

Appendix I – Proposed Official Plan Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2016- Official Plan Amendment

A by-law to adopt an Amendment to the Livable
Oakville Plan, Official Plan Amendment Number ____

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 City Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 apply to 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 implement the Glen Abbey Golf Club redevelopment proposal,

COUNCIL ENACTS AS FOLLOWS:

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board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

PASSED this _____ day of _____, 2016

MAYOR

CLERK

**Official Plan Amendment Number _____
to the Town of Oakville's Livable Oakville Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number _____ to the Livable Oakville Plan.

Part I — 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 implement the Glen Abbey Golf Club redevelopment proposal.

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

- Retain Exception Policy 27.3.4
- Revise existing policies specific to the Glen Abbey lands in Section 27, Exceptions, West Exceptions – Schedule H of the Plan;
- Add new policies specific to the Glen Abbey lands into Section 27, Exceptions, West Exceptions – Schedule H of the Plan; and,
- Provide for the protection of Natural Areas

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

- On Schedule H - West Land Use, identify the Glen Abbey lands and change the land use designations to implement the Glen Abbey Golf Club redevelopment proposal
- On Schedule H – West Land Use, identify the Exceptions, West Exceptions
- On Schedule H - West Land Use, retain Exception Policy 27.3.4

B. Background

- The Livable Oakville Plan was adopted by City Council on June 22, 2009, through By-law 2009-112. It was approved by the Regional Municipality of Halton (the Region) with modifications on November 30, 2009, as it was deemed to conform to the Growth Plan and the Region's Official Plan, as amended. It was also deemed to be consistent with the Provincial Policy Statement.
- Several parties appealed the Region's approval of the Livable Oakville Plan to the Ontario Municipal Board (the "Board").
- The Board approved the Livable Oakville Plan with further modifications on May 10, 2011. Settlements regarding most the remaining appeals were subsequently approved by the Board. Two site specific appeals that do not affect the subject lands remain outstanding.

- ClubLink Corporation ULC and ClubLink Holdings Limited submitted an application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a residential and commercial neighbourhood consisting of 141 detached dwellings, 299 townhouse, street townhouse, stacked and back-to-back townhouse dwellings, 2,782 apartment dwellings, 5,429 m² (58,438 ft²) of office commercial and 5,841 m² (62,871 ft²) of retail commercial uses in a mixed-use residential and commercial format, 546 m² (5,877 ft²) of neighbourhood amenity uses including a village market, and park and open space uses. Conveyance of Sixteen Mile Creek and its associated valley within the subject lands to a public authority is proposed. The RayDor Estate, which is shown for contextual purposes, will be retained but is not part of the application.

C. Basis

- The Livable Oakville Plan designates the subject lands "Private Open Space" and "Natural Area". Schedule H – West Land Use also indicates two "Exception Area" policies within these land use designations.
- The "Private Open Space" designation permits legally existing golf courses and recreational facilities, trails, existing cemeteries, conservation uses, and essential public works including transportation, utility, watershed management and flood and erosion hazard control facilities.

The "Natural Area" designation permits legally existing uses, buildings and structures including existing agricultural uses, fish, wildlife and conservation management including forestry management, essential public works including transportation, utility, watershed management, and flood and erosion control facilities, and passive recreation features such as trails, walkways, and bicycle paths.

- "Exception Area" policy 27.3.4 permits a hotel/conference centre, banquet and dining facilities, limited retail uses, service commercial uses, manufacturing and storage, recreational, educational and cultural facilities, administrative offices and publication facilities, and maintenance/groundskeeper facilities including existing residential uses, provided that the uses relate to the principal golf course. These uses will be retained under the subject Official Plan amendment.
- "Exception Area" policy 27.3.5 allows the existing golf course use to be restored and/or rebuilt to its previous condition if damaged or destroyed by a natural disaster, subject to the preparation of an environmental impact statement, the implementation of necessary mitigation measures, and the receipt of the necessary permits from Conservation Halton.
- An Official Plan amendment to re-designate the "Private Open Space" lands to "Low Density Residential", "Medium Density Residential", "High Density Residential", "Main Street 2 – Exception XX", "Community Commercial – Exception XX", "Open Space", and "Natural Area" is required to permit the requested uses. The existing "Exception Area" policy 27.3.4 is also to be retained.

- The proposed development has been assessed against the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Region of Halton Official Plan, and the Livable Oakville Plan. It represents good planning because:
 1. The proposal is consistent with Provincial Policy Statement, conforms to and promotes the policies of the Growth Plan, and conforms to the Greenbelt Plan, Region of Halton Official Plan and the Town of Oakville Livable Plan.
 2. The proposed redevelopment will be compact and is an intensification of use within the built-up area that will provide a mix of residential uses, employment opportunities, and park and open space uses.
 3. The proposed redevelopment will provide active and passive recreational opportunities while preserving significant natural features.
 4. Existing infrastructure will be efficiently utilized. Opportunities for additional community infrastructure will be provided including the central park, the greenway park system, the valleyland open space, and office commercial uses which provide opportunities for medical offices, walk-in clinics, dental offices and government offices.
 5. A multi-modal transportation system that promotes transit and active transportation to reduce dependence on the automobile will be provided.
 6. Natural features and cultural heritage features will be preserved, including the protection of the Sixteen Mile Creek natural heritage system.
 7. Development will occur outside of the erosion hazard limit associated with Sixteen Mile Creek.

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.

Item No.	Section	Description of Change
1.	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Notwithstanding Section 13.4, Community Commercial Block 167 uses may be located at the intersection of the Retail Main Street and a Local Road

2.	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Section 13.4.3 is not applicable to the subject lands
3.	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Section 12.1.2 is not applicable to the subject lands
4.	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Notwithstanding Section 12.3, the Main Street 2 designation shall provide for mixed use development characterized by high quality design standards and an appropriately scaled pedestrian environment.
5.	27.3 EXCEPTIONS West Exceptions – Schedule H	Section 27.3.X is hereby added as follows: Notwithstanding Section 12.3.2.a), buildings within the Main Street 2 designation shall be a minimum of one storey in height and a maximum of 12 storeys in height

B. Schedule Change

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.	Section	Description of Change
6.	Schedule H WEST LAND USE	Amend Schedule H as shown in Appendix 1 to: - Identify the land uses and proposed roads on the Glen Abbey lands
7.	Schedule H WEST LAND USE	Amend Schedule H as shown in Appendix 1 to: - Identify the Exceptions, West Exception Areas on the Glen Abbey lands

