

Statutory Public Meeting for Proposed Town-initiated Official Plan and Zoning By-law Amendments

Monday, May 6, 2024, at 6:30 p.m.
In-person and by videoconference broadcast
from the Council Chamber
Town Hall, 1225 Trafalgar Road
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

This notice describes town-initiated Official Plan Amendments and Zoning By-law Amendments that relate to two initiatives:

- Four Dwelling Units Per Detached Residential Property; and,
- Sheridan College Housing Area – Special Policy Area

These initiatives are being undertaken to address a Council motion responding to the Federal Government’s Housing Accelerator Fund program.

The Planning Services department will be presenting a recommendation report with respect to these initiatives at this Public Meeting. Planning and Development Council will be asked to make a decision on the amendments.

You are invited to attend either in-person or virtually and provide input at this meeting hosted by Planning and Development Council.

Instructions on how to view the meeting or participate in-person, by written submission, videoconference or telephone are provided below.

Four Dwelling Units Per Detached Residential Property

Location: Town-wide, Ward 1-7
File No: 42.15.62

This initiative proposes Official Plan Amendments and Zoning By-law Amendments to the following documents:

- Livable Oakville Plan
- North Oakville East Secondary Plan (1984 Oakville Official Plan)
- Zoning By-law 2014-014 (Livable Oakville Plan Area)
- Zoning By-law 2009-189 (North Oakville Plan Area)

The purpose of the Official Plan Amendments and Zoning By-law Amendments is to modify the policies and regulations of these documents to permit additional dwelling units and allow up to four dwelling units per property that contain a detached house.

(Note: Current in-effect policies and regulations permit up to three dwelling units per property containing a detached house, semi-detached house, and townhouse. The resulting change of the proposed amendments would allow one more additional dwelling unit for detached houses only).

The effect of the proposed amendments to the Livable Oakville Plan and North Oakville East Secondary Plan will:

- permit additional dwelling units subject to regulations of the Zoning By-law;
- ensure additional dwelling units do not count toward the calculation of density;
- enables guidance material to be developed; and,
- align the Livable Oakville Plan and the North Oakville East Secondary Plan policies.

Town of Oakville | 1225 Trafalgar Road, Oakville L6H 0H3 | 905-845-6601 | [oakville.ca](https://www.oakville.ca)

The effect of the proposed amendments to Zoning By-law 2014-014 to Zoning By-law 2009-189 will:

- redefine “accessory dwelling units” to “additional dwelling units” throughout the by-laws, including for greater clarity definitions for “detached” and “attached” additional dwelling units;
- in addition to the primary dwelling unit, permit a maximum of three attached additional dwelling units within a detached dwelling on a lot; or permit a maximum of two attached additional dwelling units within a detached dwelling and one detached additional dwelling unit within an accessory building on a lot;
- regulate access requirements to additional dwelling units with a minimum of 1.0 metre yard requirements;
- require a minimum of four parking spaces for detached dwellings that accommodate four dwelling units (primary dwelling unit plus three additional dwelling units).

Proposed changes relating to four dwelling units per property (detached residential) apply town wide.

Sheridan College Housing Area – Special Policy Area

Location: See map attached to notice, Ward 5

File No: 42.15.63

This initiative proposes an Official Plan Amendment and Zoning By-law Amendment to the following documents:

- Livable Oakville Plan
- Zoning By-law 2014-014 (Livable Oakville Plan Area)

The purpose of the Official Plan Amendment is to modify the text and schedules of the Livable Oakville Plan to establish a new Special Policy Area, known as the Sheridan College Housing Area, and establish a policy framework to enable increased density permissions, including building heights up to four storeys within the Residential Area and Nodes and Corridor – Trafalgar Road Corridor.

The purpose of the companion Zoning By-law Amendment to Zoning By-law 2014-014 will modify the zoning regulations to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in a low rise apartment built form.

The effect of the proposed amendment to the Livable Oakville Plan will:

- establish a new Special Policy Area known as the Sheridan College Housing Area;
- establish a new goal, objectives, and development concept to guide decision making;
- establish new functional policies to address parking, accommodating increased density, housing, and urban design;
- establish new land use policies that enable a broader range of medium density residential uses within the Residential Area and Trafalgar Road Corridor;
- establish implementation policies to ensure appropriate transition, phasing, and coordination with Sheridan College over the long-term.

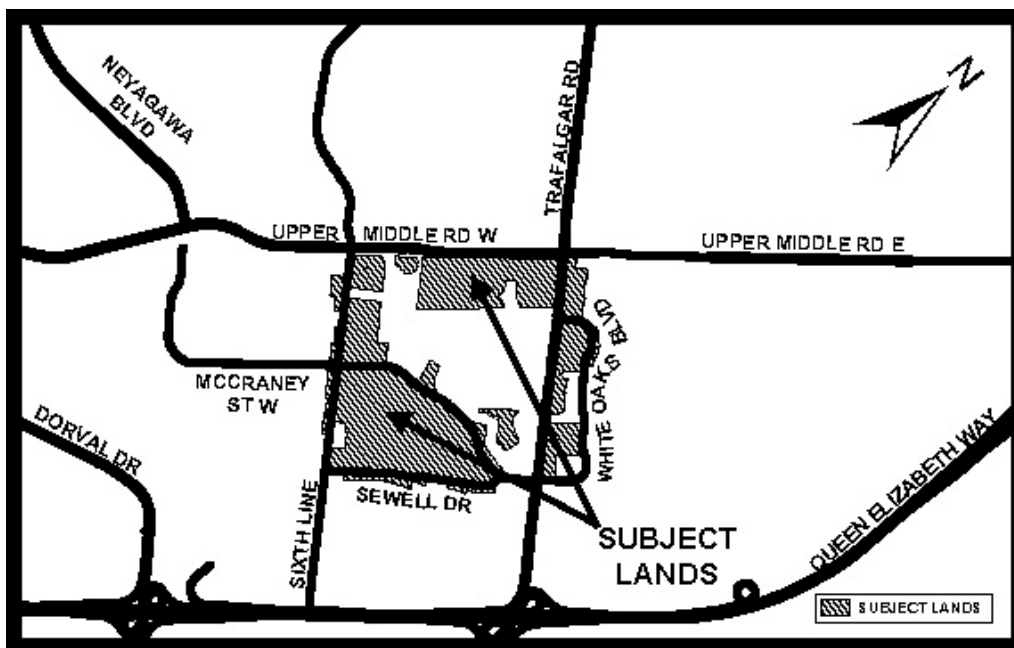
The effect of the proposed amendment to Zoning By-law 2014-014 will:

- create a new special provision for residential low zones within the Sheridan College Housing Area to permit RM1, RM2, RM3, and RM4 uses subject to same zone regulations;

- create a new special provision for RM1 zones within the Sheridan College Housing Area to permit RM2, RM3, and RM4 uses subject to same zone regulations;
- create a new special provision for C1 zones within the Sheridan College housing Area to permit a maximum height of four storeys and residential uses above the first storey;
- create a new holding provision applying to the Sheridan College Housing Area to ensure coordinated, integrated and comprehensive redevelopment.

Proposed changes relating to the Sheridan College Housing Area Special Policy Area generally apply to the area bounded by Upper Middle Road to the north, White Oaks Boulevard to the east, Sewell Drive to the south, and Sixth Line to the west, and apply to lands designated for low and medium density residential uses as well as neighbourhood commercial uses (see map for details).

Map of proposed Sheridan College Housing Area - Special Policy Area



If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the proposed official plan amendment is adopted, or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville ON L6H 0H3 or at TownClerk@oakville.ca

This meeting will be live streamed on <https://www.oakville.ca/live.html> and also on YouTube at <https://www.youtube.com/user/TownofOakvilleTV>.

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on Monday, May 6, 2024, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the public meeting are strongly encouraged to contact the Clerk's Department by noon on Friday, May 3, 2024 by email to: TownClerk@Oakville.ca or call 905-815-6015 to register as a delegation and to obtain instructions on how to participate. Requests to delegate will not be processed during the meeting.

All submissions should include the full name and address of the presenter.

A copy of the proposed official plan amendments, zoning by-law amendments and information and material will be available to the public for inspection on or after Monday, April 15, 2024 along with more information about this matter, including information on preserving your appeal rights by visiting www.oakville.ca and searching "Housing Accelerator Fund" or by contacting Brad Sunderland, Senior Planner, Planning Services department at 905-845-6601, ext. 3043 (TTY 905-338-4200) or at brad.sunderland@oakville.ca

If you have any accessibility needs, please advise Brad Sunderland one week before the meeting.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

Dated at the Town of Oakville April 15, 2024