



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2014-059

Official Plan Amendment

A by-law to adopt an amendment to the Livable
Oakville Official Plan, Official Plan Amendment
Number ____ (New Horizon Group 3340 Dundas Street
West Inc., File No.: Z.1434.02)

WHEREAS the Livable Oakville Official Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

WHEREAS subsection 21(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to redesignate the subject lands to permit the development for a 73 unit residential development.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number ____ to the Livable Oakville Official Plan is hereby adopted.
2. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number _____ to the Livable Oakville Official Plan.

PASSED this _____ day of _____, 2014

MAYOR

ACTING CLERK

Official Plan Amendment

Number _____

to the
Livable Oakville Official Plan
of the
Town of Oakville

**Town of Oakville
Official Plan Amendment Number _____**

Part 1 – Constitutional Statement

Parts 1 and 2 do not constitute operable parts of this amendment.

Part 3 constitutes Amendment Number _____ to the Livable Oakville Official Plan.

Part 2 – The Preamble

1. Purpose:

The purpose of this amendment is to increase the density of the *Medium Density Residential* designation to 55 units per hectare for the lands known municipally as 3340 Dundas Street West to permit the development of a 73 unit multiple attached residential units.

2. Location:

The subject land is on the south side of Dundas Street West, west of Colonel William Parkway and is legally described as Part of Lot 34, Con.1, S.D.S.

3. Basis:

The Official Plan Amendment is based on the following:

- The proposed development conforms with the applicable policy framework of the Livable Oakville Plan and is an appropriate level of intensification for this site.
- The proposed residential use in a townhouse form is compatible with surrounding uses and helps to complete the community.
- The configuration and layout of the plan provides for an extension to the public street network and considers pedestrian connections to Dundas Street West which is planned to be a busway corridor.
- The site is served by the existing transportation and transit system, infrastructure and community facilities.

Part 3 – The Amendment

The Livable Oakville Official Plan is amended as follows:

Item 1

Schedule H, West Land Use is amended as shown on Schedule A to identify the subject site with a target symbol to indicate that an exception policy applies.

Item 2

Part E Section 27.3, Schedule H (West) Exceptions, is amended to include the following new policy:

“On the lands designated Medium Density Residential on the south side of Dundas Street West, west of Elder Lane, the maximum residential density shall be 55 units per site hectare.”

Schedule A

