

DRAFT

THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW NUMBER 2018-XXX
Official Plan Amendment ____

A by-law to adopt an amendment to the Livable Oakville Plan,
Official Plan Amendment Number ____
(Part 10, Registered Plan 20R-5377; File: XX)

WHEREAS the Livable Oakville Official Plan, which applies to the lands south of North Service Road West and west of Queen Elizabeth Way Exit 117 at Kerr Street 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 incorporate certain modifications to text and schedules pertaining to the lands south of North Service Road West and west of Queen Elizabeth Way Exit 117 at Kerr Street;

COUNCIL ENACTS AS FOLLOWS:

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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

PASSED this ____ day of _____, 2018

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 1 – Preamble

1. Purpose:

The purpose of the proposed official plan amendment is to incorporate a site specific modification to the Liveable Oakville Plan, to facilitate the development of a 7-storey hotel with a maximum of 114 rooms at the lands legally described as Part 10, Registered Plan 20R-5377.

2. Location:

The subject site is located on the north corner of North Service Road West and the Kerr Road QEW off-ramp. The Subject Site is triangular in shape, having approximately 104 metres of frontage along North Service Road West and 125 metres of frontage adjacent to the Queen Elizabeth Way 117-Kerr Street off-ramp. The Subject Site has a total lot area of approximately 6,792.50 square metres.

The subject site is legally described as Part 10, Registered Plan 20R-5377, Town of Oakville, Regional Municipality of Halton. The general location for the subject site is shown on the attached Appendix 1 to this Amendment.

3. Basis:

The proposed hotel will provide for intensification and provide for a mix of uses as encouraged through the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Official Plan. A hotel will complement the existing uses and is supportable in this location given its compatibility with the surrounding commercial character of the neighbourhood and its proximity to the Queen Elizabeth Way and access to local and regional transit.

The Core Commercial designation allows for a range of commercial, retail and commercial uses. A hotel is not a permitted use, therefore, a site specific Official Plan Amendment to permit a hotel on the subject site is required. The proposed hotel provides a compatible use, through the intensification of a vacant parcel of land, which will provide jobs, and encourage tourism through the existing commercial area. The land use being introduced by this amendment is supported by detailed background studies addressing servicing and infrastructure needs, transportation needs, urban design, and related matters.

Part 2 – The Amendment

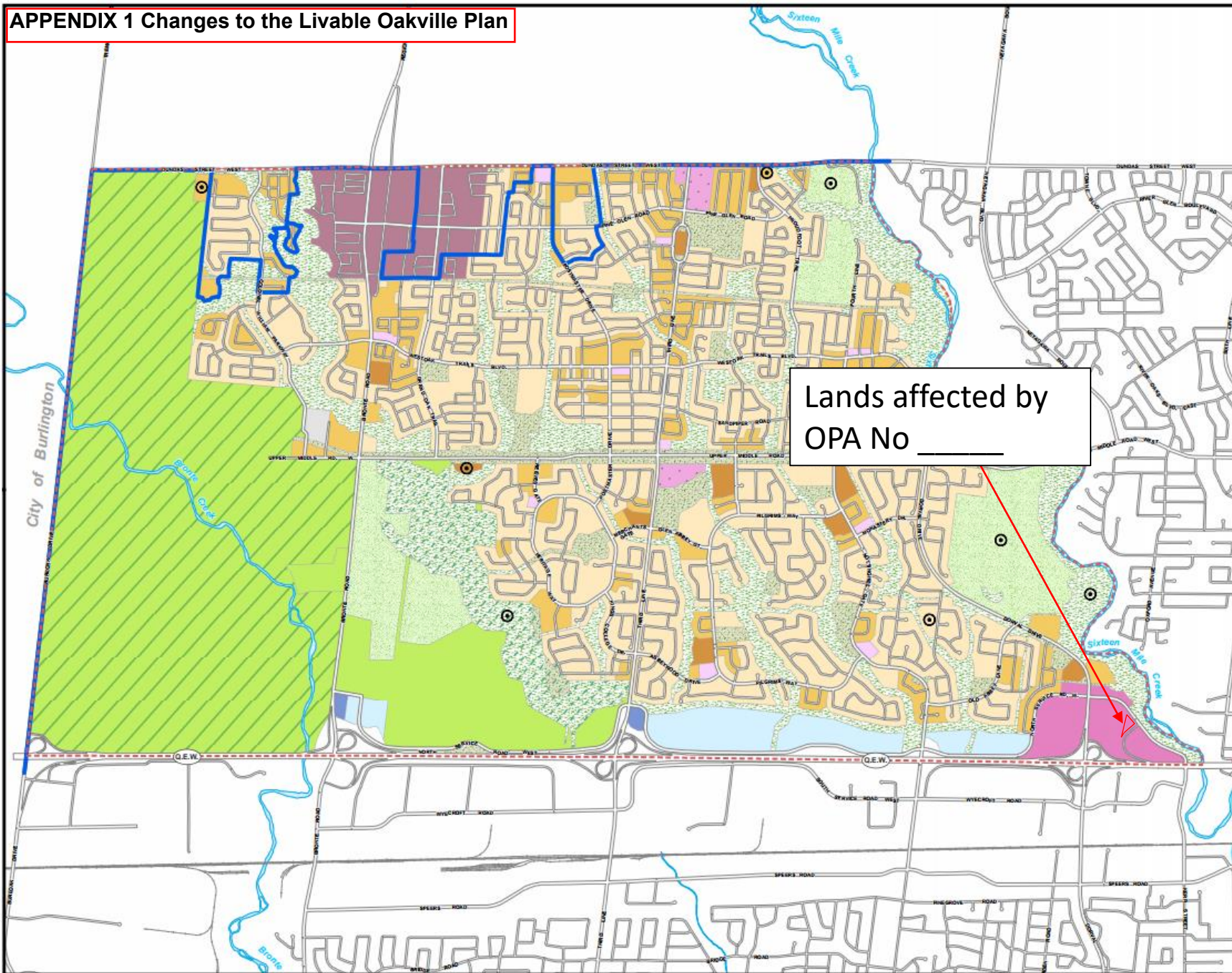
Item 1 – Text:

To add to Section 27.3, Schedule H (West – Land Use), the following new Section 27.3.X:

27.3.X On the lands designated Core Commercial on the south side of North Service Road West, west of the Exit 117 - Q.E.W. Kerr Road off-ramp, a hotel with a maximum height of 7 storeys may also be permitted.

APPENDIX 1 Changes to the Livable Oakville Plan

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Lands affected by
OPA No _____

**SCHEDULE H
WEST
LAND USE**



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS COMMERCIAL
- NATURAL AREA
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- GREENBELT**
- RAILWAY

* Refer to Part E, Growth Area Policies
 ** Refer to Part E, Special Policy Areas
 Refer to Part E, Exceptions



1:26,000
April 4, 2017