



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2022-066

Official Plan Amendment 327

A by-law to adopt an amendment to the North Oakville East Secondary Plan, Official Plan Amendment Number 327 (Sixth Oak Inc., File No.: OPA.1216.01)

**WHEREAS** the North Oakville East Secondary Plan, approved by the Ontario Municipal Board on January 11, 2008 forms part of the Official Plan of the Oakville Planning Area applicable to lands not covered by the Livable Oakville Plan;

**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 Official Plan of the Oakville Planning Area by amending the North Oakville East Secondary Plan to permit the development of a secondary school at the northwest corner of Sixth Line and Burnhamthorpe Road West.

### **COUNCIL ENACTS AS FOLLOWS:**

1. Official Plan Amendment Number 327 to the Official Plan of the Oakville Planning Area (North Oakville East Secondary Plan), attached as Appendix "A", is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this 6<sup>th</sup> day of September, 2022

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MAYOR

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CLERK

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## APPENDIX “A” to By-law 2022-066

### Official Plan Amendment Number 327 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 Official Plan Amendment Number 327 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 Land**

The subject land is located at the northwest corner of Sixth Line and Burnhamthorpe Road West. The land is legally described as Part of Lot 16, Concession II, N.D.S; and municipally known as 103 Burnhamthorpe Road West.

##### **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 northerly part of the proposed school block;
- Schedule NOE2, Land Use Plan
  - re-designate the northerly portion of the site from *Employment District* to *Transitional Area* consistent with Halton Regional Official Plan Amendment #48;
  - relocate the secondary school symbol from the northwest corner of Neyagawa Boulevard and Dundas Street West to the northwest corner of Sixth Line and Burnhamthorpe Road West; and,
- Add site-specific policies related to the proposed secondary school.

The effect of this amendment is to permit the development of a secondary school.

##### **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 a portion of the site from *Employment Area* to *Urban Area*.
- Educational Facilities are a permitted use in all land use designations, except in the Employment Area designation within the North Oakville East Secondary Plan (Section 7.6.2.2).
- Institutional uses such as a school are a permitted use in the Transitional Area designation.
- The proposed secondary school is a critical component to the creation of complete communities within North Oakville.
- The site is located directly adjacent to Sixth Line which is a Minor Arterial/Transit Corridor, and Burnhamthorpe Road West which is an Avenue/Transit Corridor.
- The site is well-served by the proposed transportation and transit system and infrastructure.
- The site will be further separated from the northerly and westerly employment lands by the Natural Heritage System (NHS). The NHS will be owned by the Town of Oakville.
- The proposal is considered an appropriate development for this site.
- The Statutory Public Meeting was held on May 2, 2022 and no public concerns were raised.

## **Part 2 – The Amendment**

The North Oakville East Secondary Plan is amended as follows:

### **A. Text Changes**

Part E, Section 7.6.18, Exceptions, is amended to include the following new policy:

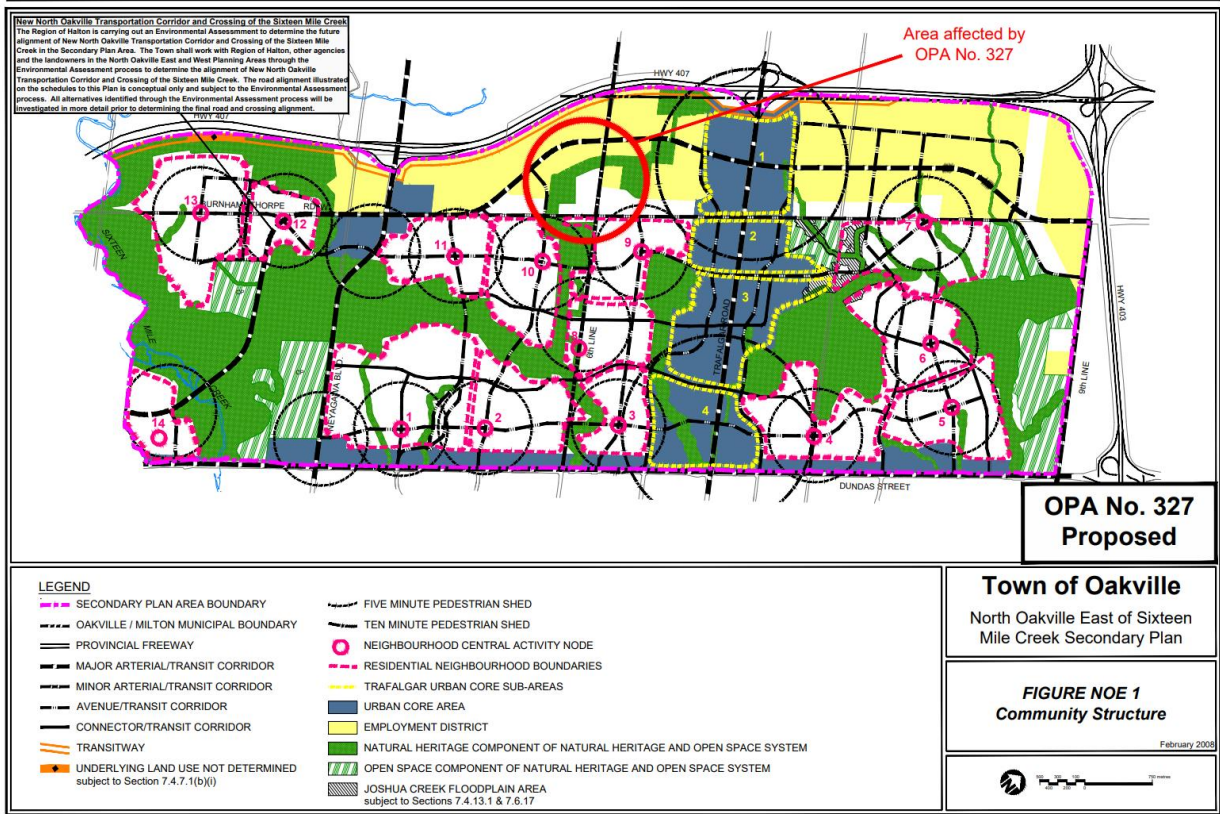
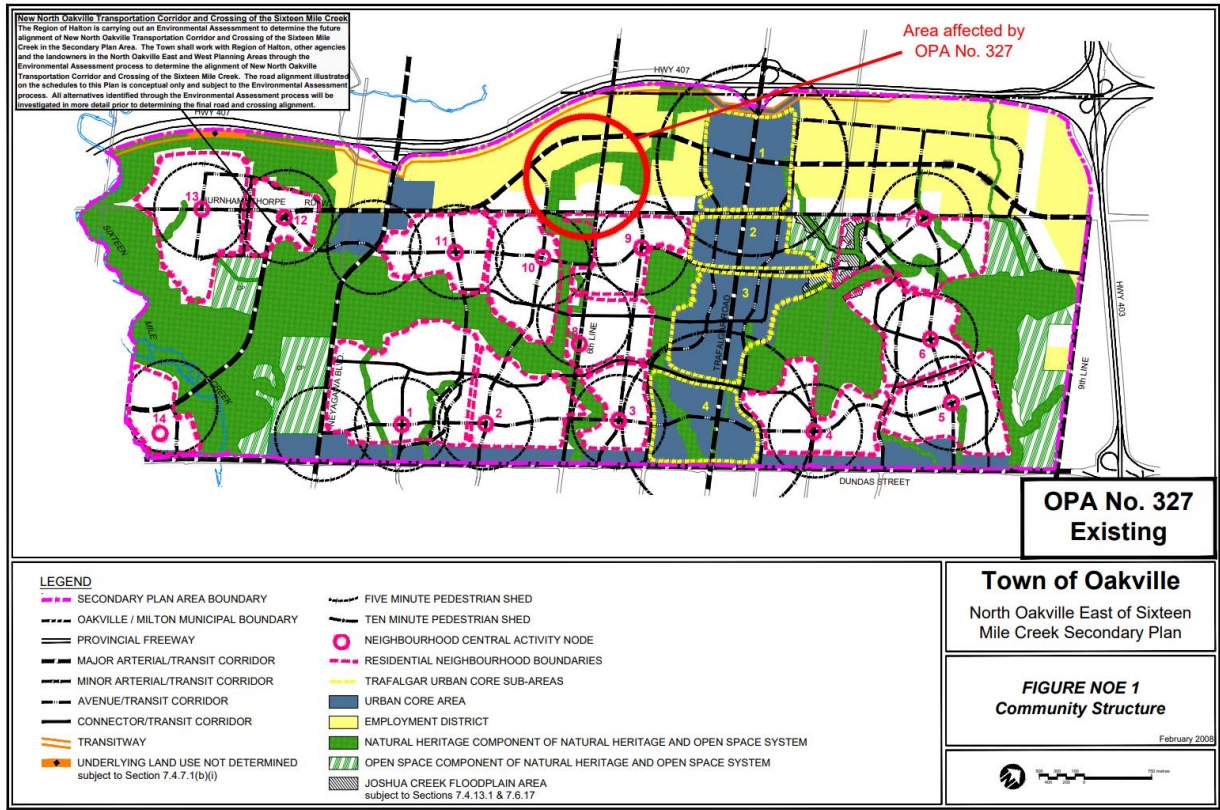
**“7.6.18.4 Northwest corner of Sixth Line and Burnhamthorpe Road West (Public Secondary School site only)**

The lands designated Transitional Area at the northwest corner of Sixth Line and Burnhamthorpe Road West are subject to the following development criteria:

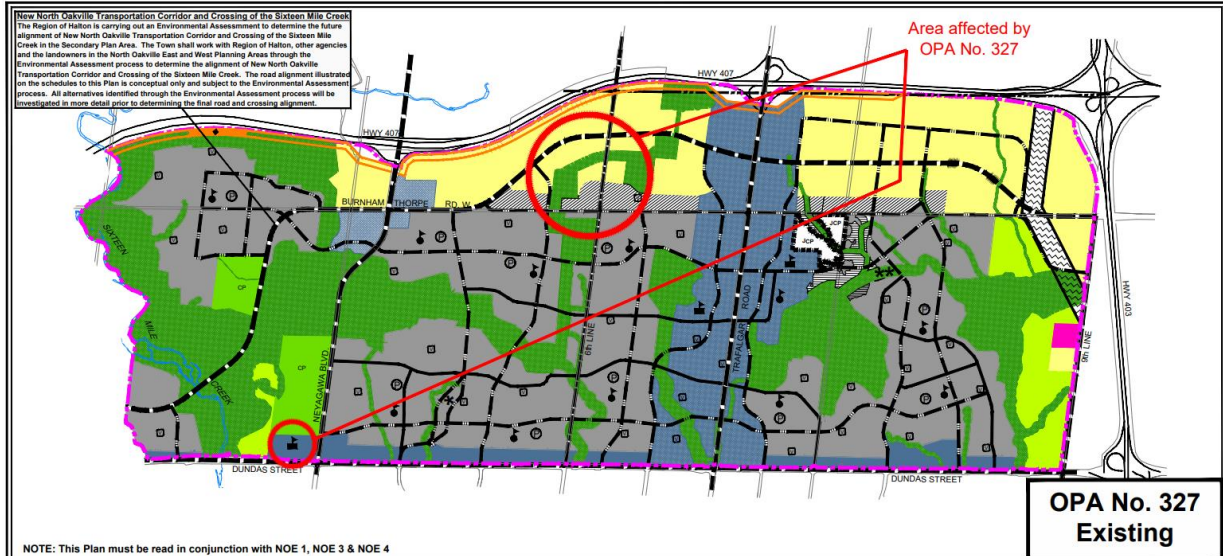
- No minimum height; and,
- No minimum floor space index.”

**B. Map Change**

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







NOTE: This Plan must be read in conjunction with NOE 1, NOE 3 & NOE 4

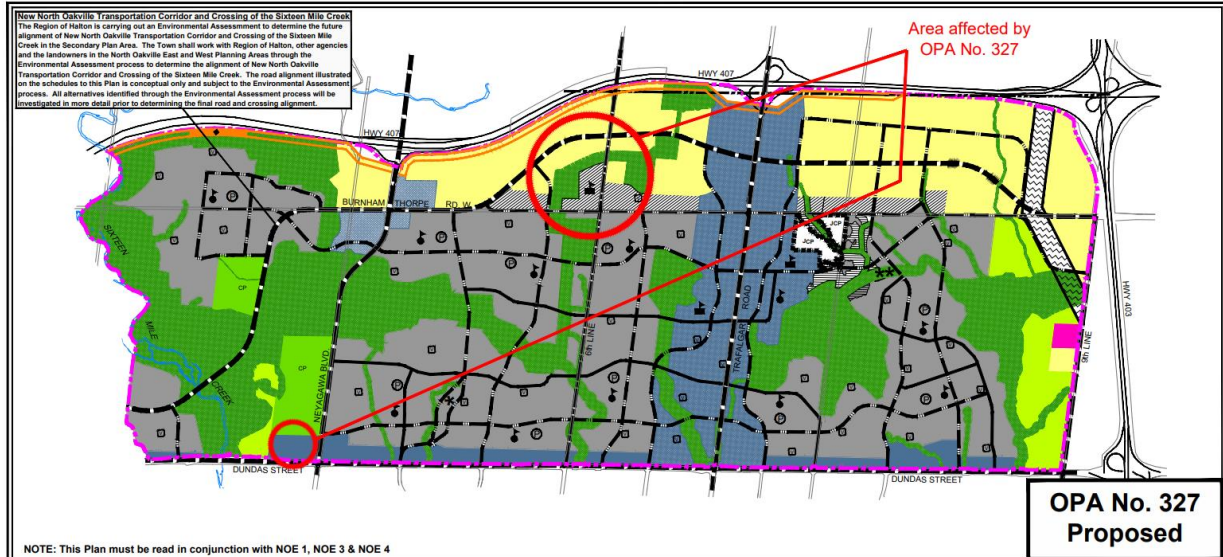
**LEGEND**

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>--- SECONDARY PLAN AREA BOUNDARY</li> <li>--- OAKVILLE / MILTON MUNICIPAL BOUNDARY</li> <li>--- PROVINCIAL FREEWAY</li> <li>--- MAJOR ARTERIAL/TRANSIT CORRIDOR</li> <li>--- MINOR ARTERIAL/TRANSIT CORRIDOR</li> <li>--- AVENUE/TRANSIT CORRIDOR</li> <li>--- CONNECTOR/TRANSIT CORRIDOR</li> <li>--- UTILITY CORRIDOR</li> <li>--- TRANSITWAY</li> <li>--- UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)</li> </ul> | <ul style="list-style-type: none"> <li>■ DUNDAS URBAN CORE AREA</li> <li>■ NEYAGAWA URBAN CORE AREA</li> <li>■ TRAFALGAR URBAN CORE AREA</li> <li>■ TRANSITIONAL AREA</li> <li>■ EMPLOYMENT DISTRICT</li> <li>■ NATURAL HERITAGE SYSTEM AREA</li> <li>■ COMMUNITY PARK AREA</li> <li>■ JOSHUA CREEK COMMUNITY PARK AREA</li> <li>■ JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 &amp; 7.6.17</li> </ul> | <ul style="list-style-type: none"> <li>■ NEIGHBOURHOOD AREA</li> <li>■ CEMETERY AREA</li> <li>■ INSTITUTIONAL AREA</li> <li>● SECONDARY SCHOOL SITE</li> <li>● ELEMENTARY SCHOOL SITE</li> <li>● NEIGHBOURHOOD PARK</li> <li>● VILLAGE SQUARE</li> <li>** SUBJECT TO SECTIONS 7.4.7.3c viii &amp; 7.4.14.3 d)</li> <li>* POLICY REFERENCE SEE POLICY SECTION 7.4.7.2</li> </ul> |
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**Town of Oakville**  
North Oakville East of Sixteen Mile Creek Secondary Plan

**FIGURE NOE 2**  
*Land Use Plan*

February 2008



NOTE: This Plan must be read in conjunction with NOE 1, NOE 3 & NOE 4

**LEGEND**

- |  |  |   |
|--|--|---|
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