

Official Plan Amendment Number ____
to the North Oakville East Secondary Plan
forming part of the Official Plan of the Oakville Planning Area
of the Town of Oakville

Constitutional Statement

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

Part 1 – The Preamble

1. Purpose

The purpose of the proposed Official Plan Amendment is to modify the text of the North Oakville East Secondary Plan to permit an increase in height and density of up to 33-storeys to facilitate the construction of two 33-storey residential buildings.

2. Location

The site subject to this Official Plan Amendment is legally known as Part of Lot 13, Concession 1, N.D.S. The property comprises an area of 0.70 hectares on the west side of Trafalgar, between Dundas Street West and Burnhamthorpe Road West.

3. Basis

- The proposed development has regard for matters of provincial interest, does not conflict with all applicable provincial plans, the Region of Halton Official Plan and conforms to the North Oakville East Secondary Plan.
- A statutory public meeting on the proposed Official Plan Amendment was held on __XX__.
- Apartment buildings are a permitted use in the Trafalgar Urban Core Area land use designation of the North Oakville East Secondary Plan.
- The proposed design of the apartment buildings is contextually appropriate, to minimize impact and maintain compatibility with the surrounding land uses.
- An updated Traffic Impact Analysis has confirmed that the traffic generated by the proposed development can be accommodated on the existing and planned road network.
- An Urban Design Brief demonstrates compatibility with the objectives of the Livable By Design Manual.
- The property is located on Trafalgar Road, a major arterial which is an identified Transit Corridor.
- The proposed density of the development is transit supportive and contributes to the overall objective to reduce reliance on vehicle trips in North Oakville.
- Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment, which will be further amended through a minor variance for the increased heights.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1.	7.6.18 EXCEPTIONS	Insert new policies as follows: <u>7.6.18.XXX Part of Lot 13, Concession 1, NDS</u> <u>Notwithstanding section 7.6.7.1.c), apartment buildings with a maximum height of 33-storeys is permitted on, Part of Lot 13, Concession 1, NDS.</u>