

Official Plan Amendment Number _____
To the Town of Oakville Livable Oakville Plan

Constitutional Statement

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

Part 1 - Preamble

A. Subject Lands

The subject land is located in the northeast quadrant of Sixth Line and Loyalist Trail. The land is legally described as Part Block 154 Plan 20M-1221, Parts 2, 3, and 6 Plan 20R-21707.

B. Location

The purpose of the Official Plan Amendment is to modify Schedule A1, Urban Structure for a portion of the subject land from Employment Area to Residential Areas; consistent with Regional Official Plan Amendment 48 (ROPA 48).

The effect of the proposed Official Plan Amendment would enable Council to permit the development of stacked townhouse dwellings.

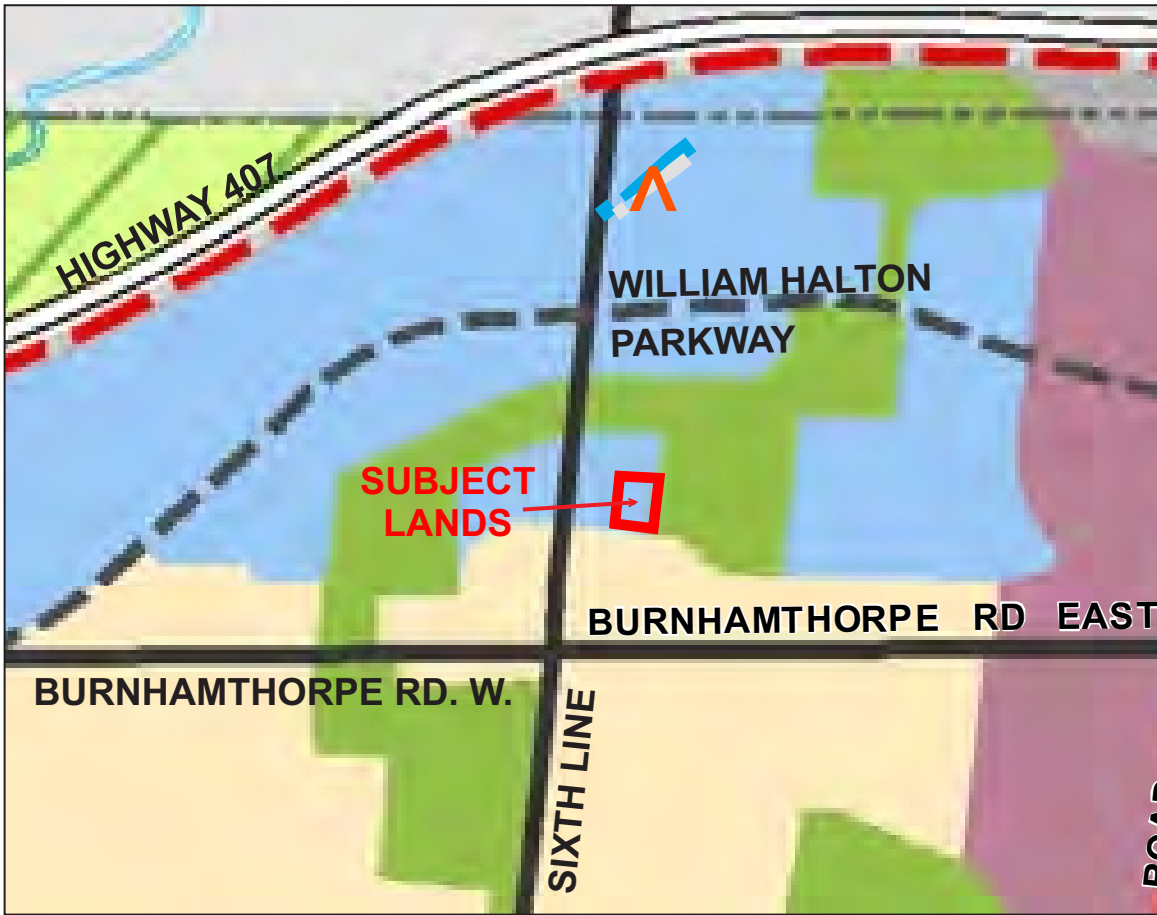
C. Background and Basis

- As part of Halton Region’s Municipal Comprehensive Review (MCR) process, Regional Official Plan Amendment #48 (ROPA 48) re-designated the subject land from Employment Area to Urban Area.
- Residential uses are not in the Employment District designation within the North Oakville East Secondary Plan whereas the Transitional Area permits residential uses including stacked townhouse dwellings.
- The proposed stacked townhouse dwellings would assist the Town of Oakville in accommodating population growth and contribute to the range of available housing options.
- The site is not ideally suited for employment uses due to its size and is not ideally suited for commercial type uses due to the lack of corner lot exposure.

Part 2 – The Amendment

A. Map Change

This Official Plan Amendment reflects modifications to Schedule A1 of the Livable Oakville Plan as shown below.



EXCERPT OF THE TOWN OF OAKVILLE OFFICIAL PLAN 2009 (AUGUST 31, 2021 CONSOLIDATION)
SCHEDULE A1 - URBAN STRUCTURE

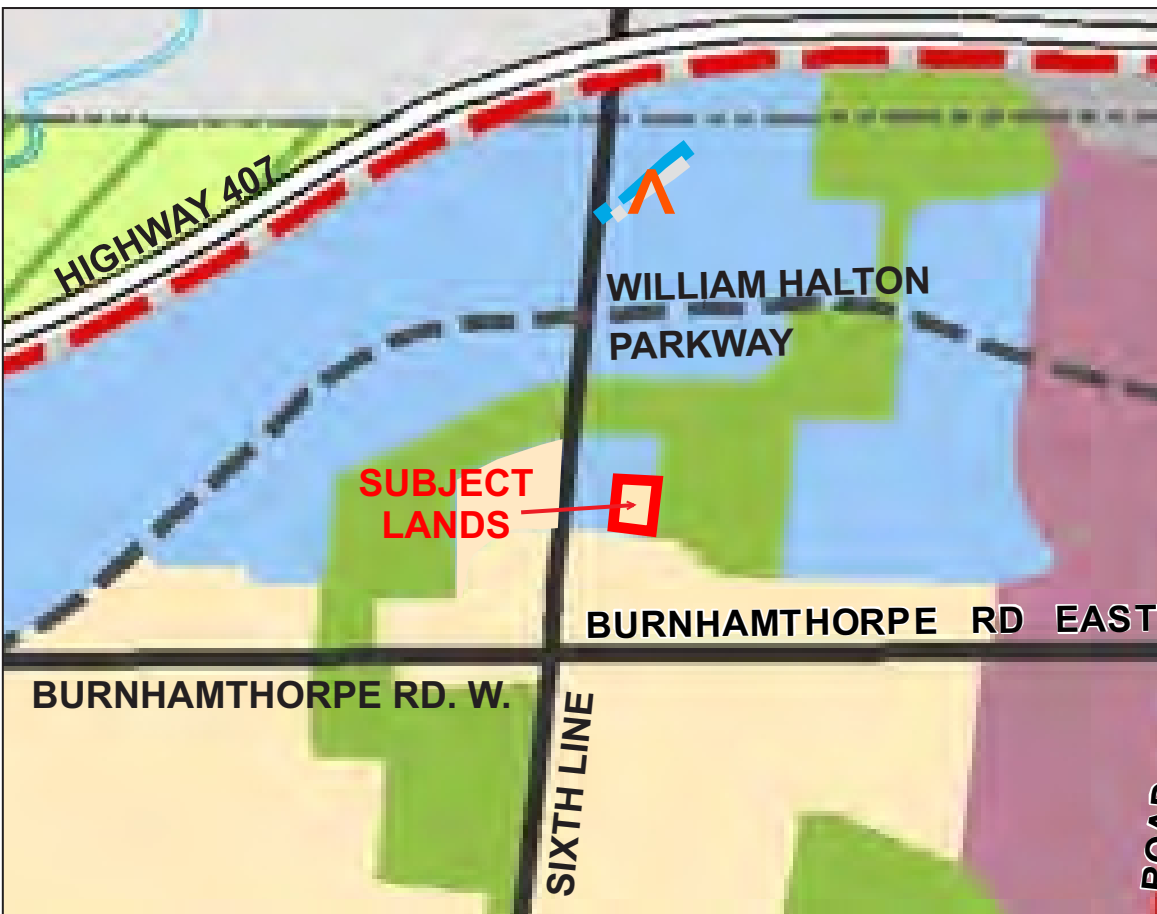
LEGEND¹

- PARKWAY BELT
- GREENBELT
- GREENBELT - URBAN RIVER VALLEY
- NATURAL HERITAGE SYSTEM
- PARKS, OPEN SPACE & CEMETERIES
- WATERFRONT OPEN SPACE
- NODES AND CORRIDORS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- RESIDENTIAL AREAS
- MAIN STREET AREA
- EMPLOYMENT MIXED USE CORRIDOR
- REGIONAL TRANSIT NODE
- PROPOSED REGIONAL TRANSIT NODE
- NODES AND CORRIDORS² FOR FURTHER STUDY
- MAJOR TRANSPORTATION CORRIDOR³
- PROPOSED MAJOR TRANSPORTATION CORRIDOR
- REGIONAL TRANSIT PRIORITY CORRIDOR
- MOBILITY LINK
- MAJOR ACTIVE TRANSPORTATION CONNECTIONS
- SCENIC CORRIDOR
- UTILITY CORRIDOR
- PROVINCIAL PRIORITY TRANSIT CORRIDOR
- MAJOR TRANSIT STATION
- HERITAGE CONSERVATION DISTRICTS/⁴ CULTURAL HERITAGE LANDSCAPES

NOTE 1: This Schedule does not represent land use designations
 NOTE 2: In addition, the south side of Dundas is recognized as having the potential for intensification subject further study to more precisely delineate the extent of such areas
 NOTE 3: Transportation corridors, with the exception of Provincial highways, permit all transportation modes including transit, pedestrian and bicycle facilities
 NOTE 4: Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure. As additional Heritage Conservation Districts and cultural heritage landscapes are designated under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure

1:50,000
 August 31, 2021

OPA No. __ - EXISTING URBAN STRUCTURE DESIGNATION



EXCERPT OF THE TOWN OF OAKVILLE OFFICIAL PLAN 2009 (AUGUST 31, 2021 CONSOLIDATION)
SCHEDULE A1 - URBAN STRUCTURE

LEGEND¹

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OPA No. __ - PROPOSED URBAN STRUCTURE DESIGNATION