

The Corporation of the Town of Oakville

BY-LAW NO. _____

To adopt:

Official Plan Amendment No. ____ to the Town of Oakville North Oakville East Secondary Plan

WHEREAS the North Oakville East Secondary Plan, which applies to the lands north of Dundas Street and south of Highway 407, was adopted by City Council as Official Plan Amendment No. 272 to the 2006 Town of Oakville Official Plan; 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 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan to incorporate certain modifications to the text that would permit residential use, in addition to the permitted uses in the Trafalgar Core Area 1 designation,

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. ____ to the North Oakville East Secondary 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 subsection 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
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 _____, 20__.

Mayor

Clerk

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

Constitutional Statement

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

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are located on the east and west sides of Trafalgar Road, North of Burnhamthorpe Road, known as 4233 Trafalgar Rd., Part 1 of Plan 20R-18052 (East Side of Trafalgar) and 4040 & 4180 Trafalgar Rd., Parts 4 & 5 of Plan 20R-18051 (West Side of Trafalgar).

2.0 Purpose and Effect:

The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to permit residential uses in the portions of the Urban Core 1 land use designation identified as Urban Core Area 1A. A site specific policy is also proposed to address the need for specific technical reports and studies for future development applications on the land subject to this Amendment.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The additional of residential use proposed in this application is consistent with the with the Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- The proposed amendment is in keeping with the policies of the Halton Region Official Plan; and,
- The addition of residential use permissions will provide mixed-use and residential development, contributing to the formation of a complete community, supporting the existing and future transit network in the area, while maintaining the employment permissions of the site.

Part 2 – The Amendment

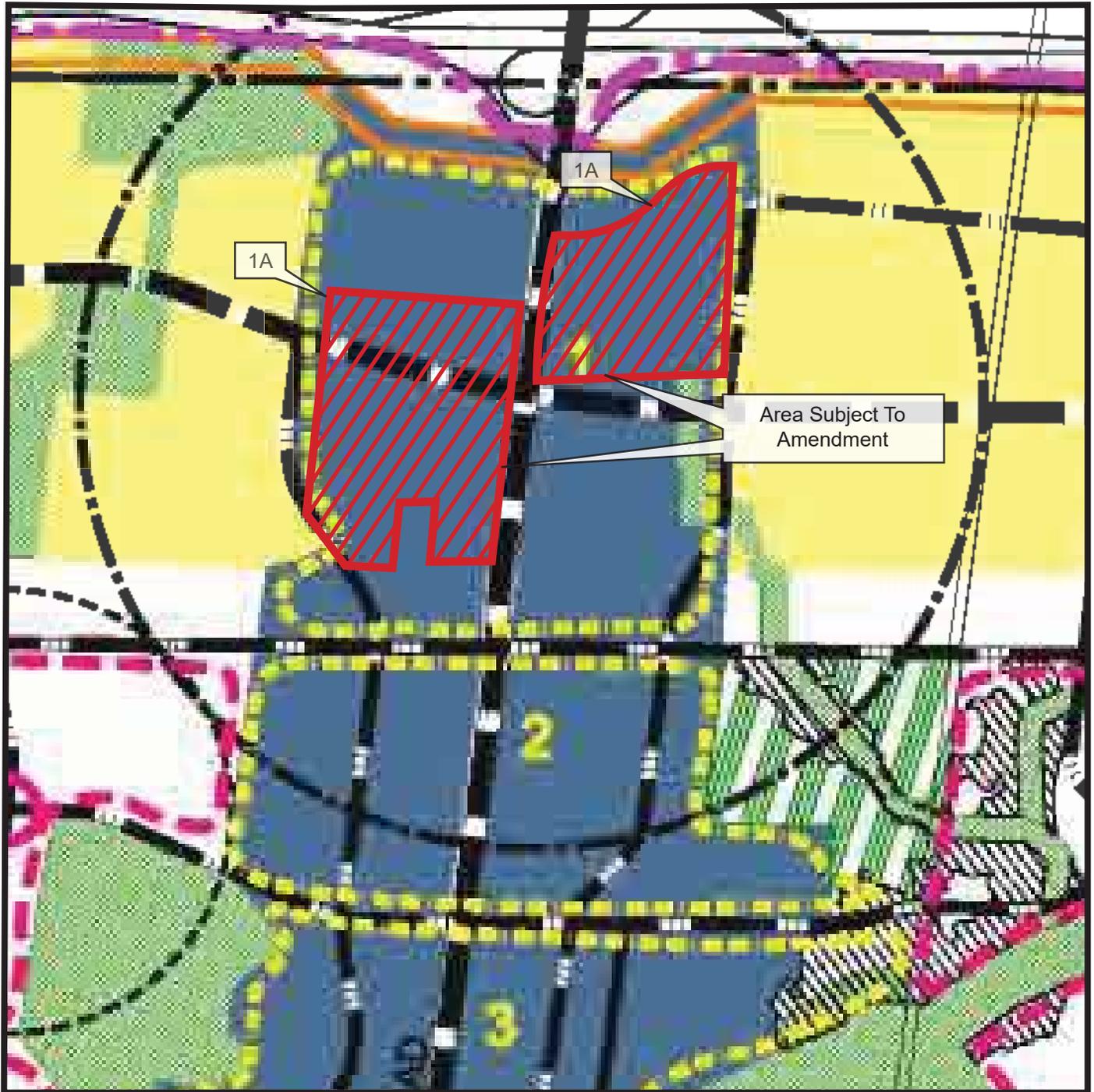
1.0 Text Changes

- Urban Core Area policy 7.6.4.4 is hereby amended as by adding the following addition policy 7.6.4.4 d):

“d) The following policies are applicable to the land identified on Figure NOE 1 as Urban Core Area 1A. Land identified as Urban Core Area 1A shall be comprised primarily of residential and employment related uses, including multi-unit residential buildings, offices and industrial buildings with office components and the general configuration of these uses shall be:

- i. *Office Centre – Major office and institutional uses, as well as hotels, convention centres and ancillary retail and service commercial and business support services shall be permitted throughout, however offices should be focused along the Trafalgar Corridor.*
- ii. *Prestige Industrial – Prestige industrial uses shall be permitted including a full range of industrial uses excluding truck terminals, works yards, waste processing, waste transfer and uses with outdoor processing or outdoor storage. Along the Trafalgar Road frontage, the built form shall be oriented to Trafalgar Road and will incorporate multiple-storey building elements.*
- iii. *Mixed Use – Along the north side of existing Burnhamthorpe Road, William Halton Parkway and Trafalgar Road, mixed use development shall be permitted in a “main street” format. These areas can provide residential, commercial, including retail and service commercial uses, and business support facilities. Office and institutional uses shall also be permitted. Both mixed use and single use buildings shall be permitted. Single use, residential development is permitted on lands that do not have frontage along Trafalgar Road, William Halton Parkway or Burnhamthorpe Road.*
- iv. *Technical Reports and studies, including a Traffic Impact Study, Land Use Compatibility Study; Urban Design Brief/Guidelines, and Functional Servicing and Stormwater Management Report, are required for development applications on lands designated Urban Core Area 1A.*
- v. *Future development applications shall be designed to ensure that long term transit plans, including the future Trafalgar Road Bus Rapid Transit and Highway 407 Transitway are integrated into the development plans to ensure ease of access and connectivity to transit stations and stops.”*

**Schedule A
 Lands Subject to Amendment**



 Area Affected By OPA No. ____

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