



APPENDIX F

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-050

Official Plan Amendment 56

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 56 (130 Cornwall Road – Support House; File No. OPA 1614.80)

WHEREAS the Livable Oakville Official Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, 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 a Town-initiated Official Plan Amendment (File 42.24.27) is required to correct a mapping error and re-designate the lands from *Parks and Open Space* to *High Density Residential* and is being considered concurrently with the subject application.

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to permit the subject lands that will be re-designated to *High Density Residential* to have a maximum density of 355 units per site hectare to allow for the development of a five-storey, 37-unit affordable housing apartment dwelling.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 56 to the Livable Oakville Official Plan is hereby adopted.
2. The 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of.

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 an application to the Approval Authority for approval of the aforementioned Amendment Number 56 to the Livable Oakville Official Plan.

PASSED this 15th day of May, 2023

MAYOR

CLERK

**Official Plan Amendment Number 56
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 56 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to modify the text and Schedule G of the Livable Oakville Plan to implement the development of a five-storey, 37-unit affordable housing proposal on the subject land.

The effect of the proposed amendment will introduce a new exception policy that will permit a maximum density of 355 units per site hectare.

The proposed amendment will result in changes to Part E, Section 27.2 – South East Exceptions and Schedule G of the Livable Oakville Plan.

B. Location

The subject land is municipally known as 130 Cornwall Road and legally described as Part of Lot 14, Concession 3 Trafalgar SDS, designated as Parts 2 and 3 on Plan 20R-13457; Part of Old Mill Road by By-law 216285 being part of Lot 14, Concession 3 Trafalgar SDS, designated as Part 4 on Plan 20R-13457, Oakville.

C. Background

The Livable Oakville Plan established the desired land use patterns for lands within the Town of Oakville, south of Dundas Street and north of Highway 407, to the year 2031.

A Town-initiated Official Plan Amendment (File 42.24.27) is also being considered concurrently to correct a mapping error, that will have the effect of re-designating the lands from *Parks and Open Space* to *High Density Residential*.

In addition, Support House has also submitted a Zoning By-law Amendment (File No. Z.1614.80) to allow for the development of a five-storey, 37 unit affordable housing apartment dwelling.

D. Basis

The Official Plan amendment is based on the following:

A detailed review of the Official Plan and Zoning By-law amendment applications has been undertaken for the subject land; in addition, the proposal will be subject to a Site Plan application in order to review technical and functional aspects of the proposed development.

A Public Information Meeting (“PIM”) was held on February 16, 2022, to solicit public input on the concurrent aforementioned applications.

The Statutory Public Meeting on the proposed Official Plan amendment was held on March 6, 2023, by the Town’s Planning and Development Council.

Notice of the Statutory Public Meeting regarding the applications was published in the Oakville Beaver, was mailed to property owners within 240 m of the subject land on or before February 8, 2023, and circulated to the agencies and public bodies prescribed by the *Planning Act*.

Notice of the Recommendation Meeting was mailed to persons who requested to be notified, and to any persons who provided written and/or oral submissions and circulated to the required agencies and public bodies prescribed by the *Planning Act*.

Information related to the applications was available for public review on the Town’s website (www.oakville.ca), as of January 24, 2023, being at least 20 days before the recommendation meeting.

Part 2 – The Amendment

A. Text Changes

The amendment includes changes to the text in the Livable Oakville Plan listed in the following table.

Item No.	Section	Description of Change
1.	27.2	Insert a new exception policy as follows:

	South East Exceptions – Schedule G	27.2.13 On the lands designated High Density Residential known as 130 Cornwall Road, a maximum density of 355 units per <i>site hectare</i> shall be permitted.
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B. Schedule Changes

The amendment includes changes to the schedules in the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Change
2.	Schedule G South East Land Use	Amend Schedule G by adding an exception bullet to the subject land.

APPENDIX 1

Schedule Changes to the Livable Oakville Plan

