



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-xxx

Official Plan Amendment xx

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number xx (Housing Minister Request - HAF - Additional Dwelling Units File No. 42.15.62)

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 subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

WHEREAS on January 22, 2024, Town Council directed staff to bring forward a zoning by-law amendment to permit four units per property, as-of-right for Council's consideration within 90 days; and

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan (1984 Oakville Official Plan) to enable the requested four units per property as-of-right in the implementing zoning by-law;

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number xx to the 1984 Oakville Official Plan (North Oakville 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1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.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 ____ day of _____, 2024

MAYOR

CLERK

APPENDIX “A” to By-law 2024-xxx

Official Plan Amendment Number xx to the North Oakville East Secondary Plan (1984 Oakville Official Plan)

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number xx (OPA xx) to the 1984 Oakville Official Plan (North Oakville East Secondary Plan).

Part 1 – Preamble

A. Subject Lands

The Official Plan Amendment applies to all the lands subject to the North Oakville East Secondary Plan.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify the text of the North Oakville East Secondary Plan to permit additional dwelling units, greater than what is currently permitted in the North Oakville East Secondary Plan.

The effect of the proposed amendment will enable new zoning permissions and regulations to permit additional dwelling units.

C. Background

- In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program. The main objective of the program is to encourage housing supply growth and create certainty in development approvals.
- On July 10, 2023, Town Council approved a Housing Action Plan for the HAF program, which is a requirement to participate in the HAF program. The Action Plan included seven initiatives to be undertaken as part of the HAF program that were included in the HAF application.
- On October 25, 2023, the federal Minister of Housing, Infrastructure and Communities, sent a letter requesting additional measures be considered

to strengthen Oakville’s HAF application. The measures included permitting “four units as-of-right town-wide”.

- A subsequent letter was received from the Minister of Housing, Infrastructure and Communities requesting the town to adopt a by-law to “allow for four dwelling units on a single lot on an as-of-right basis”.
- On January 22, Council provided a motion: “in support of the Housing Accelerator Fund Application, as advised by Minister Fraser, with due regard for heritage conservation and infrastructure capacity and servicing: a) that staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council’s consideration within 90 days of the passing of this resolution”.

D. Basis

- The official plan amendment is required to enable new zoning permissions and regulations to permit additional dwelling units, as directed by Town Council.
- The official plan amendment also addresses provincial legislation under Bill 23 that permits three dwelling units per property, as-of-right.
- The official plan amendment enables housing supply growth.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan as described in the following table.

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strike through~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	7.6.2.2 f) LAND USE STRATEGY Land Uses Generally Permitted - Permitted in Most Land Use Designations	<p>Delete and replace policy 7.6.2.2 f), as follows:</p> <p>f) One accessory apartment in a single detached, semi-detached or duplex dwelling in accordance with the regulations of the zoning by-law;</p> <p><u>f) Additional Dwelling Units</u></p> <p>i) <u>The town will provide for the creation of additional dwelling units through regulations in the Zoning By-law.</u></p> <p>ii) <u>Additional dwelling units shall not be considered as dwelling units for the purpose of calculating density.</u></p> <p>iii) <u>Additional dwelling units may be permitted in accordance with other application by-laws, guidance, or requirements.</u></p>