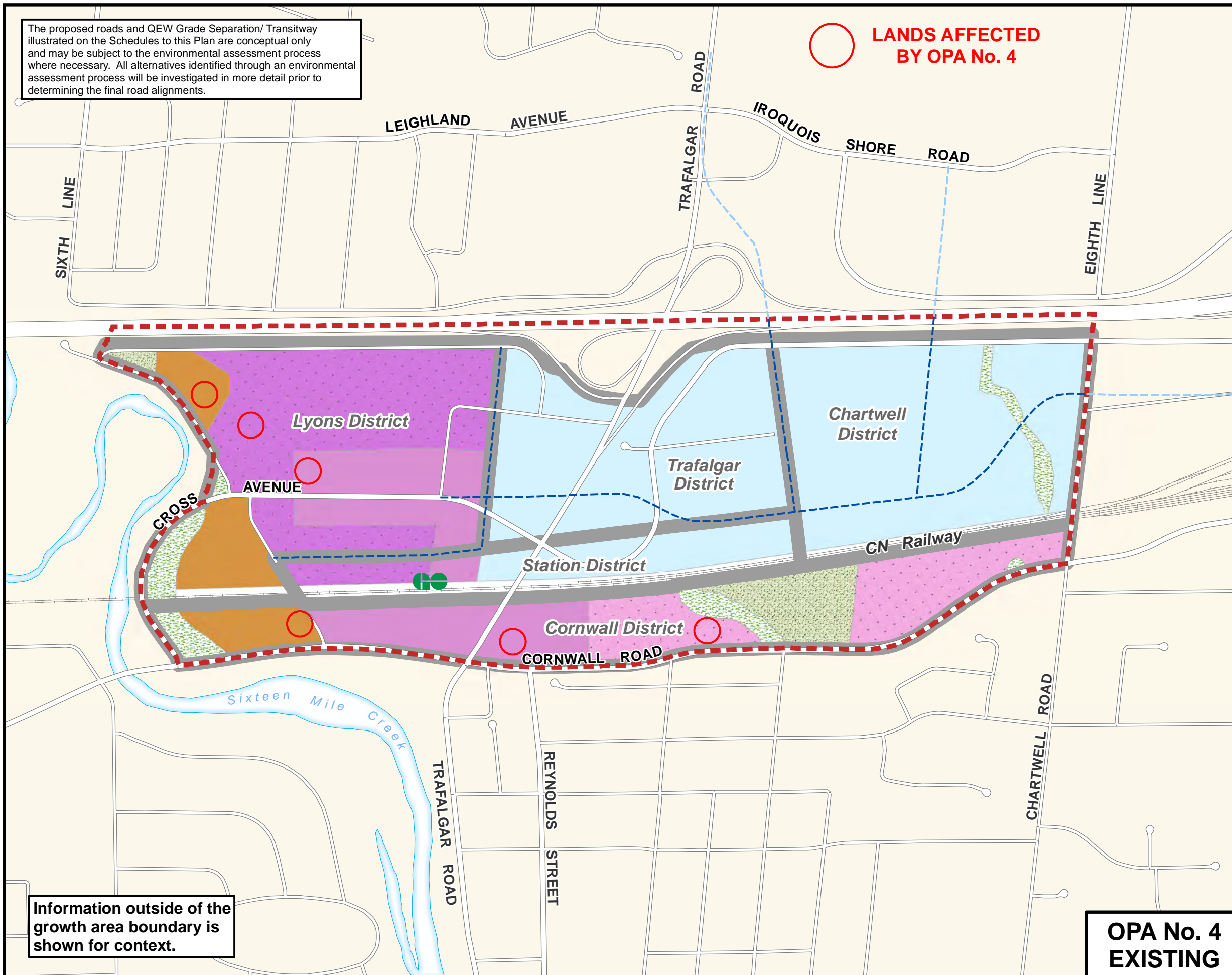
Refer to Part E, Exceptions

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Revised January 31, 2014

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The proposed roads and QEW Grade Separation/ Transitway illustrated on the Schedules to this Plan are conceptual only and may be subject to the environmental assessment process where necessary. All alternatives identified through an environmental assessment process will be investigated in more detail prior to determining the final road alignments.

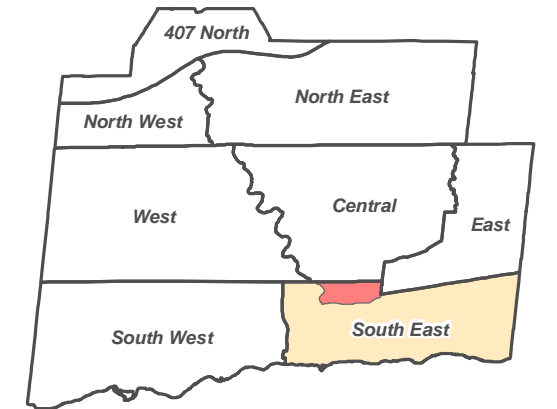
 **LANDS AFFECTED BY OPA No. 4**















Information outside of the growth area boundary is shown for context.

OPA No. 4 EXISTING

SCHEDULE L1 MIDTOWN OAKVILLE LAND USE



-  GROWTH AREA BOUNDARY
-  HIGH DENSITY RESIDENTIAL
-  COMMUNITY COMMERCIAL
-  URBAN CENTRE
-  URBAN CORE
-  OFFICE EMPLOYMENT
-  NATURAL AREA
-  PARKS AND OPEN SPACE
-  DISTRICT BOUNDARIES
-  PROPOSED ROADS
(Refer to Schedule L3 for more detail)
-  RAILWAY
-  MAJOR TRANSIT STATION

Refer to Part E, Midtown Oakville, Land Use Policies



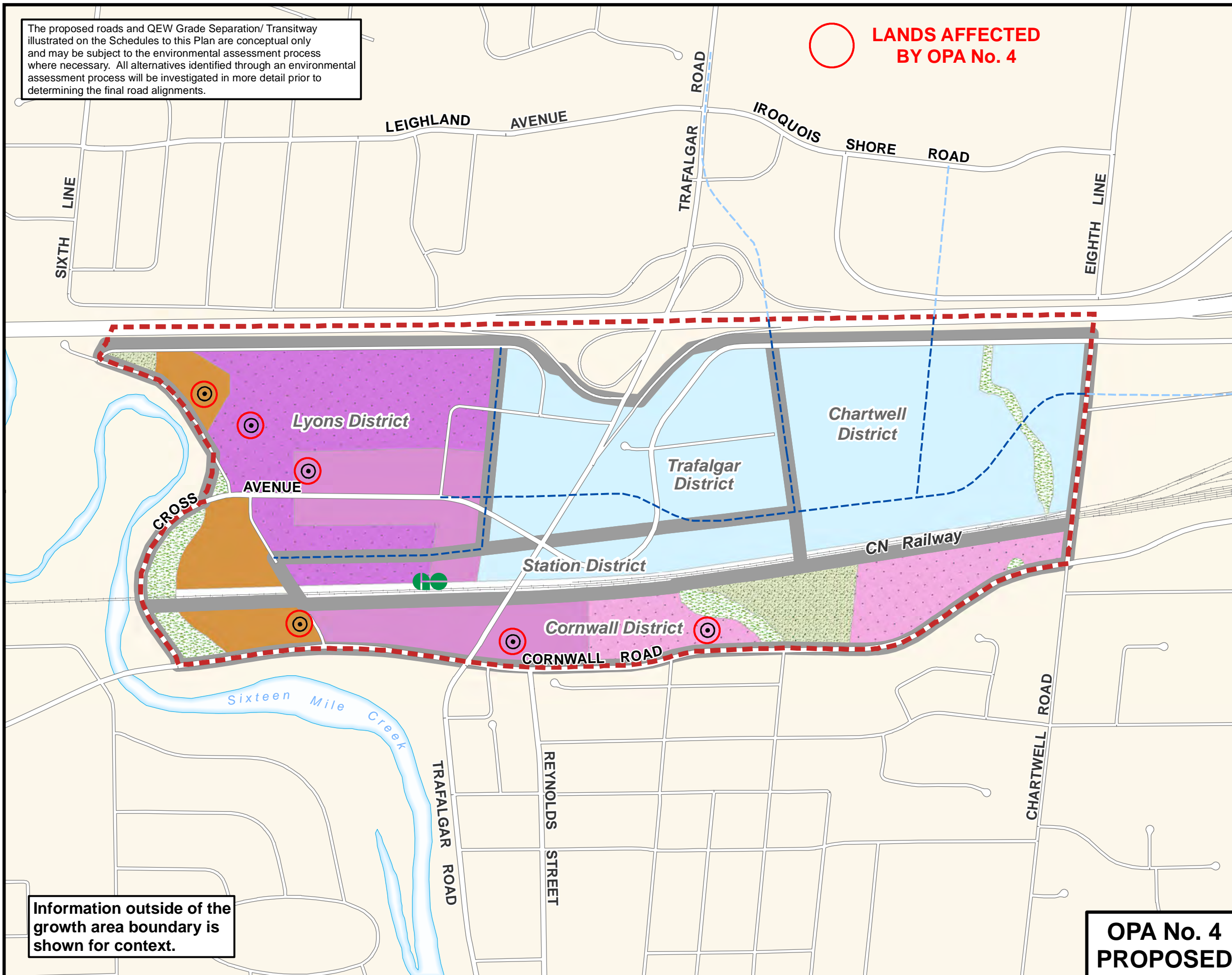
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Revised January 31, 2014

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The proposed roads and QEW Grade Separation/ Transitway illustrated on the Schedules to this Plan are conceptual only and may be subject to the environmental assessment process where necessary. All alternatives identified through an environmental assessment process will be investigated in more detail prior to determining the final road alignments.

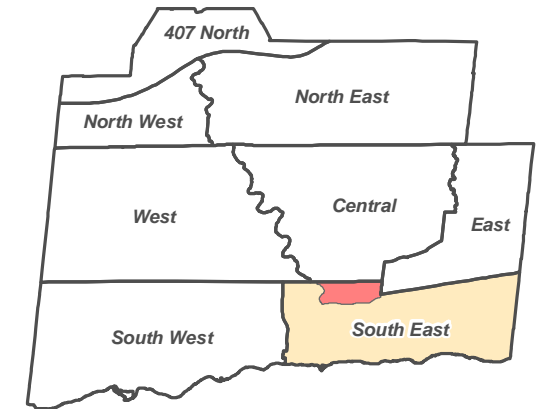
 **LANDS AFFECTED BY OPA No. 4**



Information outside of the growth area boundary is shown for context.


**OPA No. 4
PROPOSED**

SCHEDULE L1 MIDTOWN OAKVILLE LAND USE



-  GROWTH AREA BOUNDARY
-  HIGH DENSITY RESIDENTIAL
-  COMMUNITY COMMERCIAL
-  URBAN CENTRE
-  URBAN CORE
-  OFFICE EMPLOYMENT
-  NATURAL AREA
-  PARKS AND OPEN SPACE
-  DISTRICT BOUNDARIES
-  PROPOSED ROADS
(Refer to Schedule L3 for more detail)
-  RAILWAY
-  MAJOR TRANSIT STATION

Refer to Part E, Midtown Oakville, for Growth Area Policies

 Refer to Part E, Midtown Oakville Exceptions



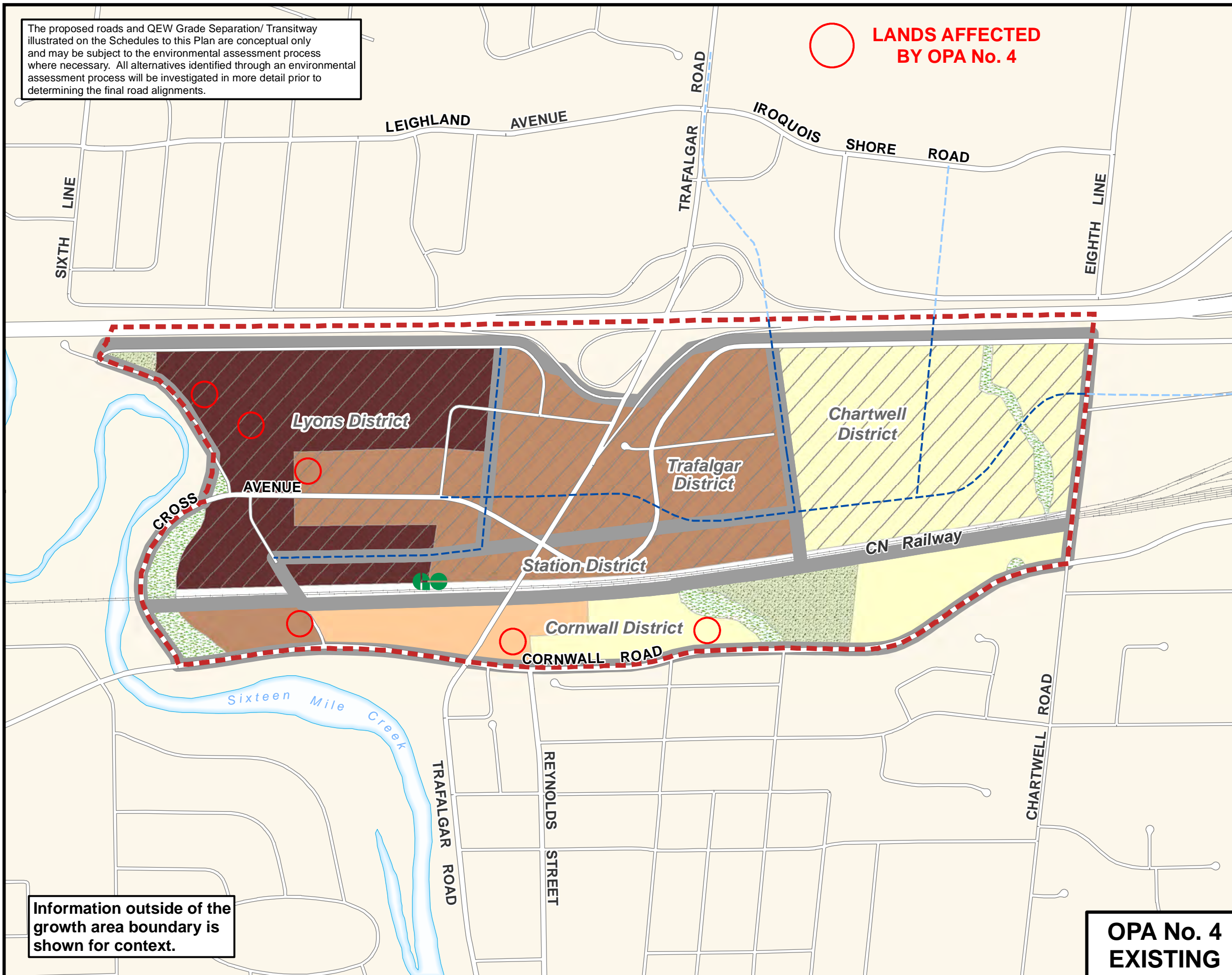
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Revised January 31, 2014

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The proposed roads and QEW Grade Separation/ Transitway illustrated on the Schedules to this Plan are conceptual only and may be subject to the environmental assessment process where necessary. All alternatives identified through an environmental assessment process will be investigated in more detail prior to determining the final road alignments.

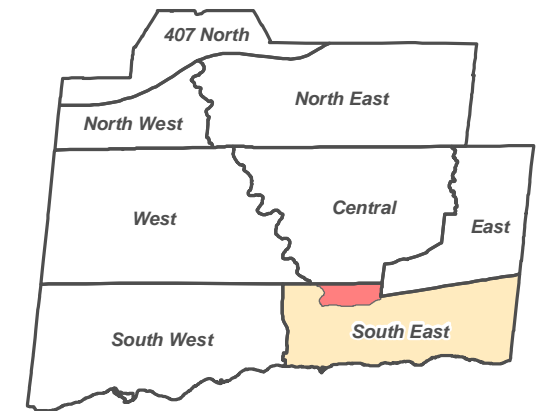
**LANDS AFFECTED
BY OPA No. 4**



Information outside of the growth area boundary is shown for context.

**OPA No. 4
EXISTING**

SCHEDULE L2 MIDTOWN OAKVILLE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 6 STOREYS
- 4 - 10 STOREYS
- 6 - 12 STOREYS
- 8 - 20 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS
(Refer to Schedule L3 for more detail)
- RAILWAY
- MAJOR TRANSIT STATION

Refer to Part E, Midtown Oakville, Land Use Policies



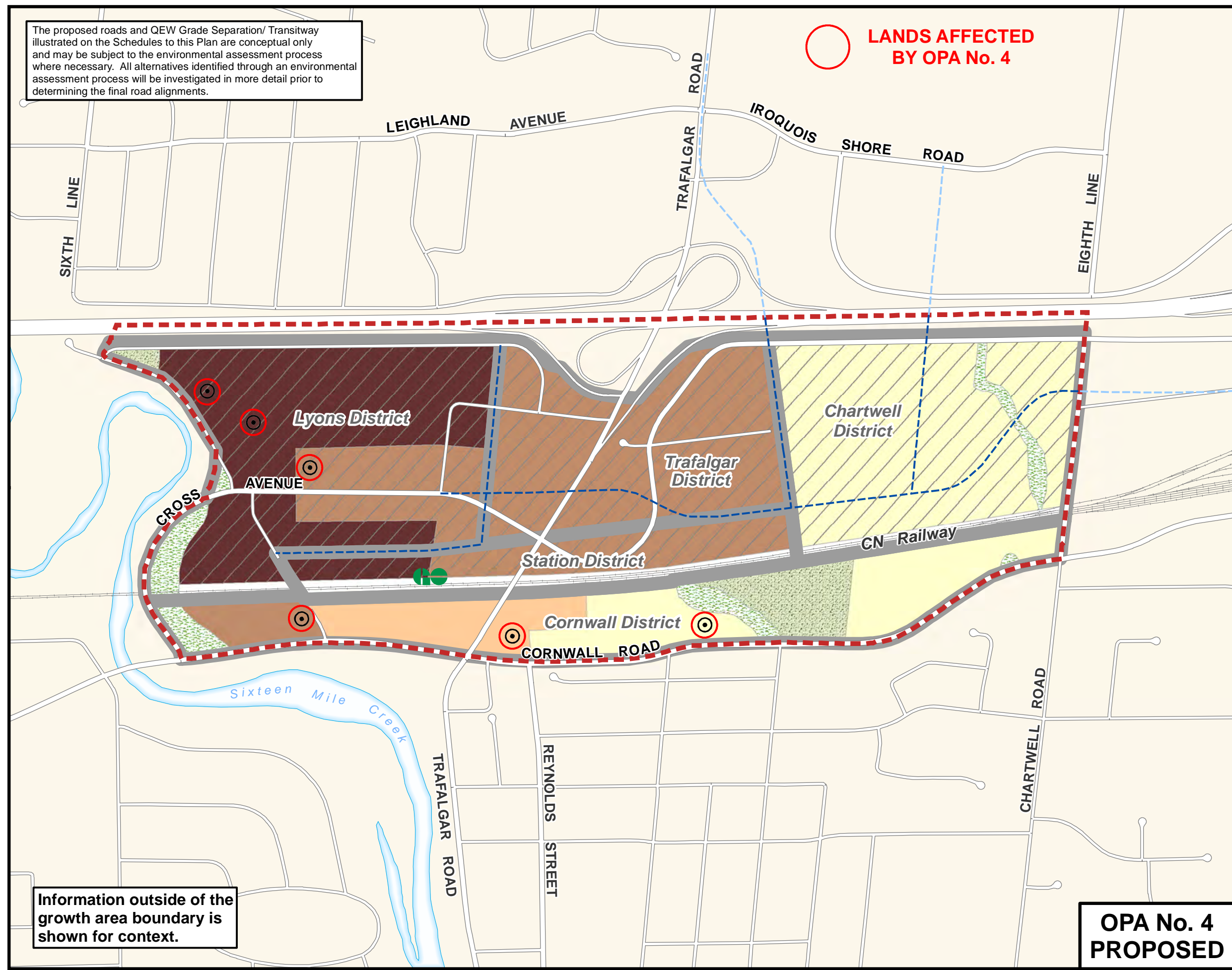
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The proposed roads and QEW Grade Separation/ Transitway illustrated on the Schedules to this Plan are conceptual only and may be subject to the environmental assessment process where necessary. All alternatives identified through an environmental assessment process will be investigated in more detail prior to determining the final road alignments.

**LANDS AFFECTED
BY OPA No. 4**



Information outside of the growth area boundary is shown for context.

**OPA No. 4
PROPOSED**

SCHEDULE L2 MIDTOWN OAKVILLE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 6 STOREYS
- 4 - 10 STOREYS
- 6 - 12 STOREYS
- 8 - 20 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS
(Refer to Schedule L3 for more detail)
- RAILWAY
- MAJOR TRANSIT STATION
- Refer to Part E, Midtown Oakville, for Growth Area Policies
- Refer to Part E, Midtown Oakville Exceptions

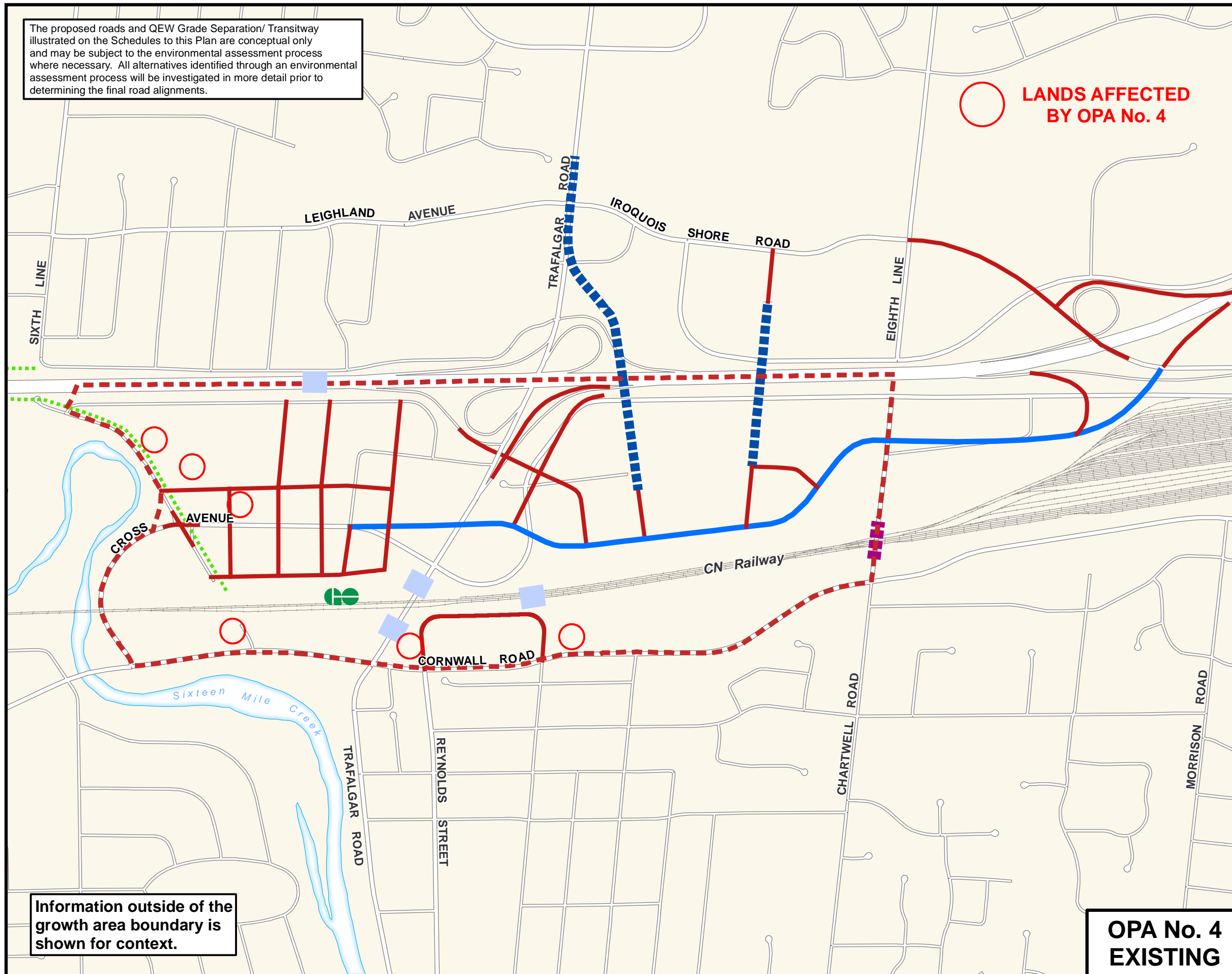


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Revised January 31, 2014

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The proposed roads and QEW Grade Separation/ Transitway illustrated on the Schedules to this Plan are conceptual only and may be subject to the environmental assessment process where necessary. All alternatives identified through an environmental assessment process will be investigated in more detail prior to determining the final road alignments.



Information outside of the growth area boundary is shown for context.

**OPA No. 4
EXISTING**

SCHEDULE L3 MIDTOWN OAKVILLE TRANSPORTATION NETWORK



- GROWTH AREA BOUNDARY
- EXISTING ROAD NETWORK
- CROSS AVENUE EXTENSION
- PROPOSED ROADS
- QEW GRADE SEPARATION/ TRANSITWAY
- RAILWAY GRADE SEPARATION
- PEDESTRIAN CYCLING ROUTE
- GRADE SEPARATED PEDESTRIAN/CYCLING FACILITY
- RAILWAY
- MAJOR TRANSIT STATION

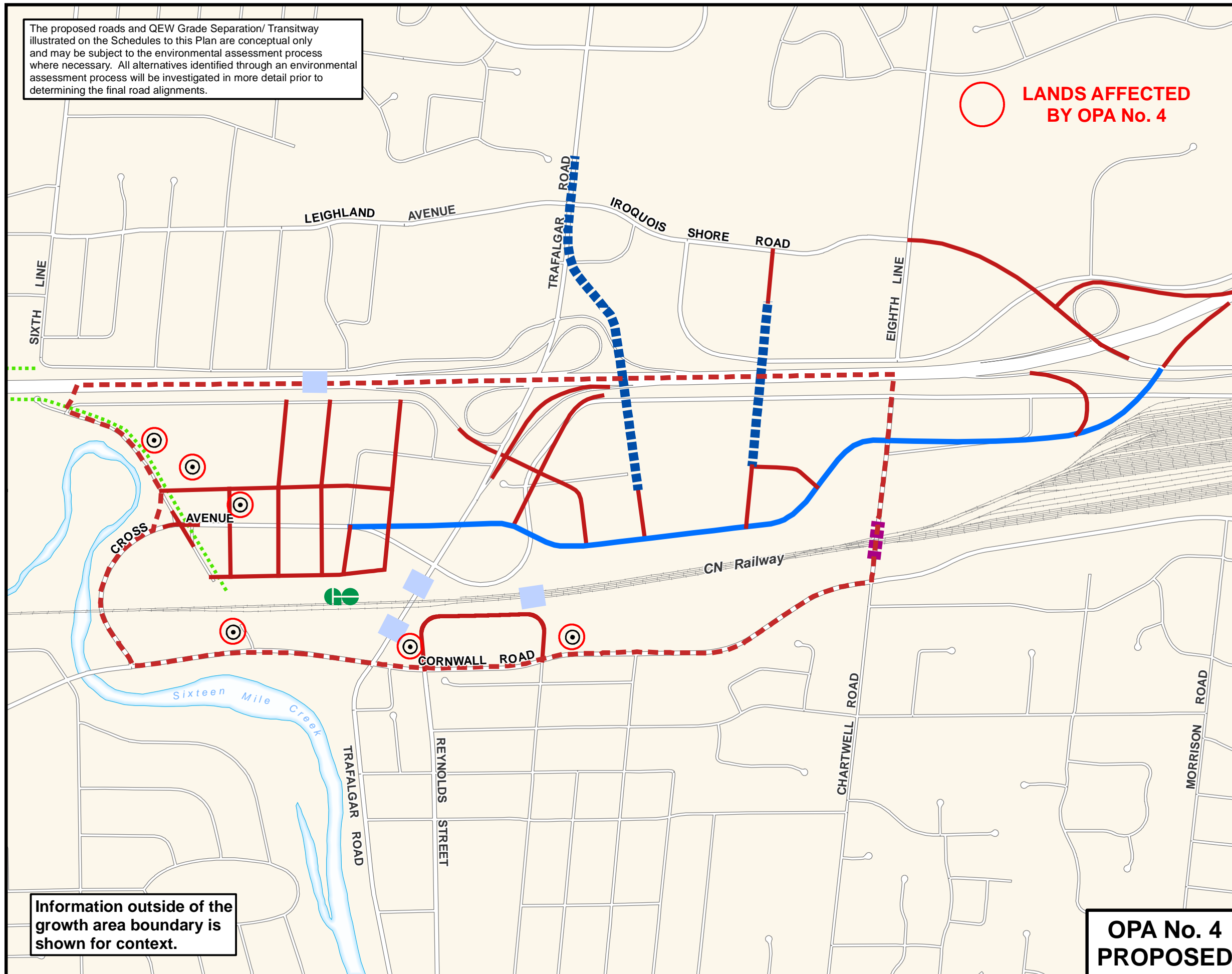


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Revised January 31, 2014

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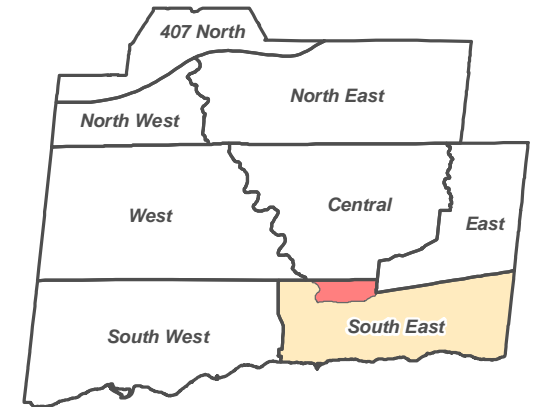
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Information outside of the growth area boundary is shown for context.

**OPA No. 4
PROPOSED**

SCHEDULE L3 MIDTOWN OAKVILLE TRANSPORTATION NETWORK



- GROWTH AREA BOUNDARY
- EXISTING ROAD NETWORK
- CROSS AVENUE EXTENSION
- PROPOSED ROADS
- QEW GRADE SEPARATION/ TRANSITWAY
- RAILWAY GRADE SEPARATION
- PEDESTRIAN CYCLING ROUTE
- GRADE SEPARATED PEDESTRIAN/CYCLING FACILITY
- RAILWAY
- MAJOR TRANSIT STATION

Refer to Part E, Midtown Oakville, for Growth Area Policies

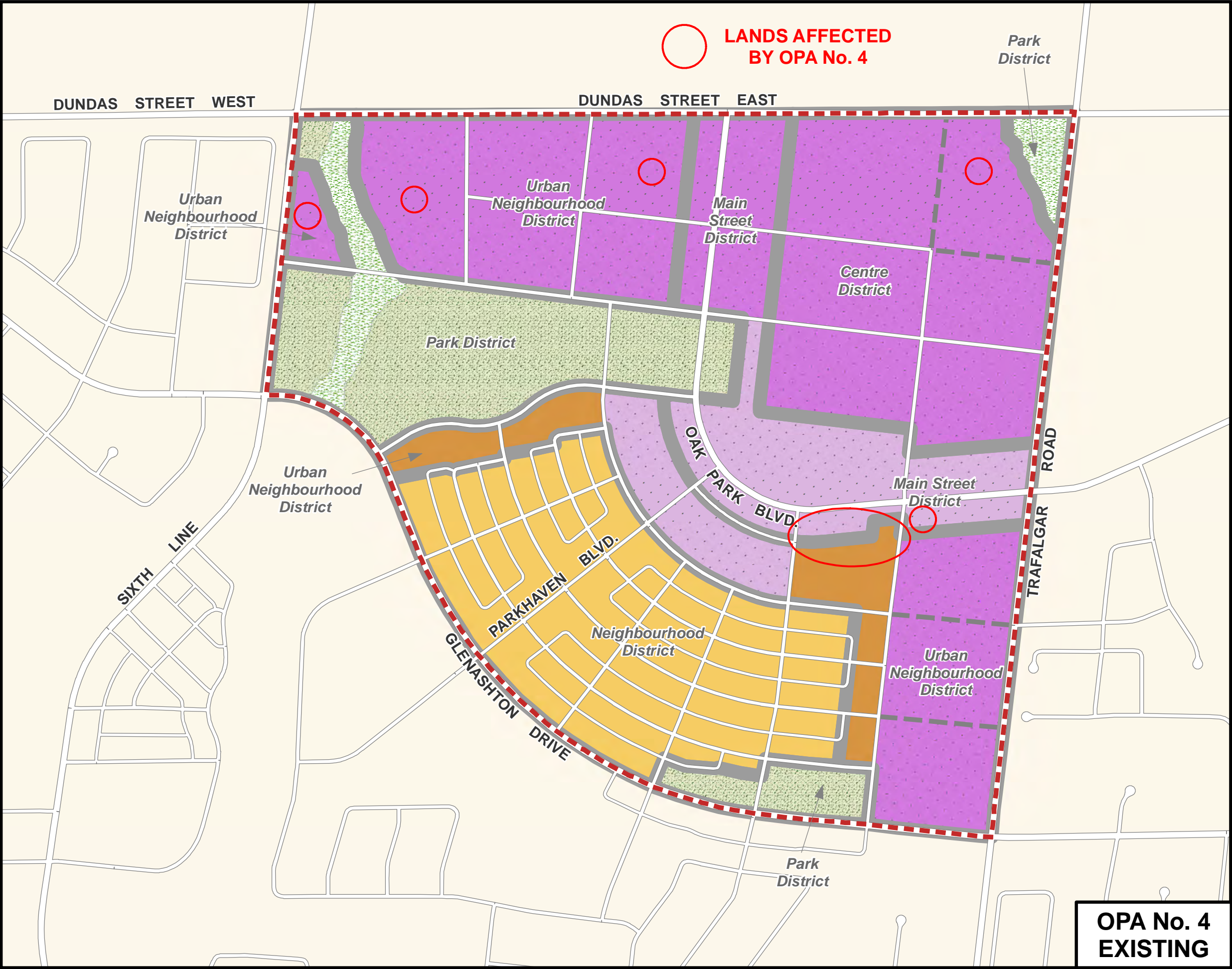
Refer to Part E, Midtown Oakville Exceptions



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SCHEDULE L3_OPA_4_PROPOSED.mxd



**SCHEDULE M1
UPTOWN CORE
LAND USE**



- GROWTH AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CORE
- NATURAL AREA
- PARKS AND OPEN SPACE
- DISTRICT BOUNDARIES
- PROPOSED ROADS

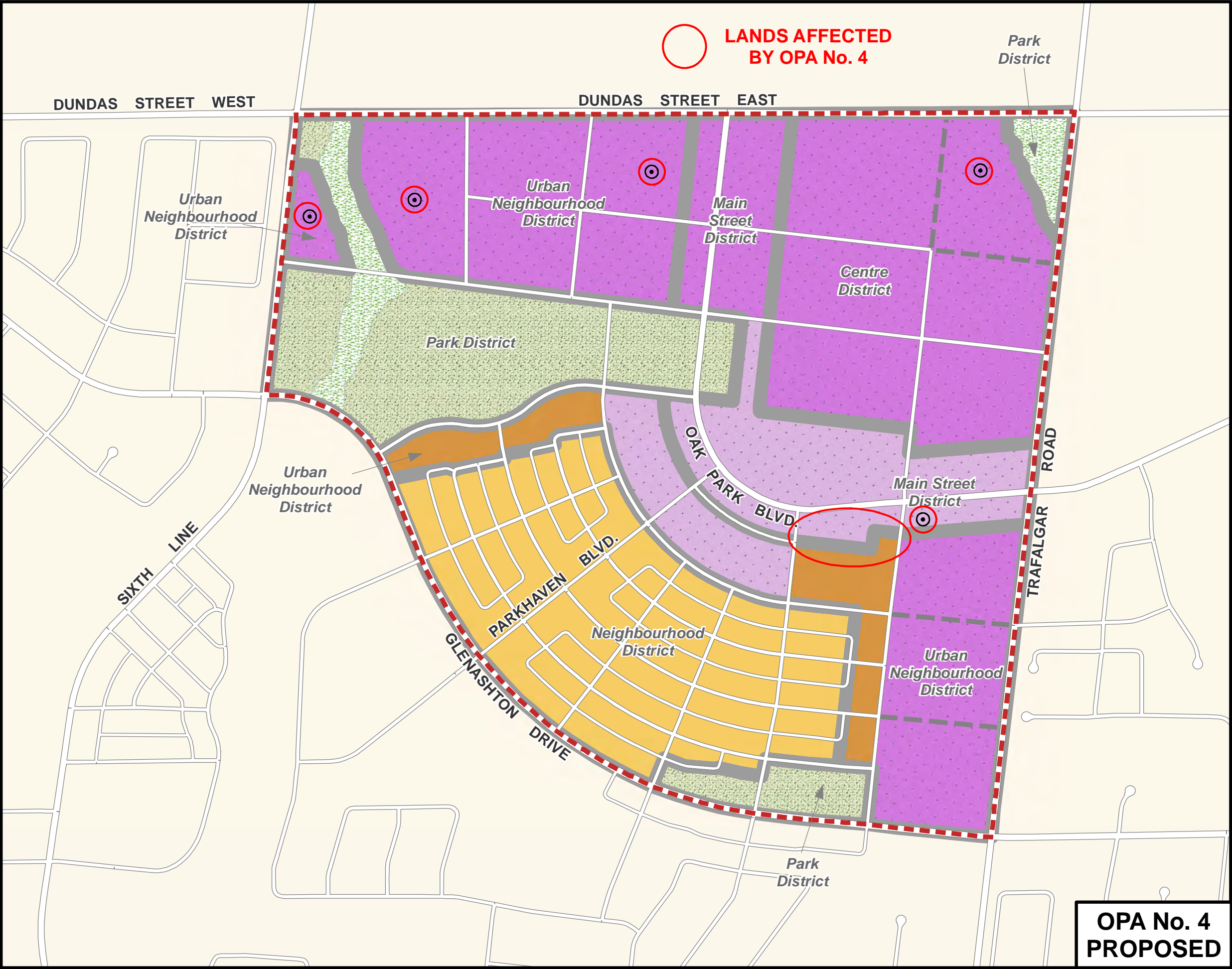
Refer to Part E, Uptown Core, Land Use Policies



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SCHEDULE M1 UPTOWN CORE LAND USE



- GROWTH AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CORE
- NATURAL AREA
- PARKS AND OPEN SPACE
- DISTRICT BOUNDARIES
- PROPOSED ROADS

Refer to Part E, Uptown Core, for Growth Area Policies

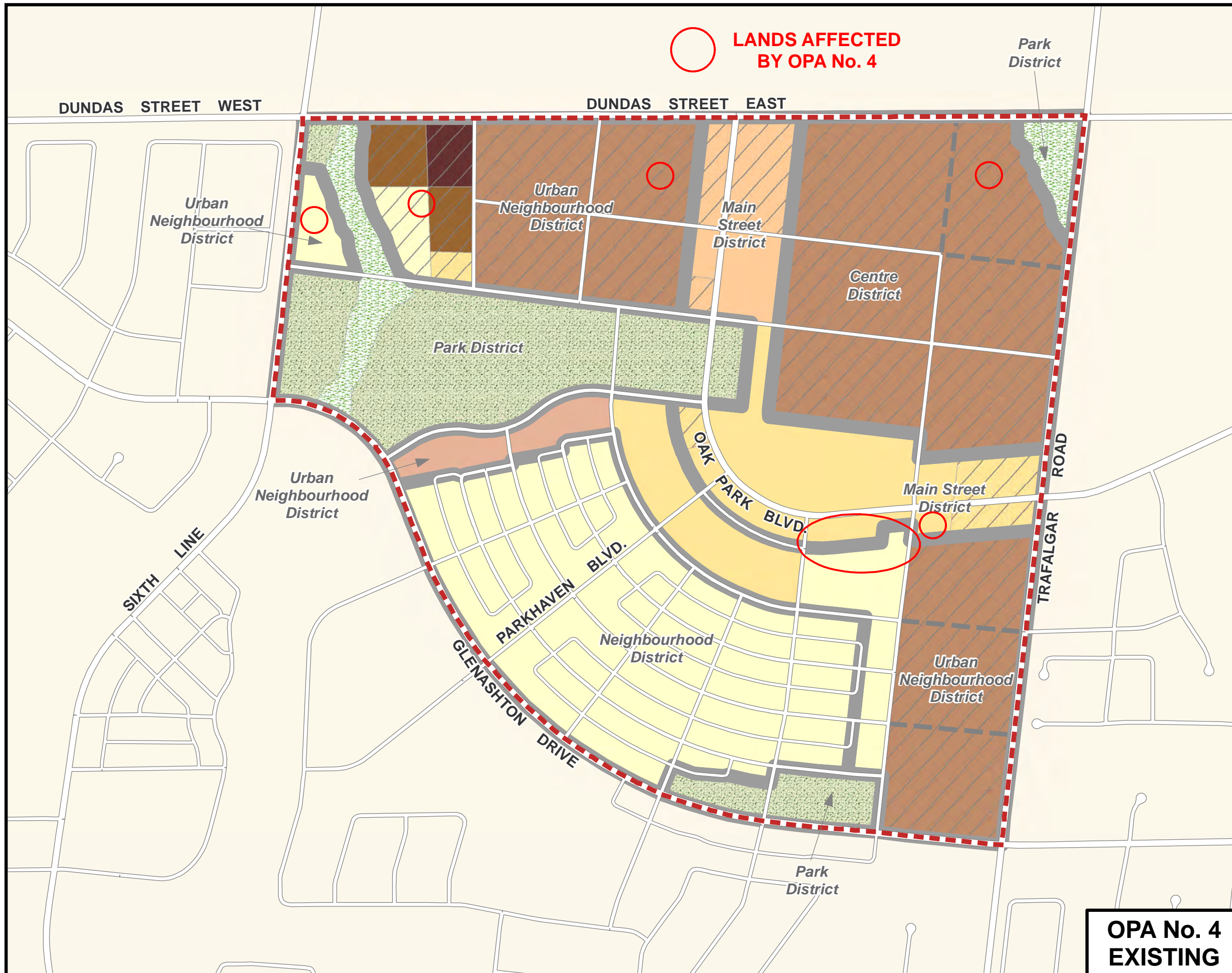
Refer to Part E, Uptown Core Exceptions



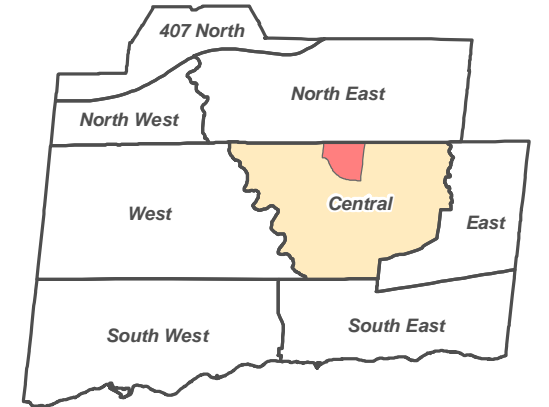
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Revised January 31, 2014

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SCHEDULE M2 UPTOWN CORE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 4 STOREYS
- 4 - 6 STOREYS
- 6 - 8 STOREYS
- 4 - 12 STOREYS
- 8 - 12 STOREYS
- 12 - 16 STOREYS
- 16 - 18 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS

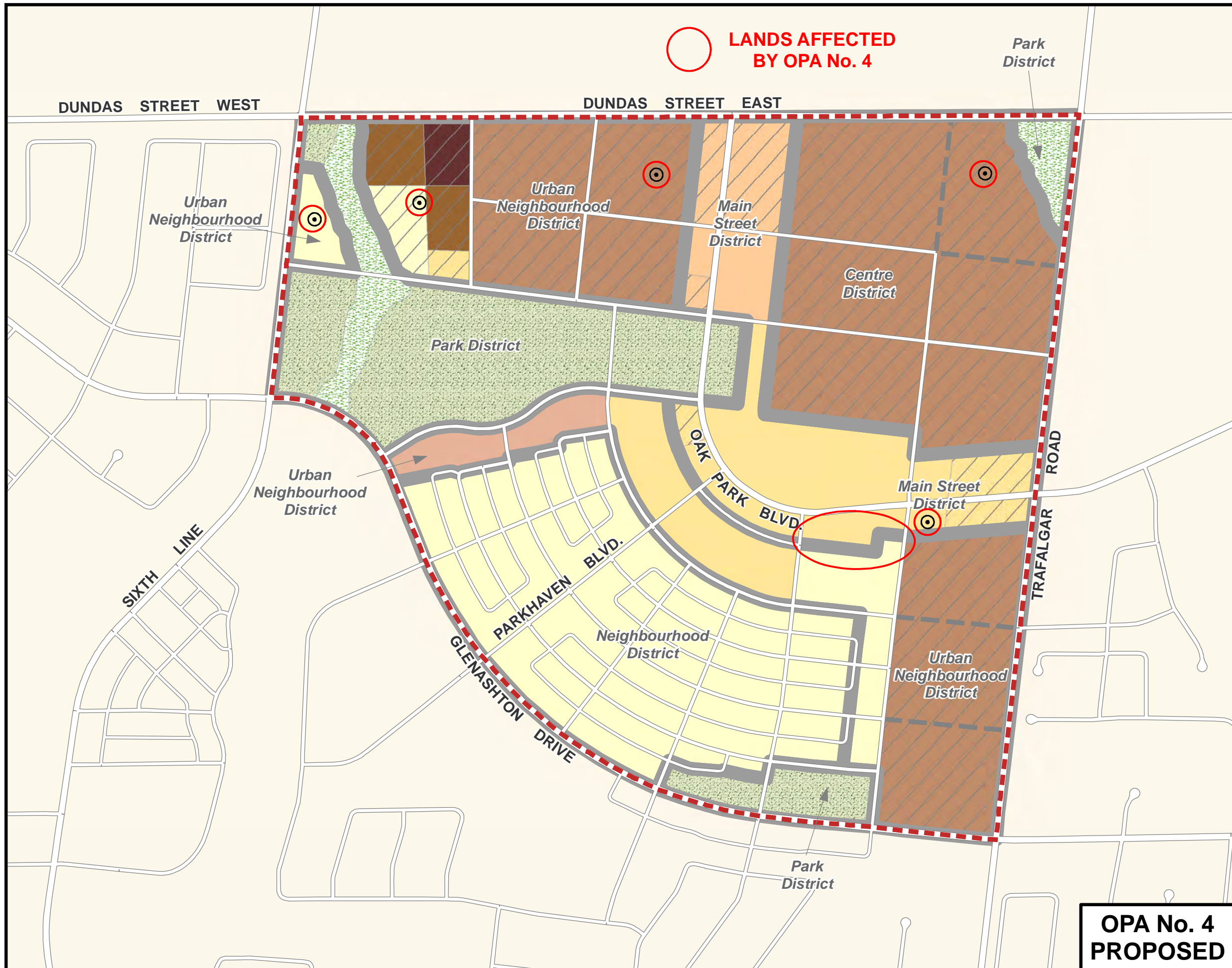
Refer to Part E, Uptown Core, Land Use Policies



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SCHEDULE M2 UPTOWN CORE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 4 STOREYS
- 4 - 6 STOREYS
- 6 - 8 STOREYS
- 4 - 12 STOREYS
- 8 - 12 STOREYS
- 12 - 16 STOREYS
- 16 - 18 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS

Refer to Part E, Uptown Core, for Growth Area Policies

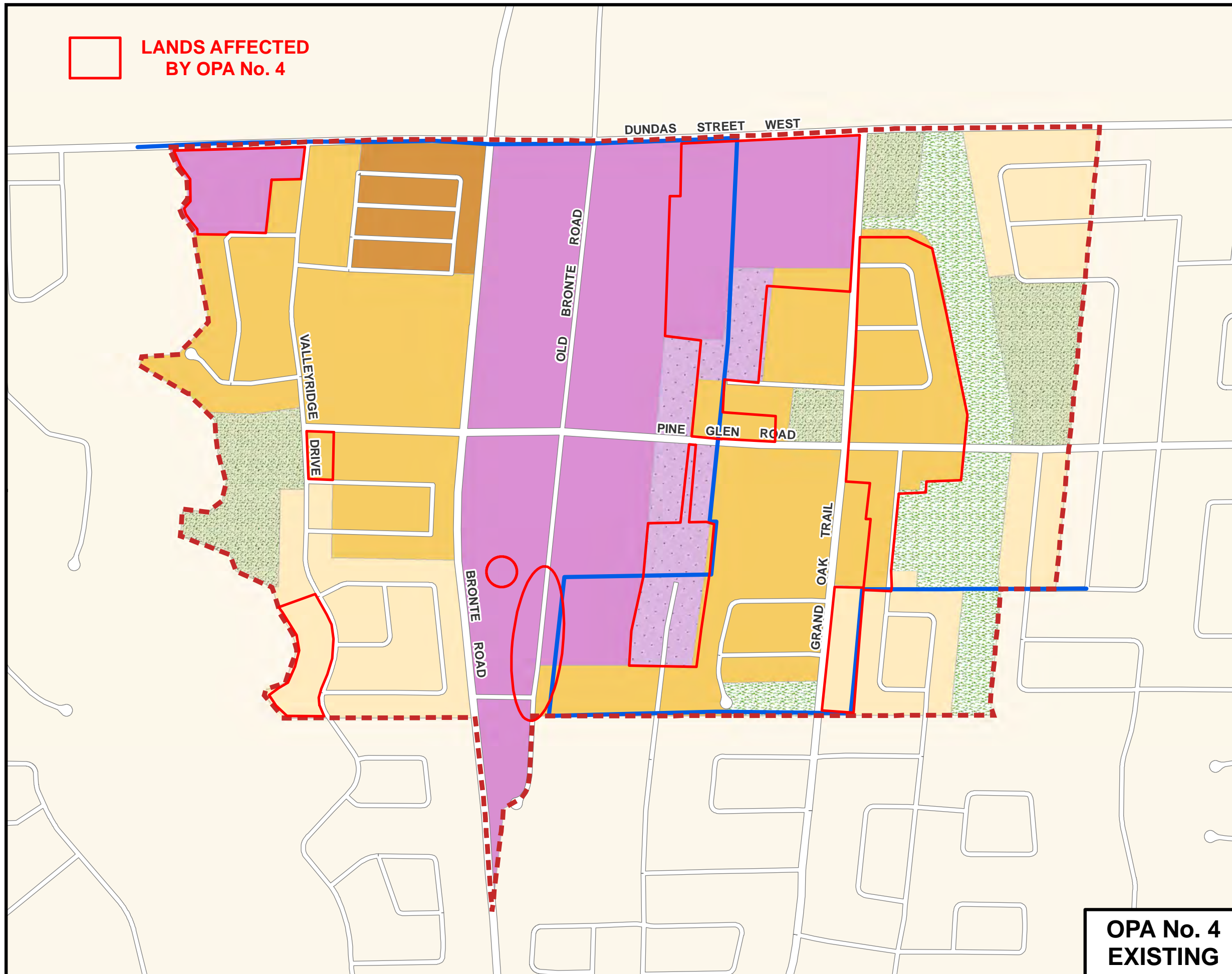
Refer to Part E, Uptown Core Exceptions



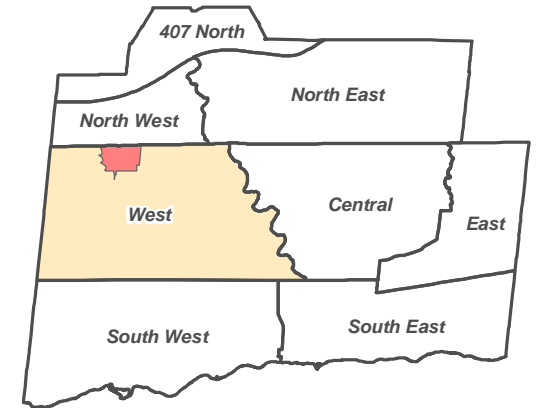
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SCHEDULE M2 OPA_4 PROPOSED.mxd



SCHEDULE N PALERMO VILLAGE LAND USE



- BUILT BOUNDARY
- - - GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CENTRE
- NATURAL AREA
- PARKS AND OPEN SPACE

Refer to Part E, Palermo Village, Land Use Policies

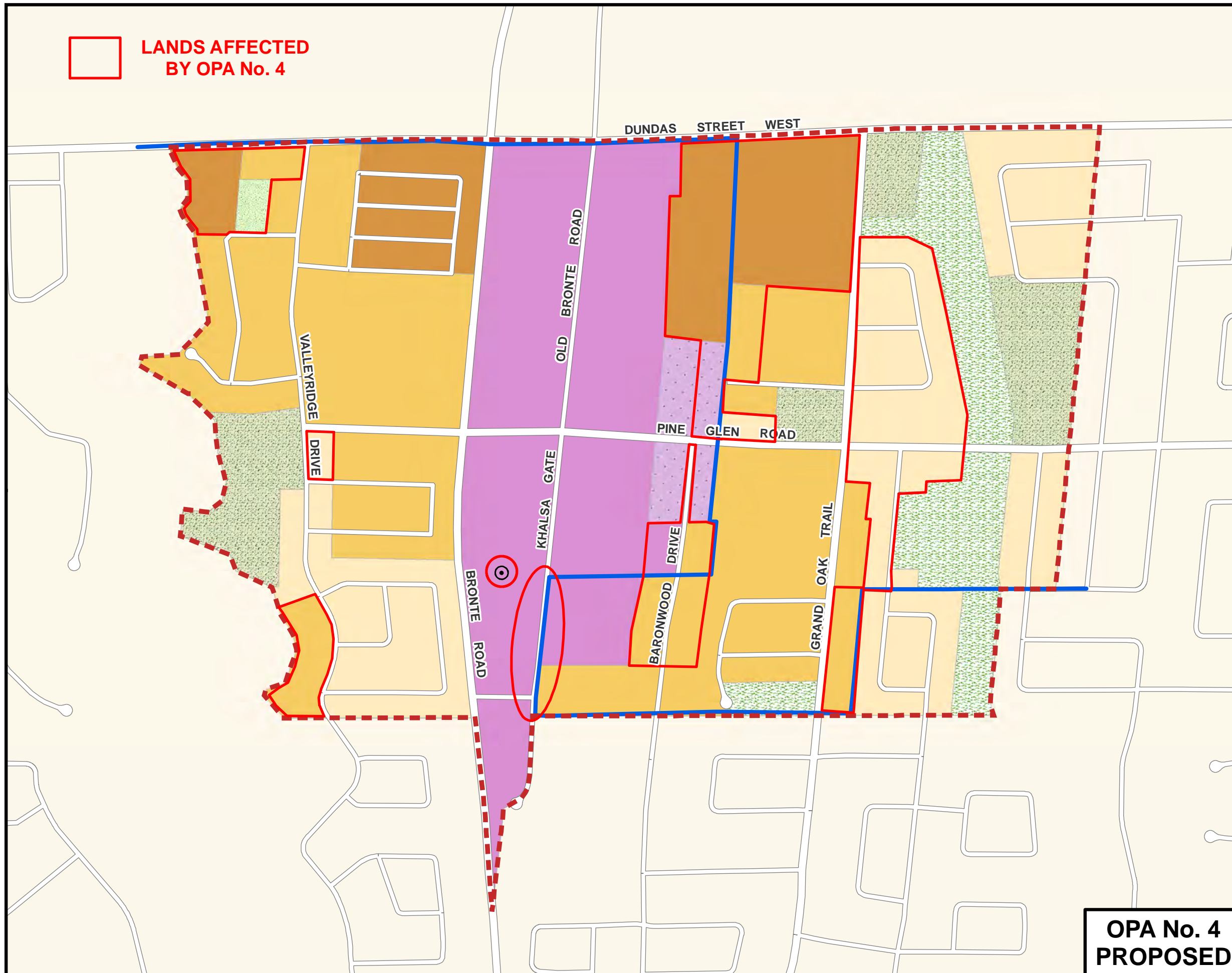


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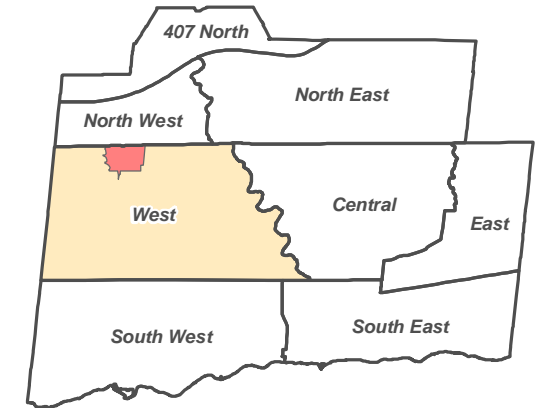
Revised January 31, 2014

**OPA No. 4
EXISTING**

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SCHEDULE N PALERMO VILLAGE LAND USE



- BUILT BOUNDARY
- - - GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CENTRE
- NATURAL AREA
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE

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

● Refer to Part E, Palermo Village Exceptions

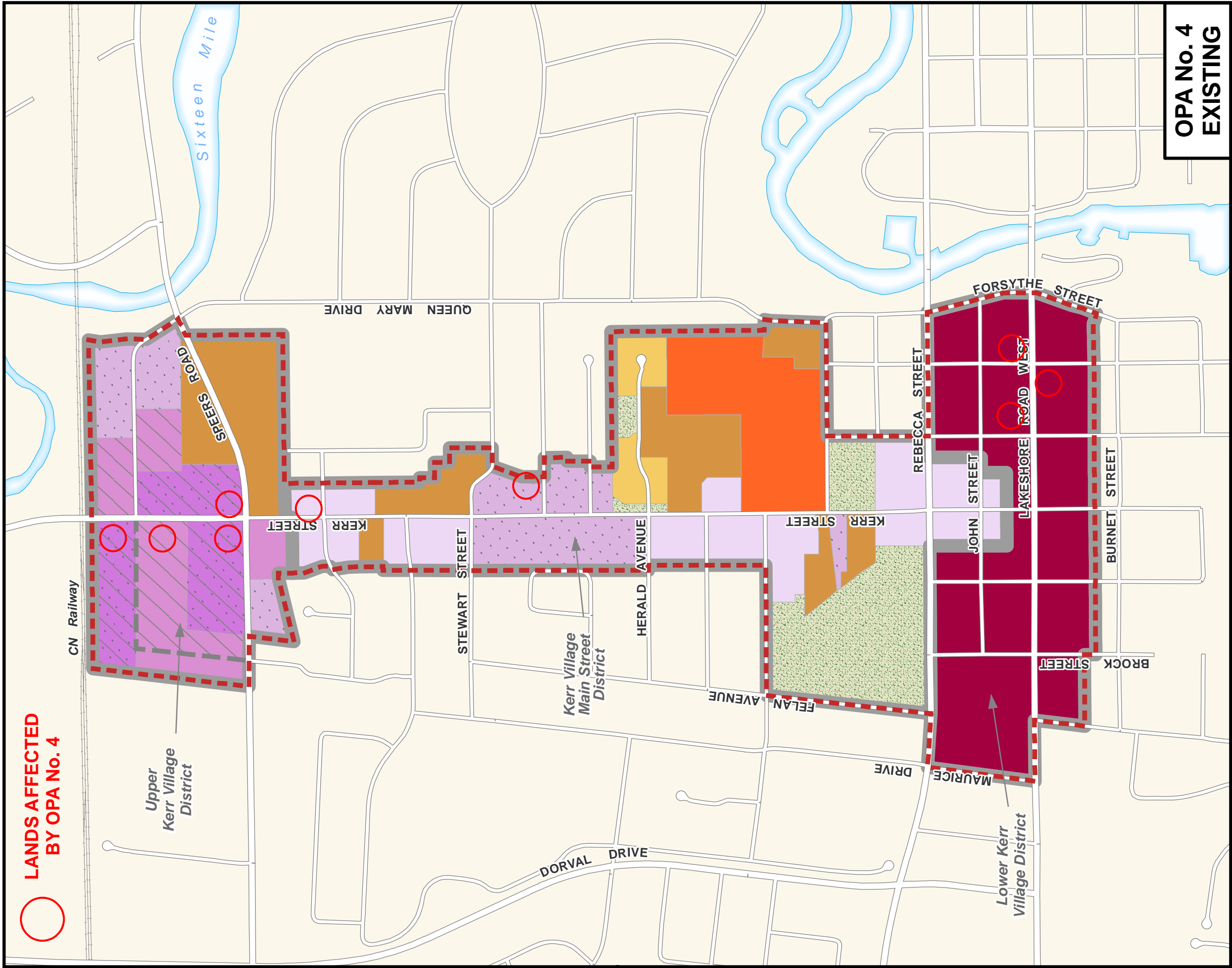


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**OPA No. 4
PROPOSED**

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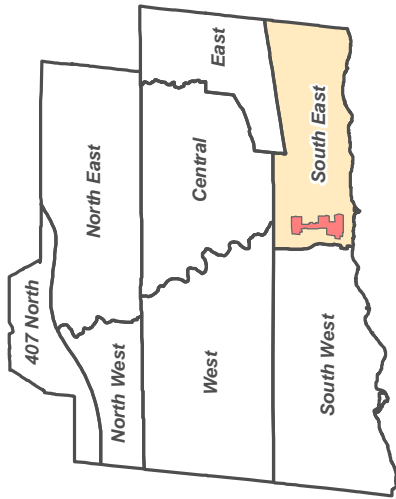


**OPA No. 4
EXISTING**

**LANDS AFFECTED
BY OPA No. 4**



SCHEDULE O KERR VILLAGE LAND USE



- | | | | |
|--|----------------------------|--|-----------------------------|
| | GROWTH AREA BOUNDARY | | INSTITUTIONAL |
| | MEDIUM DENSITY RESIDENTIAL | | PARKS AND OPEN SPACE |
| | HIGH DENSITY RESIDENTIAL | | LANDS ELIGIBLE FOR BONUSING |
| | CENTRAL BUSINESS DISTRICT | | DISTRICT BOUNDARIES |
| | MAIN STREET 1 | | PROPOSED ROADS |
| | MAIN STREET 2 | | RAILWAY |
| | URBAN CENTRE | | |
| | URBAN CORE | | |

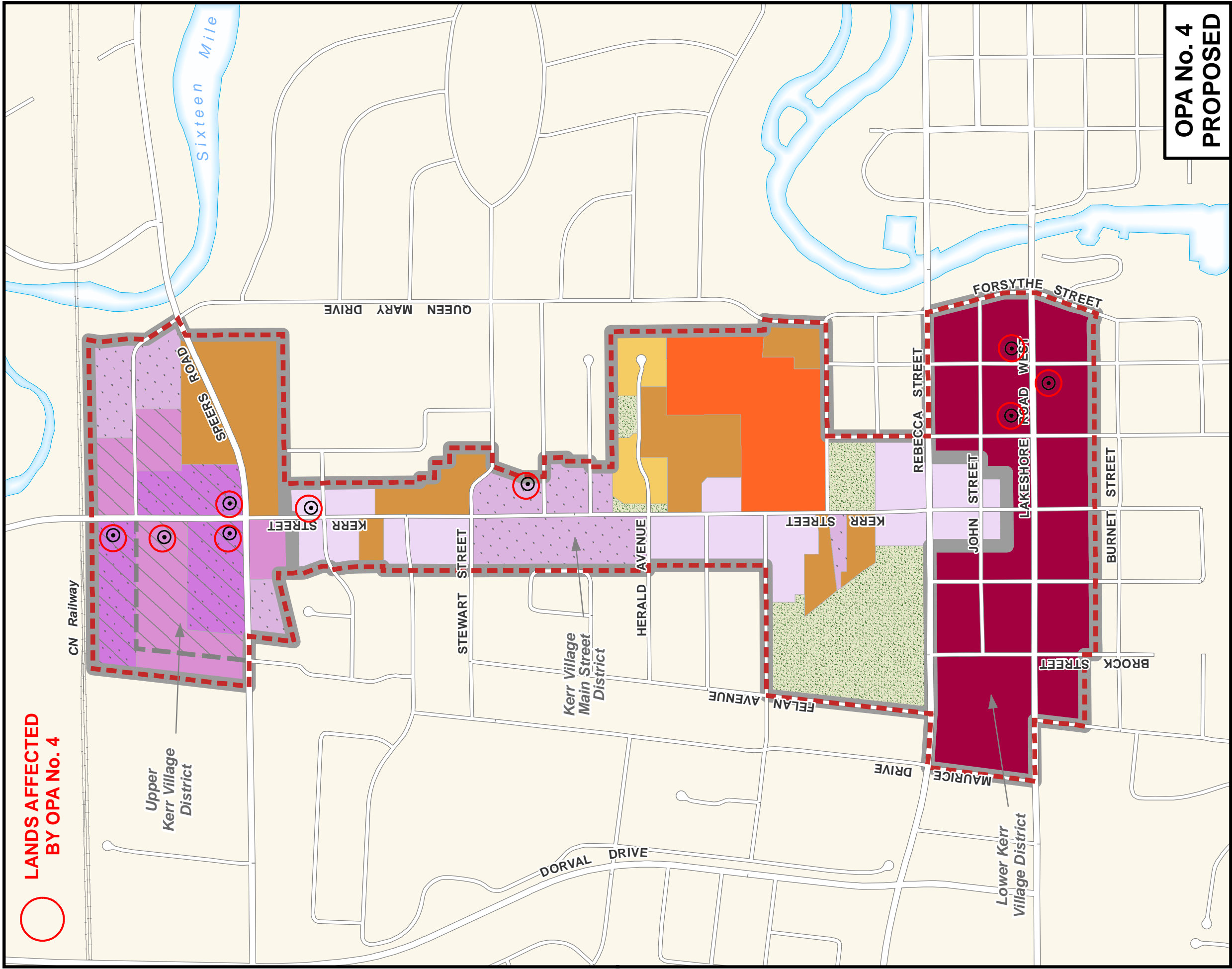


Refer to Part E, Kerr Village,
Land Use Policies

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Revised January 31, 2014

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**OPA No. 4
PROPOSED**

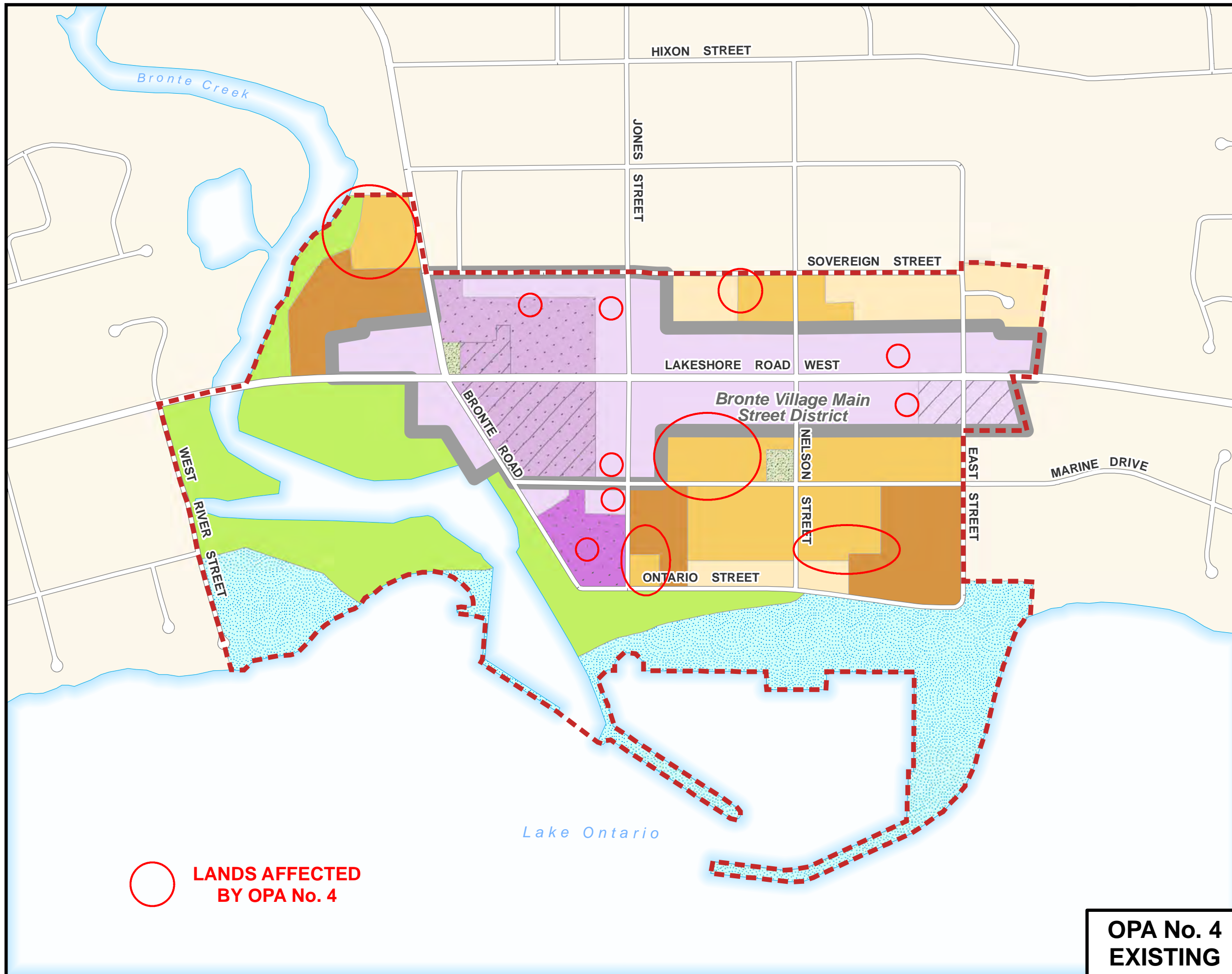
SCHEDULE O KERR VILLAGE LAND USE



- GROWTH AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- MAIN STREET 1
- MAIN STREET 2
- URBAN CENTRE
- URBAN CORE
- INSTITUTIONAL
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUS
- DISTRICT BOUNDARIES
- PROPOSED ROADS
- RAILWAY

Refer to Part E, Kerr Village, for
Growth Area Policies
Refer to Part E, Kerr
Village Exceptions

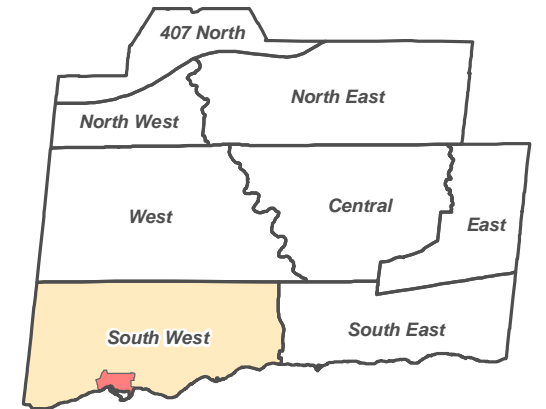
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LANDS AFFECTED BY OPA No. 4

**OPA No. 4
EXISTING**

SCHEDULE P BRONTE VILLAGE LAND USE



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

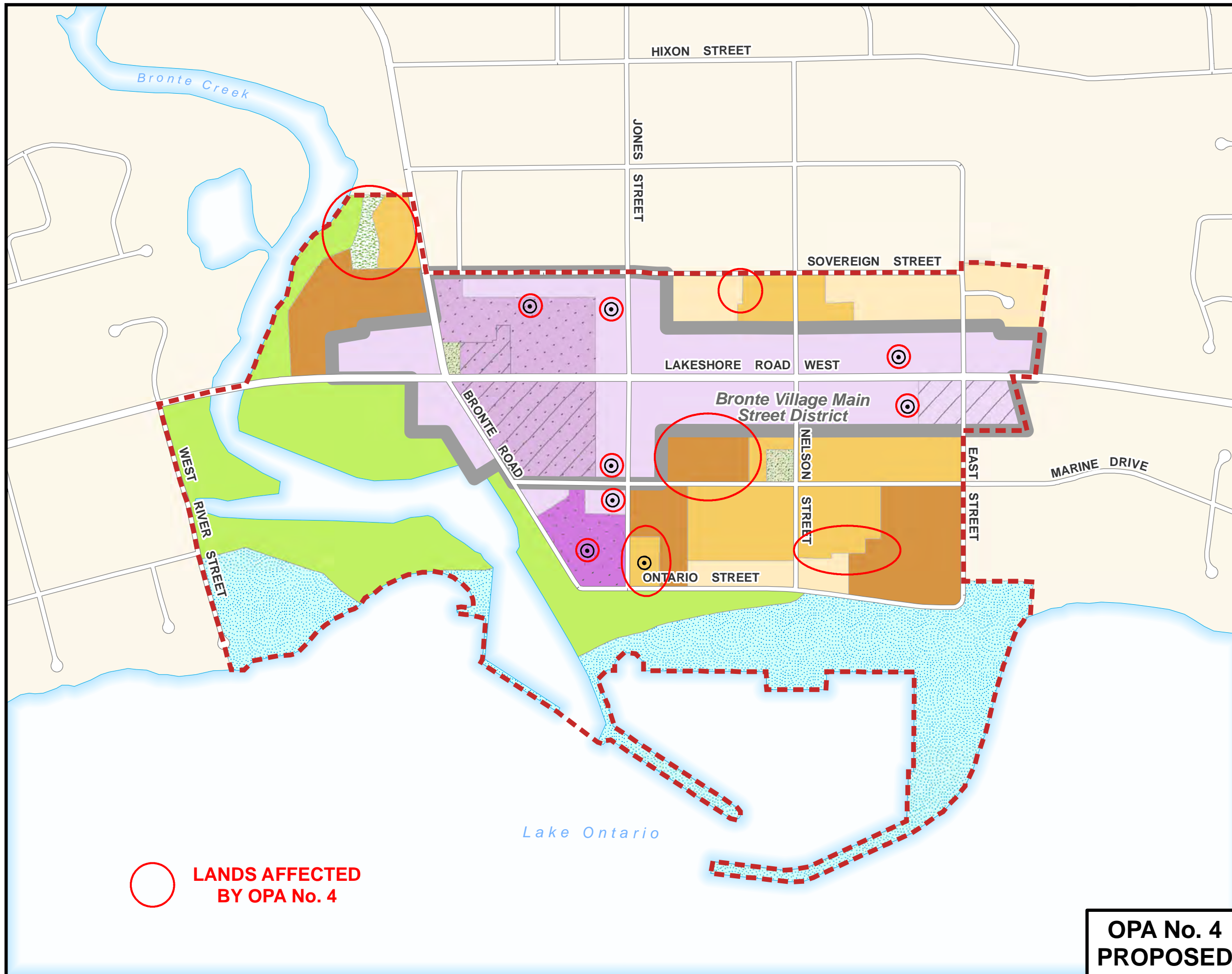
Refer to Part E, Bronte Village, Land Use Policies



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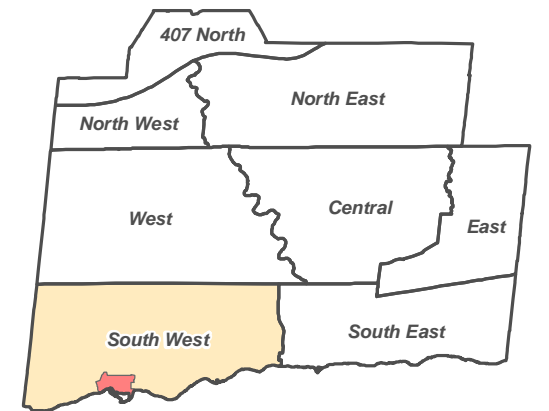
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 **LANDS AFFECTED BY OPA No. 4**


**OPA No. 4
PROPOSED**

SCHEDULE P BRONTE VILLAGE LAND USE



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

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

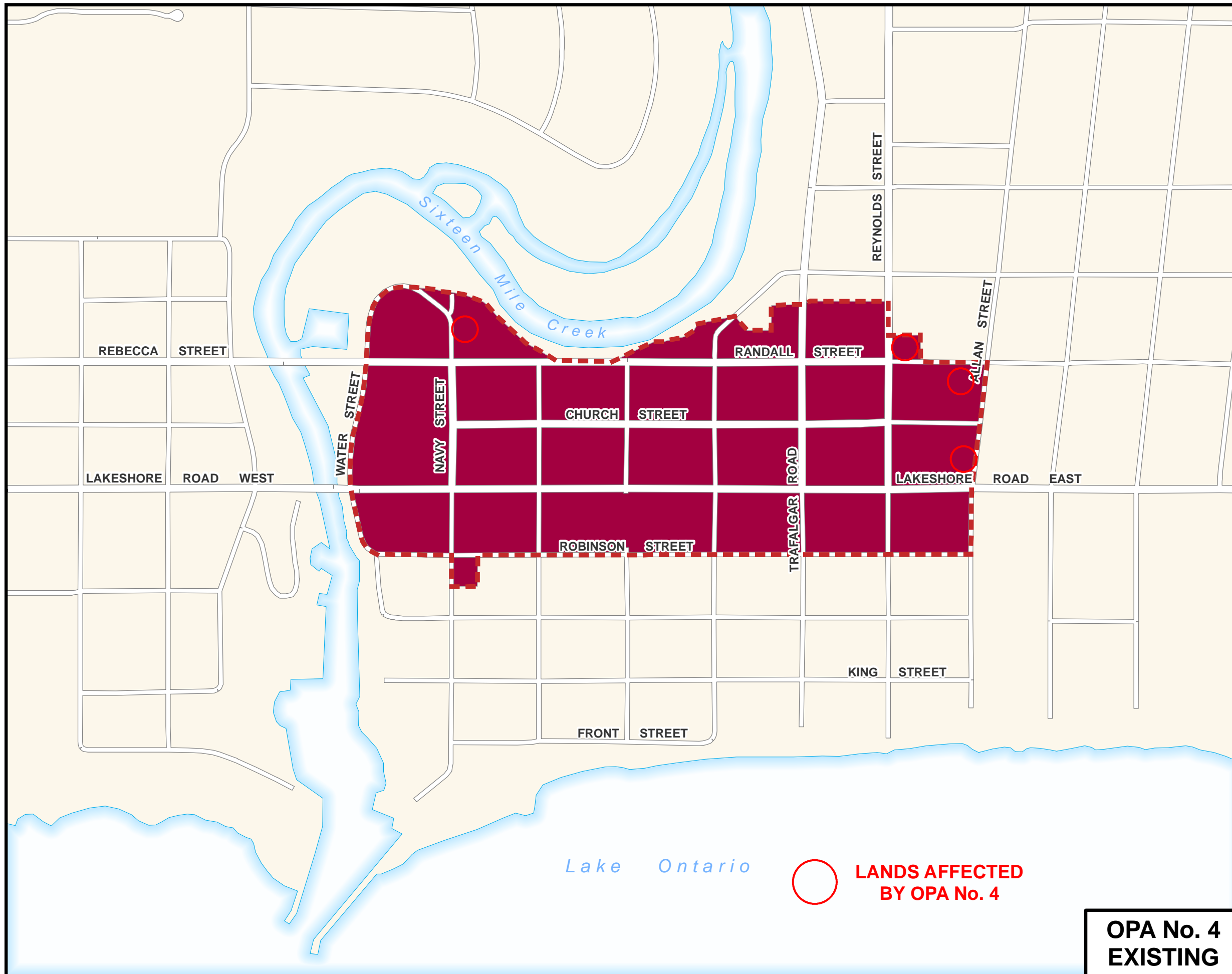
 Refer to Part E, Bronte Village Exceptions



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**OPA No. 4
EXISTING**

SCHEDULE Q DOWNTOWN OAKVILLE LAND USE



- GROWTH AREA BOUNDARY
- CENTRAL BUSINESS DISTRICT

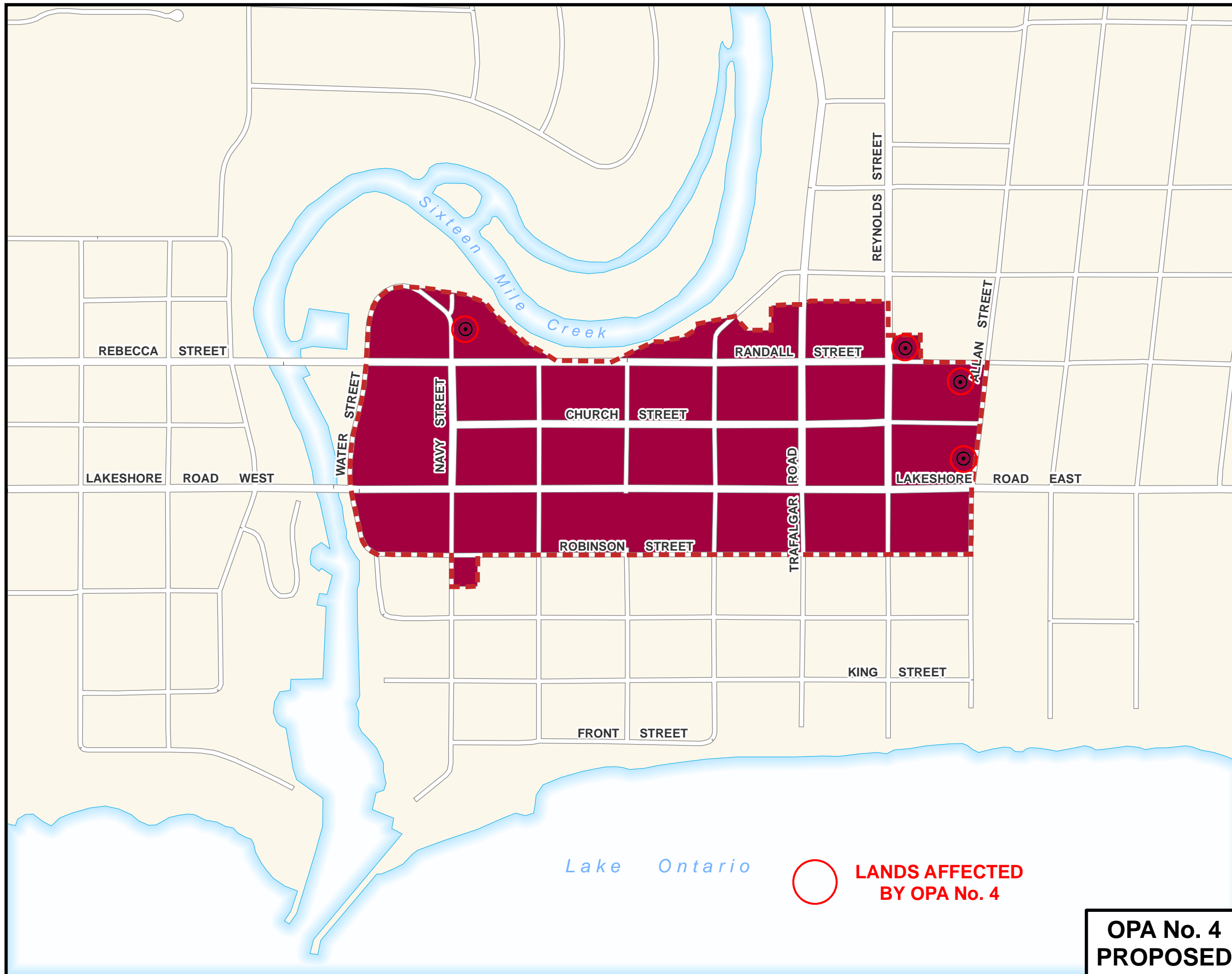
Refer to Part E, Downtown Oakville, for Land Use Policies



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LANDS AFFECTED BY OPA No. 4


**OPA No. 4
PROPOSED**

SCHEDULE Q DOWNTOWN OAKVILLE LAND USE



-  GROWTH AREA BOUNDARY
-  CENTRAL BUSINESS DISTRICT

Refer to Part E, Downtown Oakville, for Growth Area Policies

 Refer to Part E, Downtown Oakville Exceptions



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