

Official Plan Amendment Number _____
To the Town of Oakville
North Oakville East Secondary Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number ____ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area for the Town of Oakville.

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. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Schedule NOE1 (Community Structure) and Schedule NOE2 (Land Use) to:

- Schedule NOE1, Community Structure
 - Remove the *Employment District* designation from the subject land
- Schedule NOE2, Land Use Plan;
 - Re-designate the subject lands from *Employment District* to *Transitional Area* consistent with the Regional Official Plan Amendment #48.

The effect of this amendment is to permit the development of stacked townhouses.

C. Basis

The Official Plan Amendment is based on the following:

- As part of Halton Region's Municipal Comprehensive Review process, Regional Official Plan Amendment #48 (ROPA 48) re-designated the site from *Employment Area* to *Urban Area*.
- Residential uses are not permitted within the *Employment District*.
- Residential uses such as stacked townhouses are a permitted use in the *Transitional Area* designation.

- 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 will be separated from existing single detached and townhouse residential uses by a 20 metre wide road right of way.
- The site will be separated from the northerly employment lands by the Natural Heritage System (NHS) owned by the Town of Oakville as well as the Moore I Reservoir owned by the Region of Halton
- The site will be further separated from the westerly employment lands by the Natural Heritage System (NHS). The NHS will be owned by the Town of Oakville.
- The site is in proximity to proposed transportation and transit system and existing infrastructure.
- The site is not ideally suited for employment uses due to its size and is not ideally suited for retail and service commercial type uses due to the lack of intersection exposure.
- The proposal is considered an appropriate development for this site.

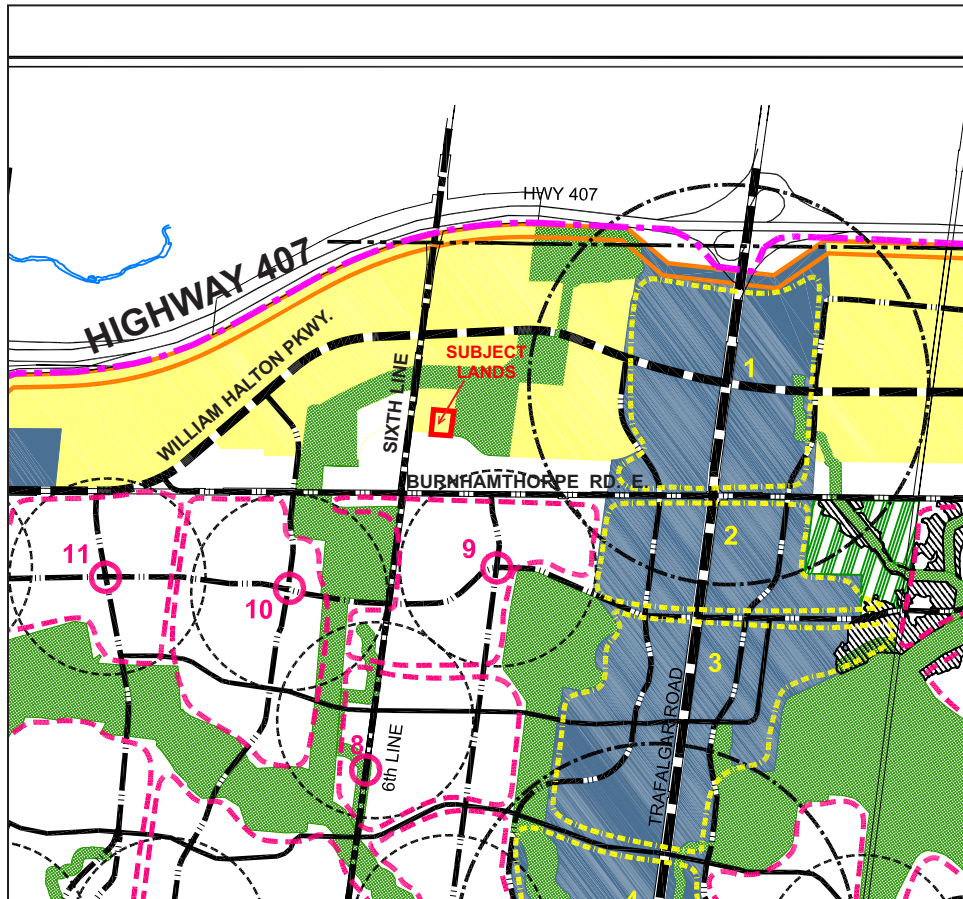
Part 2 – The Amendment

A. Map Change

This Official Plan Amendment includes the modifications to the following schedules to the North Oakville East Secondary Plan as shown below.

NOE 1 - COMMUNITY STRUCTURE

EXCERPT OF THE
THE NORTH OAKVILLE EAST
SECONDARY PLAN
FIGURE NOE 1 - COMMUNITY STRUCTURE

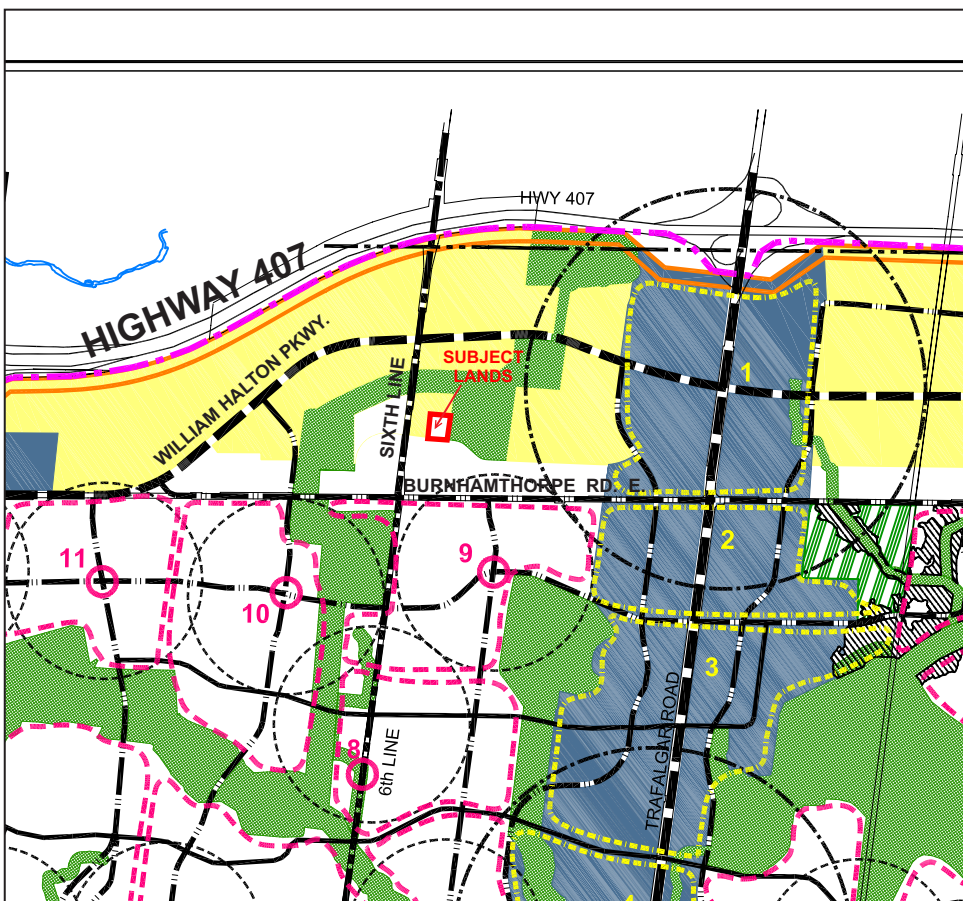


LEGEND

- SECONDARY PLAN AREA BOUNDARY
- OAKVILLE / MILTON MUNICIPAL BOUNDARY
- PROVINCIAL FREEWAY
- MAJOR ARTERIAL/TRANSIT CORRIDOR
- MINOR ARTERIAL/TRANSIT CORRIDOR
- AVENUE/TRANSIT CORRIDOR
- CONNECTOR/TRANSIT CORRIDOR
- TRANSITWAY
- UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)
- FIVE MINUTE PEDESTRIAN SHED
- TEN MINUTE PEDESTRIAN SHED
- NEIGHBOURHOOD CENTRAL ACTIVITY NODE
- RESIDENTIAL NEIGHBOURHOOD BOUNDARIES
- TRAFALGAR URBAN CORE SUB-AREAS
- URBAN CORE AREA
- EMPLOYMENT DISTRICT
- NATURAL HERITAGE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
- OPEN SPACE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
- JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17

OPA No. ___ - EXISTING COMMUNITY STRUCTURE DESIGNATION

EXCERPT OF THE
THE NORTH OAKVILLE EAST
SECONDARY PLAN
FIGURE NOE 1 - COMMUNITY STRUCTURE



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OPA No. ___ - PROPOSED COMMUNITY STRUCTURE DESIGNATION

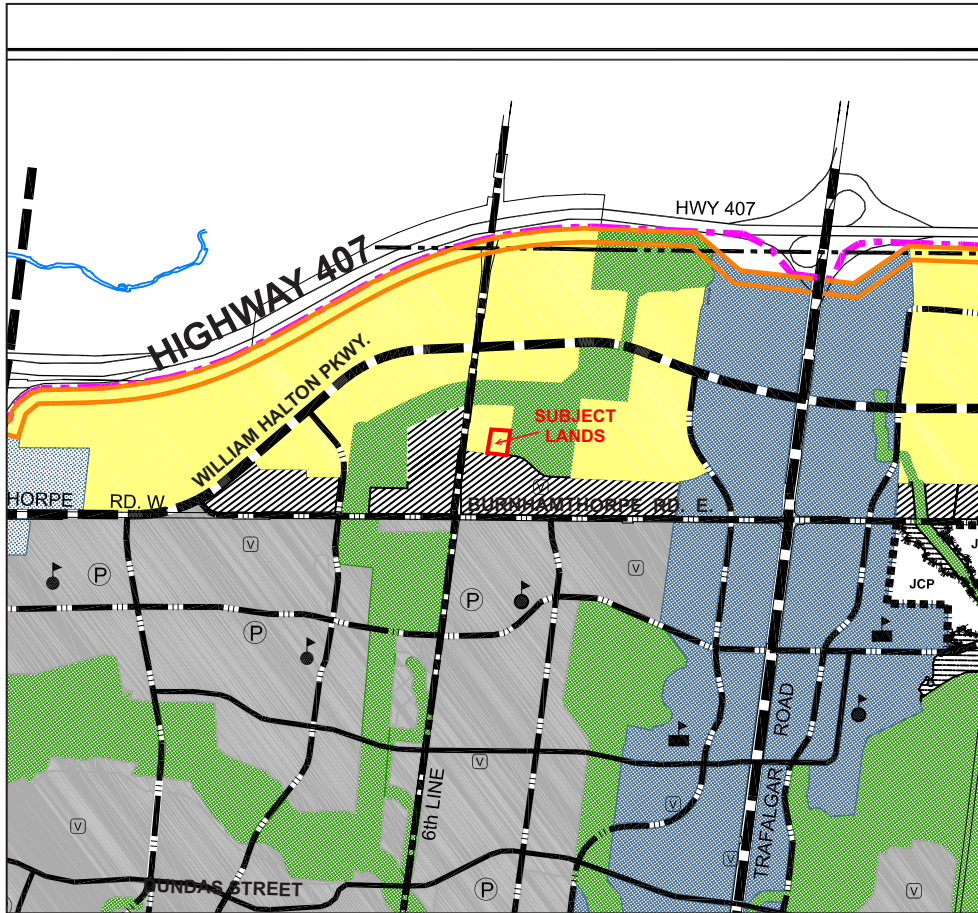
NOE 2 - LAND USE PLAN

EXCERPT OF THE THE NORTH OAKVILLE EAST SECONDARY PLAN

FIGURE NOE 2 - LAND USE PLAN

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- UTILITY CORRIDOR
- TRANSITWAY
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- NEYAGAWA URBAN CORE AREA
- TRAFALGAR URBAN CORE AREA
- TRANSITIONAL AREA
- EMPLOYMENT DISTRICT
- NATURAL HERITAGE SYSTEM AREA
- COMMUNITY PARK AREA
- JOSHUA CREEK COMMUNITY PARK AREA
- JOSHUA CREEK FLOODPLAIN AREA
subject to Sections 7.4.13.1 & 7.6.17
- NEIGHBOURHOOD AREA
- CEMETERY AREA
- INSTITUTIONAL AREA
- SECONDARY SCHOOL SITE
- ELEMENTARY SCHOOL SITE
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- ** SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d)
- * POLICY REFERENCE SEE POLICY SECTION 7.4.7.2



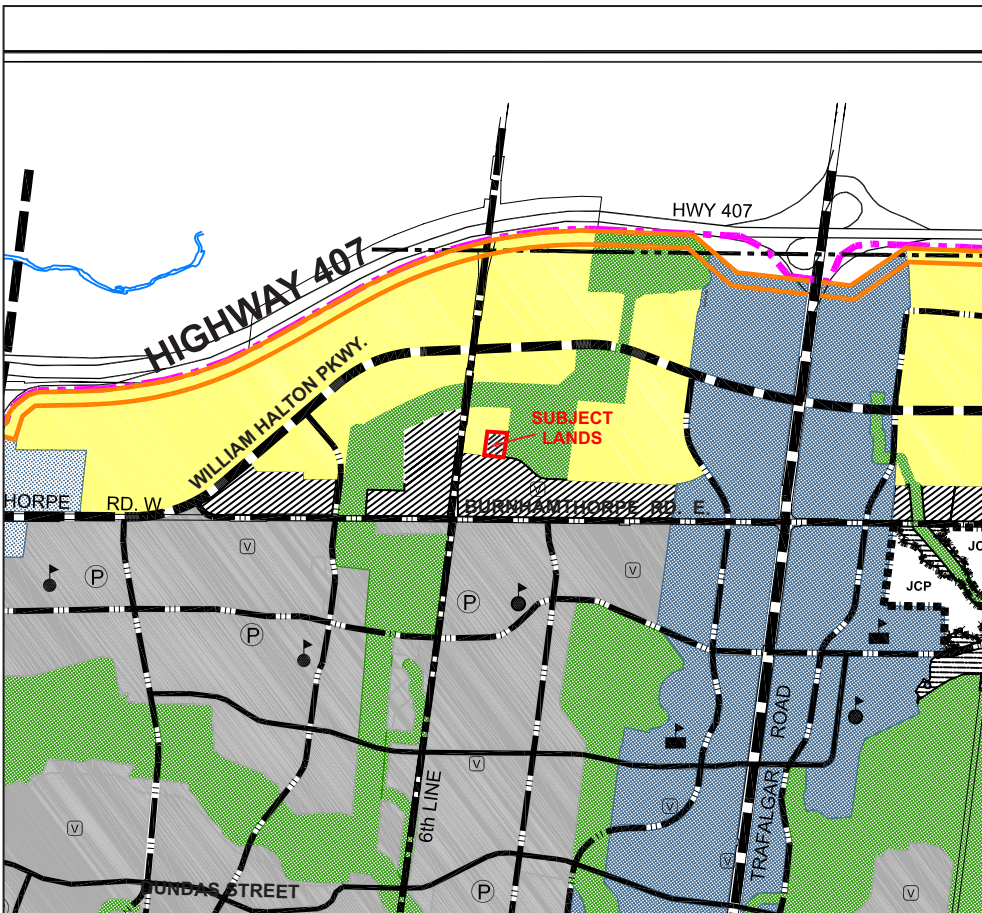
OPA No. __ - EXISTING LAND USE DESIGNATION

EXCERPT OF THE THE NORTH OAKVILLE EAST SECONDARY PLAN

FIGURE NOE 2 - LAND USE PLAN

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OPA No. __ - PROPOSED LAND USE DESIGNATION