



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2021-097**

Official Plan Amendment Number 38

A by-law to repeal the 1984 Oakville Official Plan as it applies to the portion of the North Oakville West Secondary Plan Area adjacent to Bronte Road south of Highway 407, being the lands excluded from OPA 34 by deferral of Council, and amend the Livable Oakville Plan to incorporate new policies for that same area

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 council passed By-law 2021-043 on April 12, 2021 to repeal the 1984 Oakville Official Plan as it applies to the North Oakville West Secondary Pan Area (excluding the Hospital District and the lands excluded by deferral of Council on March 22, 2021) and adopt Official Plan Amendment Number 34 (OPA 34) to the Livable Oakville Plan to incorporate new policies for that same area and an expanded Palermo Village growth area as modified by Council resolution on March 22, 2021; and,

WHEREAS it is deemed necessary to pass an amendment to repeal the 1984 Official Plan as it pertains to the remainder of the North Oakville West Secondary Plan Area (excluding the Hospital District), being the lands excluded from OPA 34 by deferral of Council, and amend the Livable Oakville Plan to implement recommendations of the North Oakville West Secondary Plan Review and Palermo Village Growth Area Review;

**COUNCIL ENACTS AS FOLLOWS:**

1. For the purposes of this by-law:
  - a. "1984 Oakville Official Plan" means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended.

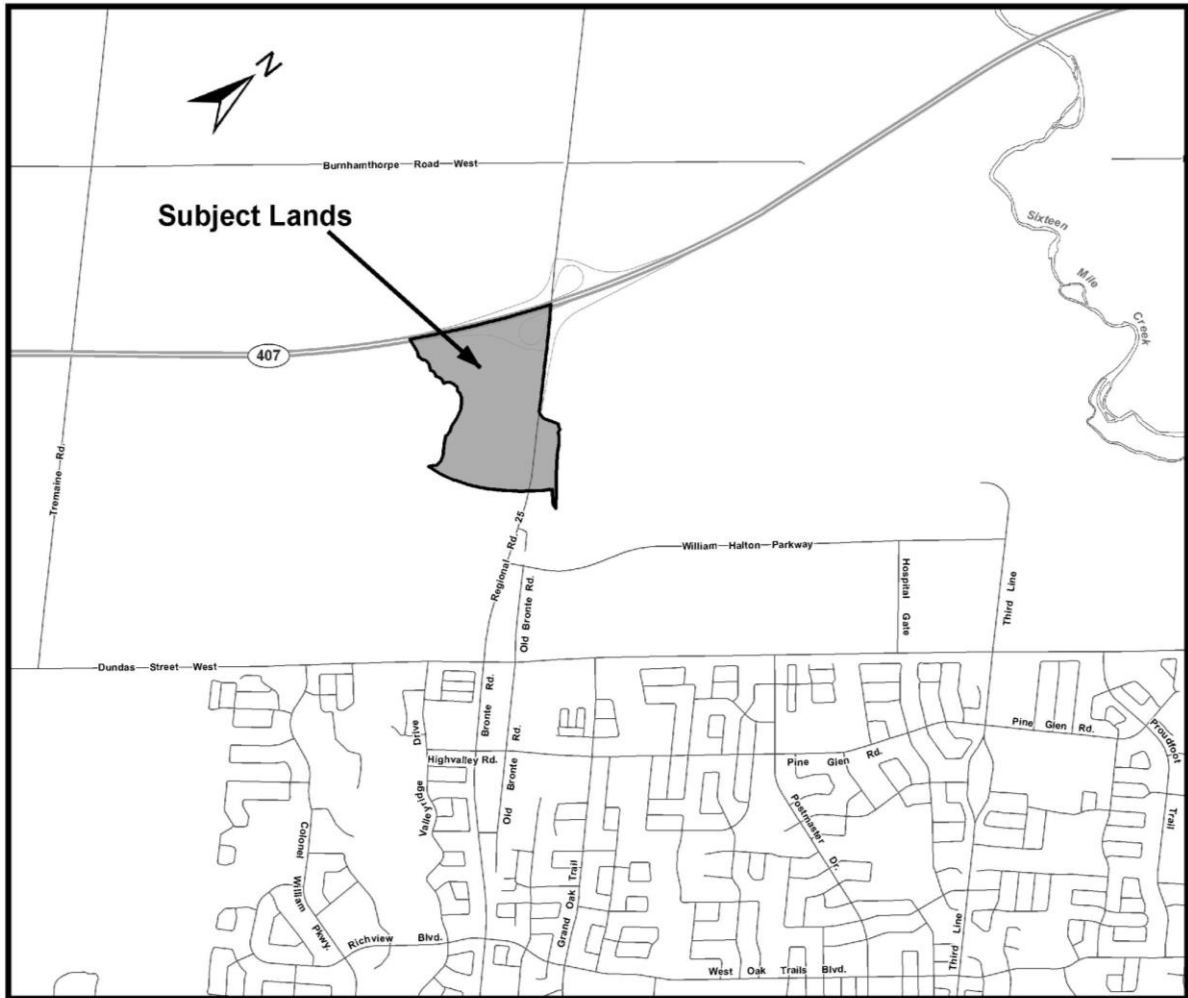
- b. “North Oakville West Secondary Plan” means OPA 289 to the 1984 Oakville Official Plan, which was adopted by Council on May 25, 2009, and approved by the Ontario Municipal Board (now the Local Planning Appeal Tribunal) on November 21, 2009 subject to outstanding site-specific appeals in LPAT file #PL090614, and as subsequently amended.
  - c. “Livable Oakville Official Plan” and “Livable Oakville Plan” mean the Official Plan for the Oakville Planning Area that currently applies to the lands south of Dundas Street and the lands north of Highway 407, and was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011, and as subsequently amended.
2. The 1984 Oakville Official Plan is hereby repealed as it affects the lands identified in **Appendix “A”** to this by-law.
  3. The Livable Oakville Official Plan is hereby adopted as the Official Plan for the lands within the Town of Oakville identified in **Appendix “A”** to this by-law.
  4. Official Plan Amendment Number 38 to the Livable Oakville Official Plan, attached as **Appendix “B”** to this by-law, is hereby adopted.
  5. The Regional Municipality of Halton, being the Approval Authority, having declared 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 Official Plan Amendment Number 38.
  6. Notwithstanding Section 2 of this by-law, the 1984 Oakville Official Plan shall remain in force, in whole or in part, in respect of any lands identified in **Appendix “A”** for which the approval of this Official Plan Amendment has not been granted until such time as the Official Plan Amendment receives approval under Section 17 of the *Planning Act* with respect to such lands.
  7. Notwithstanding Section 4 of this by-law, the amendments to the Livable Oakville Plan described in Part 2 of the amendment attached as **Appendix “B”** to this by-law shall not come into force in respect of lands subject to this amendment until and unless both this amendment and OPA 34, as adopted or subsequently modified, receive approval under Section 17 of the *Planning Act* with respect to such lands.


PASSED this \_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**APPENDIX "A" to By-law 2021-097**  
Lands subject to amendments to 1984 Oakville Official Plan and  
the Livable Oakville Plan



 Lands to be removed from the 1984 Oakville Official Plan and added to the Livable Oakville Plan.

**APPENDIX “B” to By-law 2021-097**  
Official Plan Amendment Number 38 (OPA 38)  
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 Official Plan Amendment Number 38 to the Livable Oakville Plan.

**Part 1 – Preamble**

**A. Subject Lands**

The proposed OPA relates to the lands identified in **Attachment 1** to this OPA, being the lands excluded from OPA 34 by deferral of Council on March 22, 2021, including a linkage preserve area and employment lands adjacent to Bronte Road north of the linkage both as previously identified through OPA 289.

**B. Purpose and Effect**

The purpose of the proposed amendment is to move the lands excluded from OPA 34 by deferral of Council from the 1984 Oakville Official Plan to the Livable Oakville Plan, and incorporate policies for those lands.

The effect of the proposed amendment to the 1984 Oakville Official Plan is to repeal the plan and policies as they apply to the portion of the North Oakville West Secondary Plan area excluded from OPA 34 by deferral of Council.

The effect of the proposed amendment to the Livable Oakville Plan is to update schedules to include the lands excluded from OPA 34 by deferral of Council as part of the Livable Oakville Plan area, based on previously applicable policies and schedules of the North Oakville West Secondary Plan. As a result, the policies for the “North West Area”, previously adopted under OPA 34, would apply to the subject lands.

**C. Background and Basis**

- On March 22, 2021, Council passed the following resolution with respect to Item 2, “Recommendation Report - Town-initiated Official Plan Amendment - The North West Area and Palermo Village, Excluding the Hospital District (File 42.24.23) - By-law 2021-043”:
  1. That the proposed town-initiated Official Plan Amendment Number 34 (OPA34) (North West Area and Palermo Village, Excluding the Hospital District, File 42.24.23) be adopted on the basis that it is consistent with the Provincial Policy Statement, conforms or does not conflict with applicable Provincial Plans, the Region of Halton

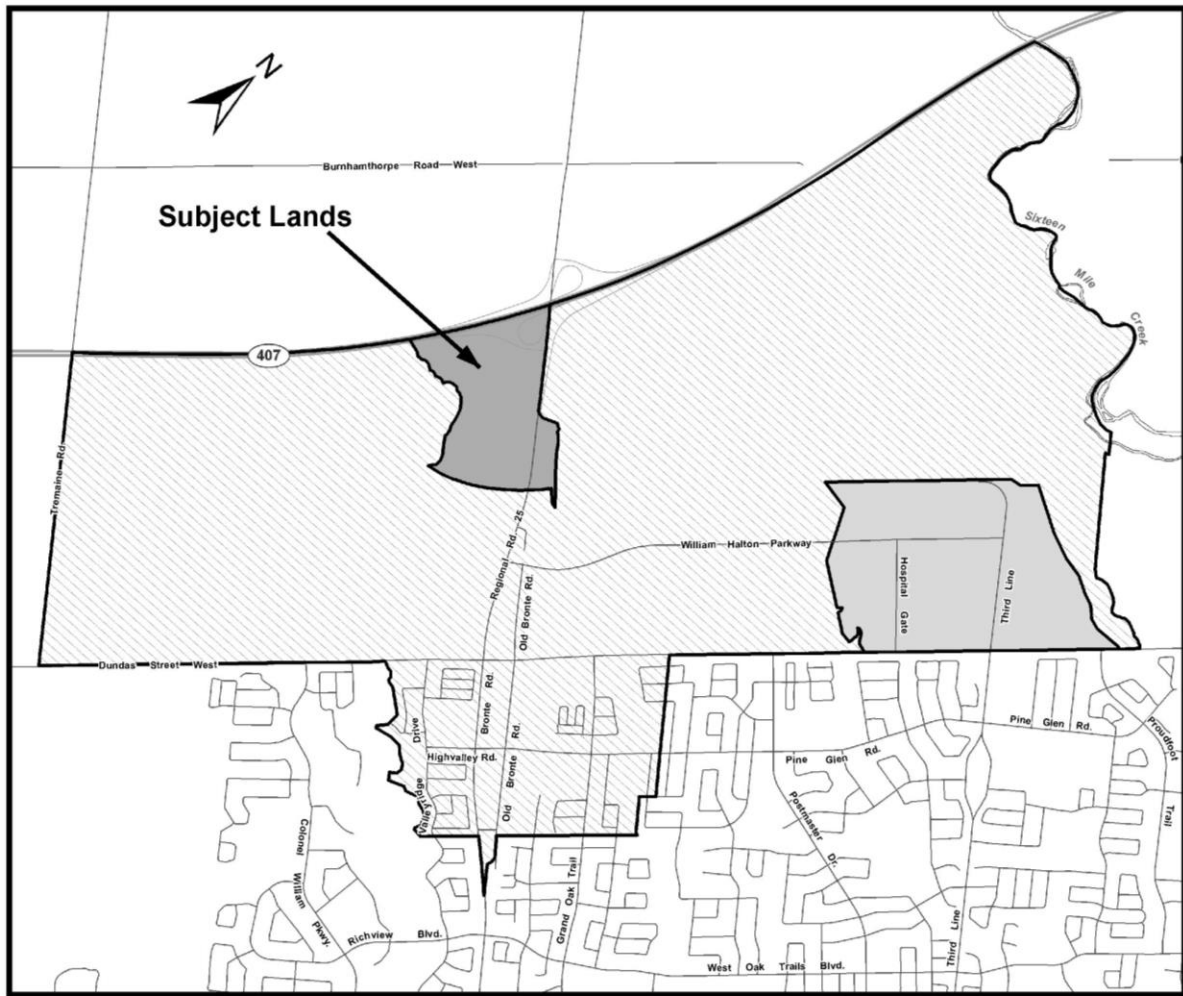
Official Plan and the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons set out in the report from the Planning Services department save and except the following policies:

- i. Items 7a. “Extending the Growth Area North to the 407 Corridor” and 7b. “Shifting the proposed NHS linkage North” be deferred and staff provide further information and research to Council for consideration;
  - ii. Section 22.4.2 be deferred and staff be directed to report back to Council with enhanced policies on cultural heritage; and
  - iii. Section 22.4.1(r) Parking be deferred and staff be directed to return the policy upon the completion of the Parking Strategy.
2. Staff to report back in June with an update on items i), ii) and iii).
  3. That notice of Council’s decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.
- A by-law to adopt OPA 34 as modified by Council was not passed on March 22, 2021. As such, a follow-up report and revised adopting by-law were prepared for Planning and Development Council’s consideration on April 12, 2021. At that meeting, Council passed By-law 2021-043 to adopt OPA 34 as modified by Council resolution on March 22, 2021. The deferred lands, including a linkage preserve area and employment lands adjacent to Bronte Road north of the linkage, were identified on all of the schedule changes as “Lands not subject to this OPA” (as were the Hospital District lands, which are subject to OPA 35).
  - OPA 34 was subsequently forwarded to Halton Region for approval.
  - Staff addressed the deferred items from OPA 34, and provided the basis for this Amendment, in the “Public Meeting and Recommendation Report – Deferred Items from OPA 34, North West Area and Palermo Village – OPA 37 and OPA 38 – By-law 2021-096 and By-law 2021-097 – July 5, 2021.”
  - The schedule changes for the subject lands are included in this Amendment as originally proposed. Notice of these proposed changes was provided through both the original notice regarding OPA 34, and the specific notice with respect to this Amendment, in accordance with the *Planning Act*.

## **Part 2 – The Amendment**

This Official Plan Amendment includes the modifications to the schedules to the Livable Oakville Plan as shown in **Attachment 2**.

ATTACHMENT 1 to OPA 38 – Subject Lands



-  Lands subject to OPA 34
-  Lands subject to OPA 35
-  Lands subject to OPA 38

**ATTACHMENT 2 to OPA 38 – Schedule Changes**



# SCHEDULE A1 URBAN STRUCTURE

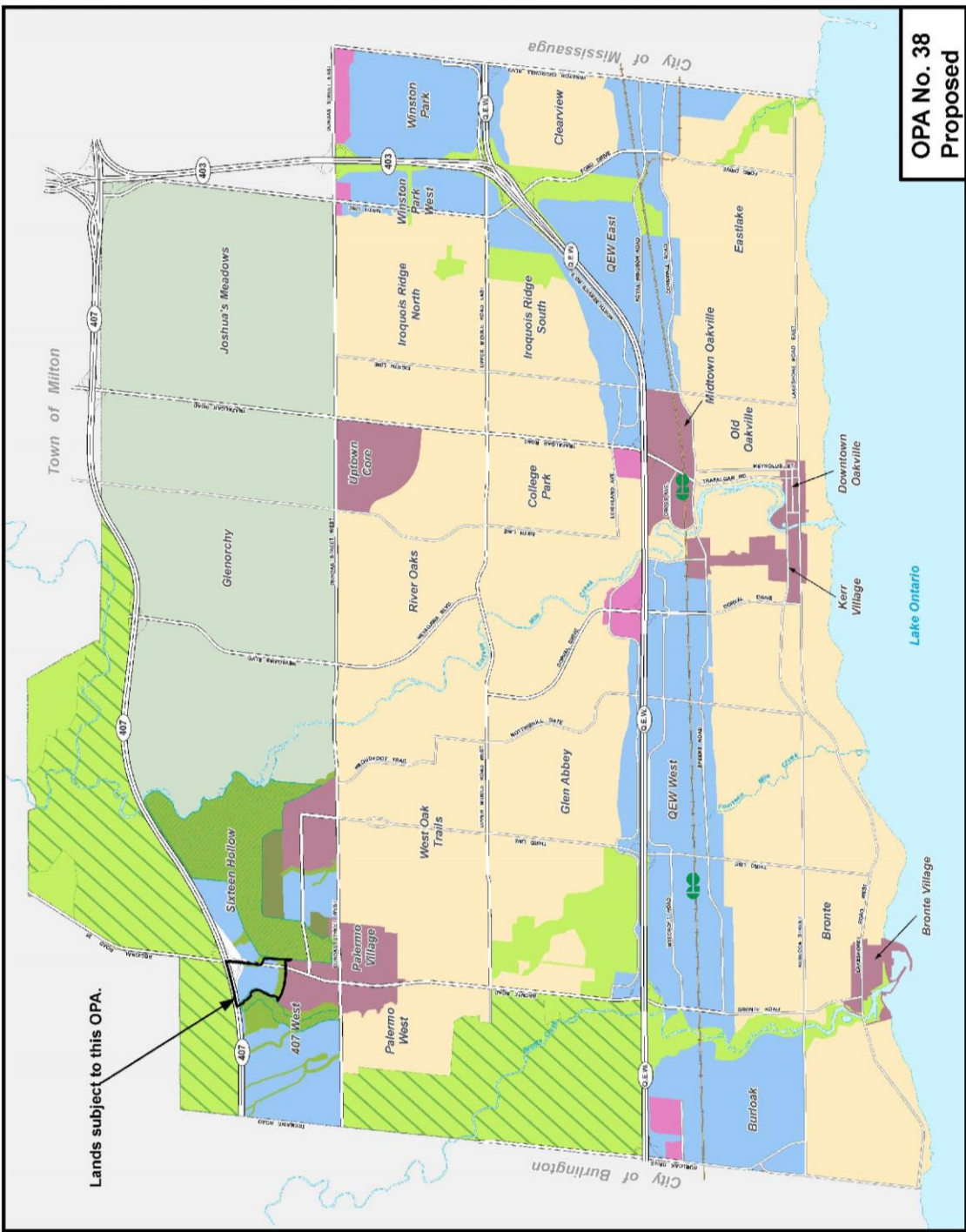
- RESIDENTIAL AREAS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- REGIONAL NATURAL HERITAGE SYSTEM - NORTHWEST
- GREENBELT - URBAN
- RIVER VALLEY
- PARKS AND OPEN SPACE - NORTHWEST
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- MAJOR TRANSIT STATION

NOTE: This Schedule does not represent and use designations.



1:50,000  
October 29, 2020









CITY OF BRANTFORD, ONTARIO  
CITY ENGINEER, AND PLANNING AND DEVELOPMENT SERVICES DIVISION  
CITY OF BRANTFORD, ONTARIO  
CITY ENGINEER, AND PLANNING AND DEVELOPMENT SERVICES DIVISION



**OPA No. 38  
Proposed**

Lands subject to this OPA.

**SCHEDULE A2  
BUILT BOUNDARY  
&  
URBAN GROWTH  
CENTRE**

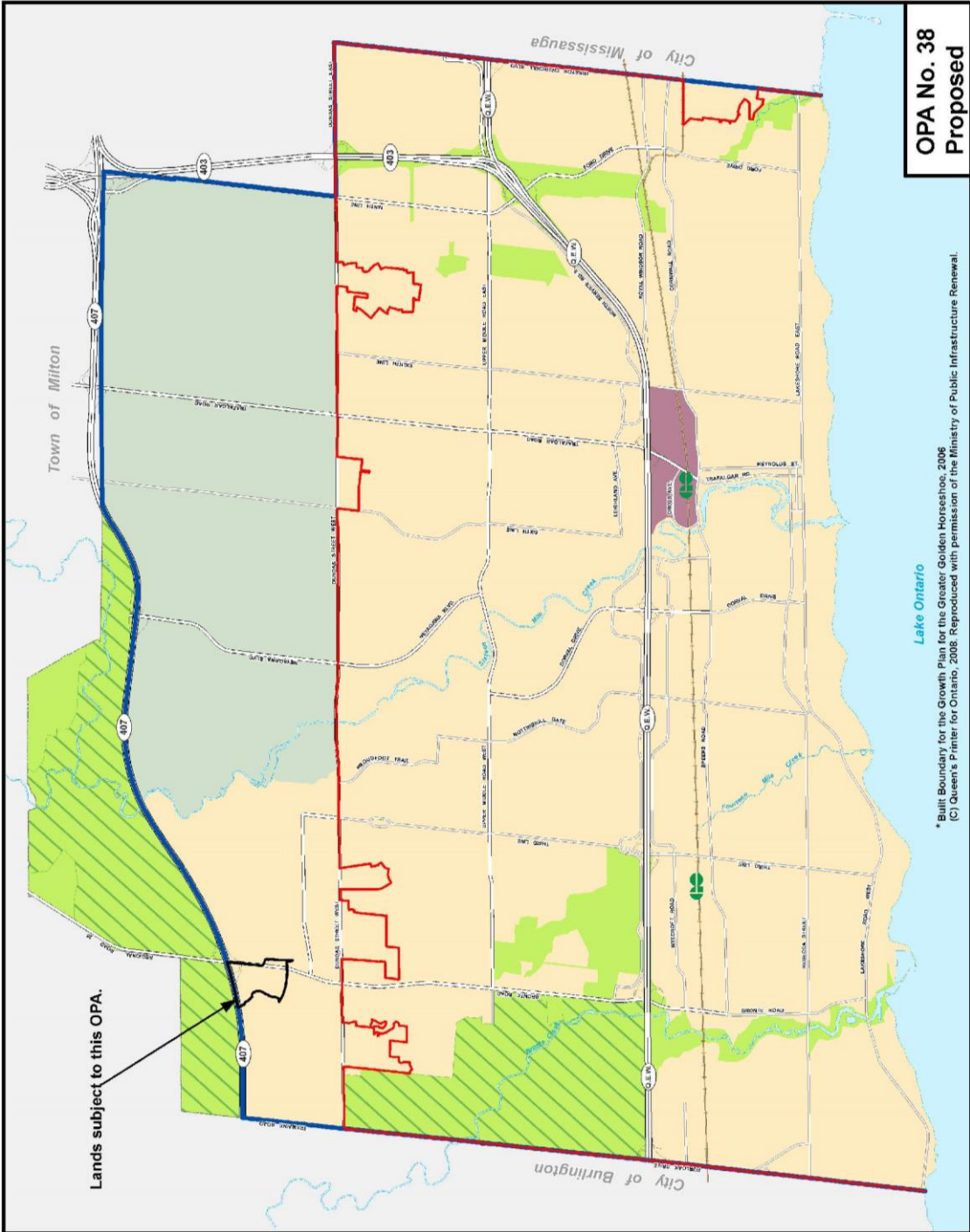
-  BUILT BOUNDARY\*
-  URBAN AREA
-  MIDTOWN OAKVILLE  
URBAN GROWTH CENTRE
-  PARKWAY BELT
-  GREENBELT
-  LANDS NOT SUBJECT TO  
THE POLICIES OF THIS PLAN
-  RAILWAY LINE
-  MAJOR TRANSIT STATION



1:50,000

October 29, 2020

DESIGNED BY: ANDREW WATSON, URBAN PLANNING CONSULTANT, URBAN PLAN, INC.  
DRAWN BY: ANDREW WATSON, URBAN PLANNING CONSULTANT, URBAN PLAN, INC.  
CHECKED BY: ANDREW WATSON, URBAN PLANNING CONSULTANT, URBAN PLAN, INC.



Lands subject to this OPA.

**OPA No. 38  
Proposed**

\* Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006  
(C) Queen's Printer for Ontario, 2008. Reproduced with permission of the Ministry of Public Infrastructure Renewal.

**SCHEDULE B1  
NATURAL FEATURES  
&  
HAZARD LANDS**

- FLOODPLAIN
- SHORELINE FLOOD LIMIT
- VALLEYLANDS
- SIGNIFICANT WILDLIFE HABITAT
- AREA OF NATURAL AND SCIENTIFIC INTEREST
- ENVIRONMENTALLY SENSITIVE AREAS
- WETLANDS
- WOODLANDS
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

NOTE: Natural features and hazard lands are shown conceptually and for reference purposes only.



1:50,000

October 29, 2020

CONSULTING ENGINEERS, LIMITED  
1000 SHEPPARD AVENUE EAST, SUITE 200  
SCARBOROUGH, ONTARIO M1B 4Y1



Lands subject to this OPA.

**OPA No. 38  
Proposed**

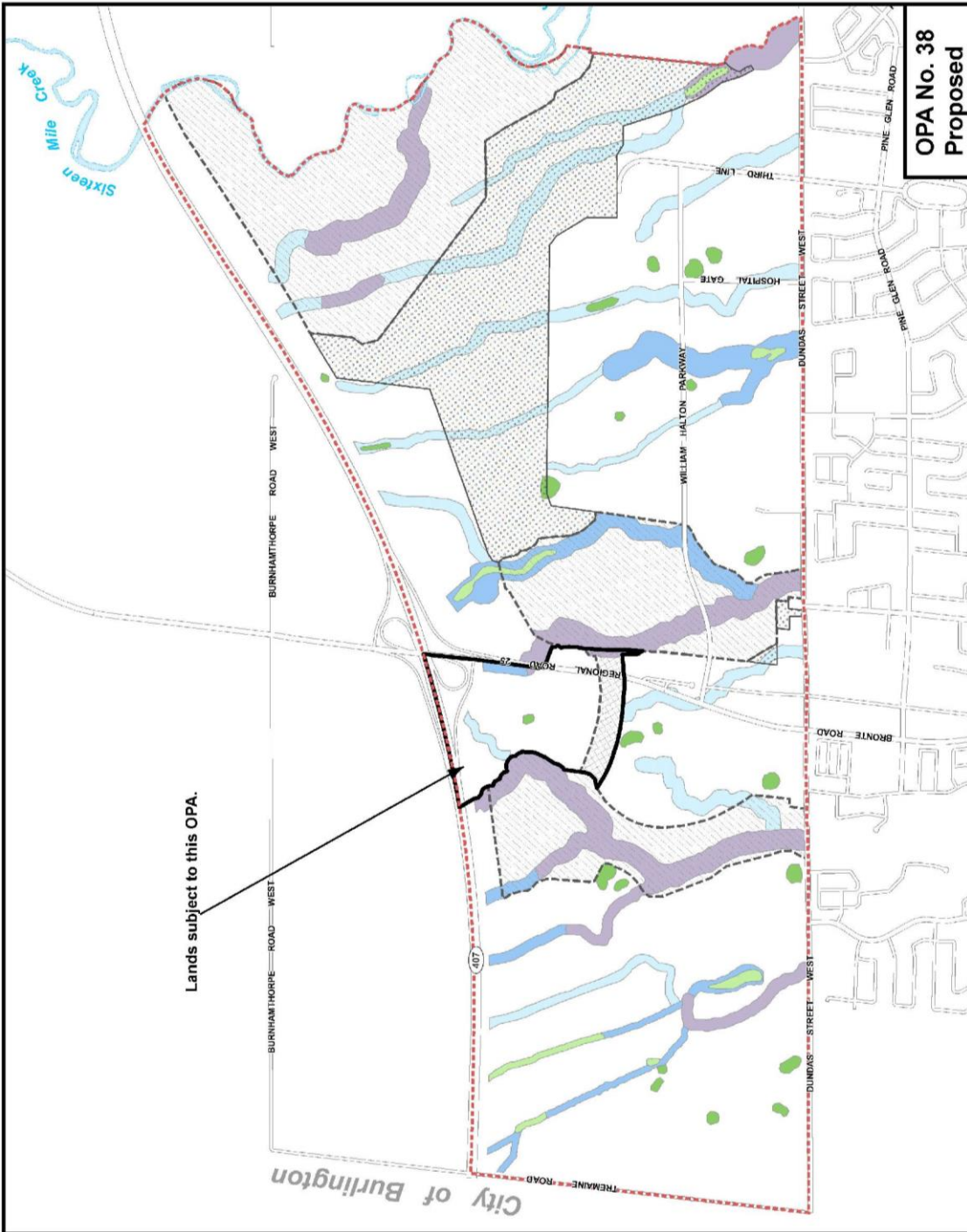
### SCHEDULE B2 NORTH WEST NATURAL HERITAGE SYSTEM KEY AREAS

- SCHEDULE AREA BOUNDARY
- CORE PRESERVE AREA
- CORE PRESERVE AREA
- LINKAGE PRESERVE AREA
- GLENGRICHY CONSERVATION AREA
- HIGH CONSTRAINT STREAM CORRIDORS
- MEDIUM CONSTRAINT STREAM CORRIDORS
- LOW CONSTRAINT STREAM CORRIDORS
- HYDROLOGIC FEATURES "A"
- HYDROLOGIC FEATURES "B"

Note 1: Refer to policies in Part C, Sustainability

1:15,000  
October 29, 2020

City of Burlington  
Natural Heritage System  
Schedule B2  
North West  
Natural Heritage System  
Key Areas



# SCHEDULE C TRANSPORTATION PLAN

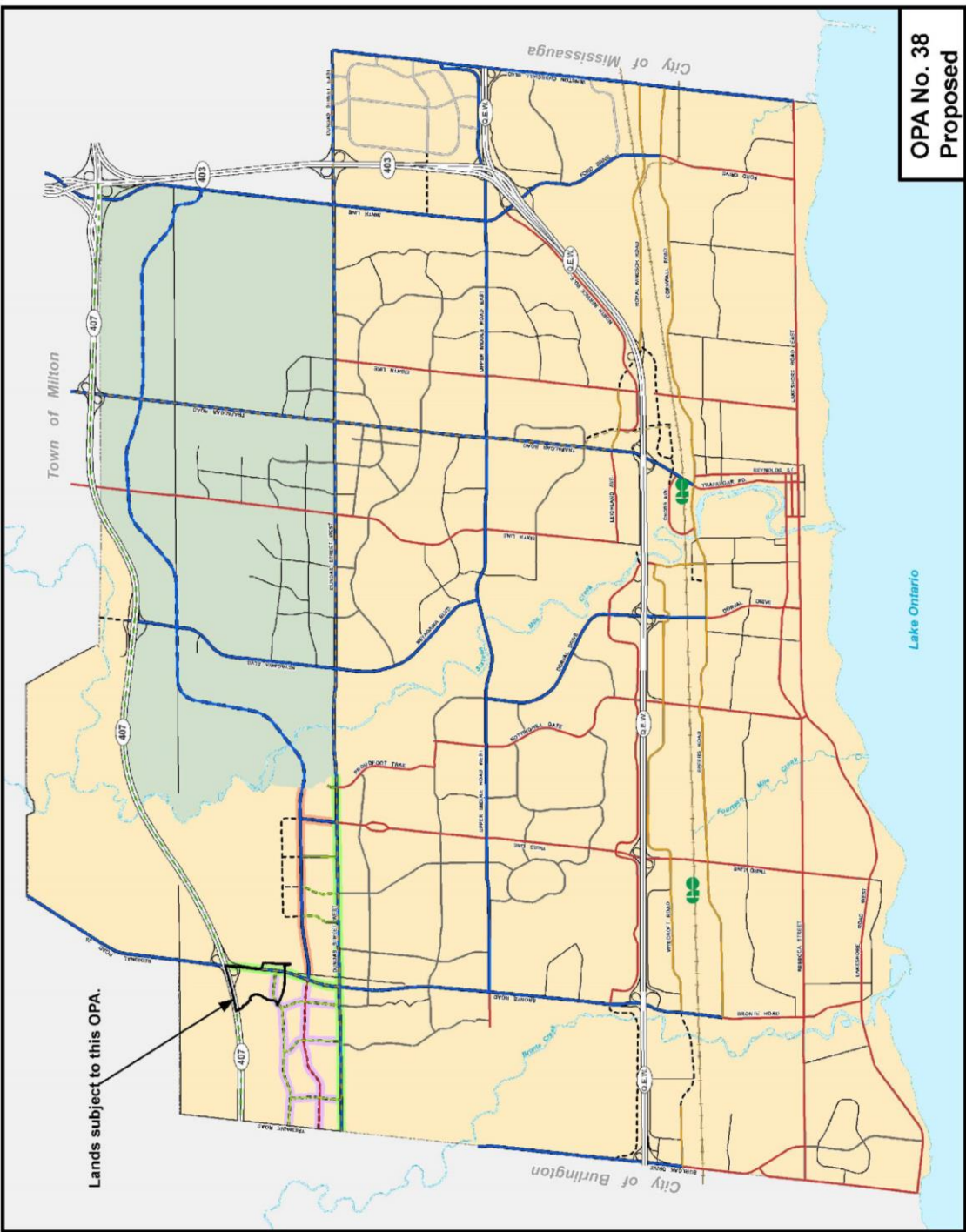
- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- MINOR ARTERIAL
- INDUSTRIAL ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- AVENUE/TRANSIT CORRIDOR\*
- CONNECTOR/TRANSIT CORRIDOR\*
- FUTURE ROADS
- TRANSITWAY
- BUSWAY CORRIDOR
- PRIMARY TRANSIT CORRIDOR SERVICE\*
- SECONDARY TRANSIT CORRIDOR SERVICE\*
- COMMUNITY SERVICE\*
- RAILWAY LINE
- MAJOR TRANSIT STATION
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

\* Refer to Part E, Special Policy Areas



1:50,000  
October 29, 2020

DESIGNED BY: [unreadable] ENGINEER: [unreadable] DRAWN BY: [unreadable]  
CHECKED BY: [unreadable] APPROVED BY: [unreadable]



**OPA No. 38**  
**Proposed**

# SCHEDULE D ACTIVE TRANSPORTATION PLAN

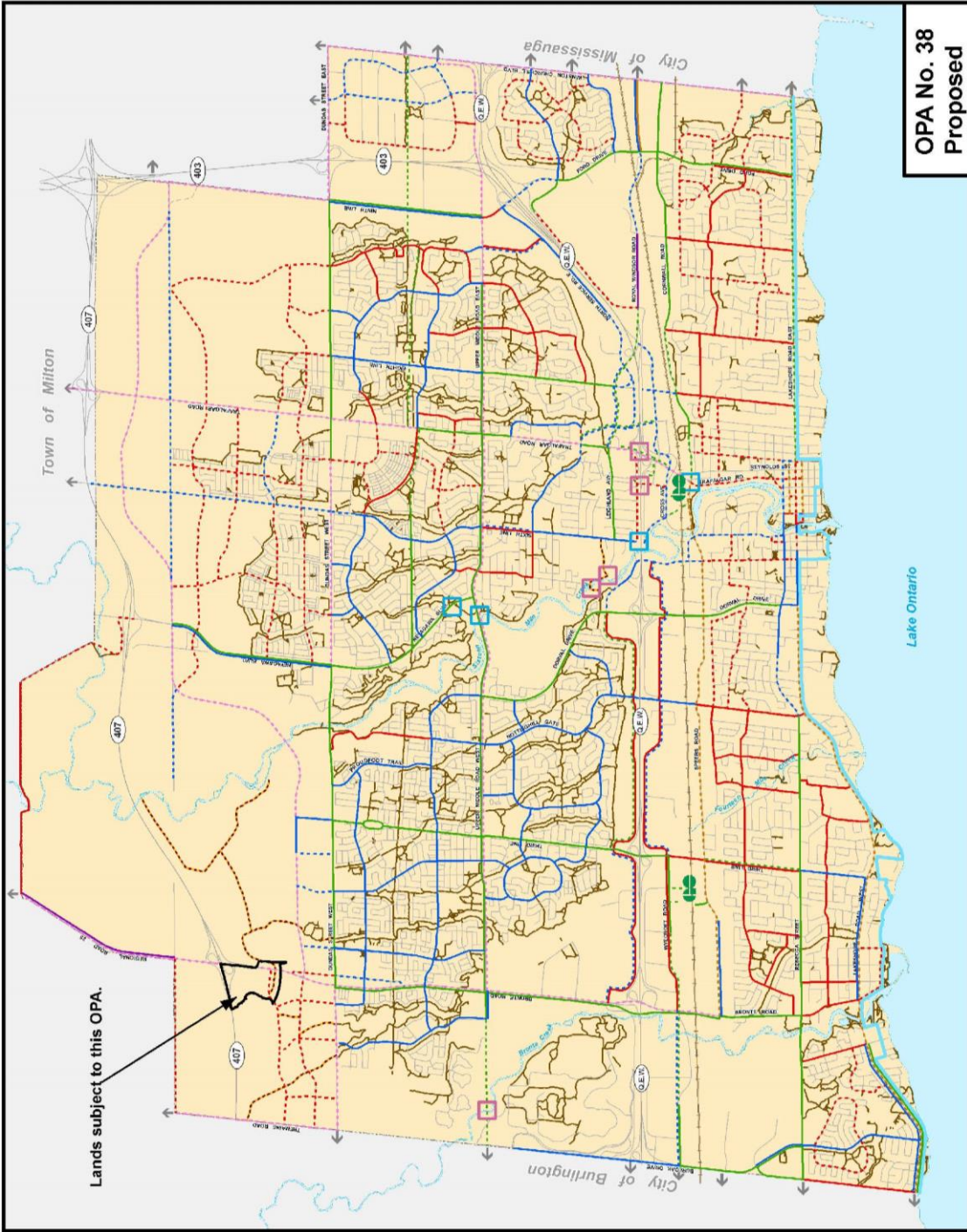
<b>Existing</b>	<b>Proposed</b>

- BIKE LANE
- SIGNED BIKE ROUTE
- MULTI-USE TRAIL
- BUFFERED BIKE LANE
- PAVED SHOULDER
- TOWN TRAIL
- FACILITY ON A REGIONAL ROAD

	ATMP PROPOSED GRADE SEPARATED PEDESTRIAN CROSSING
	EXISTING GRADE SEPARATED PEDESTRIAN CROSSING
	WATERFRONT TRAIL
	POTENTIAL ACTIVE TRANSPORTATION CONNECTION
	RAILWAY LINE
	MAJOR TRANSIT STATION


1:50,000  
October 29, 2020

COURTESY OF THE MISSISSAUGA AND MILTON REGIONAL GOVERNMENTS. THIS PLAN IS A PRELIMINARY DRAFT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE MISSISSAUGA AND MILTON REGIONAL GOVERNMENTS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY RELIANCE ON THIS PLAN.



**SCHEDULE E  
LAND USE SCHEDULE  
BOUNDARIES**

-  SCHEDULE AREA BOUNDARY
-  PARKWAY BELT
-  GREENBELT
-  LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
-  RAILWAY LINE


  
1:50,000  
October 29, 2020

CONSULT WITH THE TOWN OF MILTON, MISSISSAUGA, AND BURLINGTON FOR LAND USE SCHEDULE BOUNDARIES.




**OPA No. 38  
Proposed**

### SCHEDULE K NORTH WEST LAND USE



- - - SCHEDULE AREA BOUNDARY
- BUSINESS EMPLOYMENT
- NATURAL HERITAGE SYSTEM
- PARKWAY BELT
- PARKS AND OPEN SPACE
- TRANSITWAY
- GREENBELT\*
- GROWTH AREA\*\*
- STORMWATER MANAGEMENT FACILITY
- TRANSIT TERMINAL
- PRIVATE ACCESS ROAD
- PROPOSED ROADS

\* Refer to Part E, Special Policy Areas, Greenbelt Plan Areas  
 \*\* Refer to Part E, Growth Area Policies  
 ○ Refer to Part E, Special Policy Areas, North West Area  
 ⊙ Refer to Part E, Exceptions



1:26,000  
October 29, 2020

DEVELOPED BY: ANDREW W. HARRIS, CONSULTANT  
 PROJECT NO.: 2019-010  
 DRAWING NO.: 2020-001

