

Planning and Development Council Meeting  
March 18, 2024

**Comments Received Regarding Item 7.1**  
Parkland Dedication By-law 2024-034

Town-initiated  
Parks & Open Space Strategy: Town of Oakville Parks Plan 2031  
and Parkland Dedication



March 15, 2024

Mayor Rob Burton and Members of Council  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON  
L6H 0H3

Sent via email to [townclerk@oakville.ca](mailto:townclerk@oakville.ca)

RE: **Planning and Development Council - March 18, 2024**

**Item 7.1 | 2024-034  
Parks Plan 2031 and Parkland Dedication By-law**

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The Building Industry and Land Development Association (BILD) has recently received Item 7.1, Parks Plan 2031 and Parkland Dedication By-law, scheduled to be discussed at the March 18th Planning and Development Council meeting. We appreciate the opportunity to submit our comments, and we trust that you will give them careful consideration.

Regarding this matter, following our internal review of the draft Parkland Dedication Bylaw, BILD has noted the following concerns outlined by our legal team at Kagan, Shastri, De Melo, Winer, Park LLP.

1. Section 6.1(ii) states that the cash-in-lieu valuation date for subdivisions and consents is determined based on the language in the subdivision or severance conditions. The Planning Act, however, establishes the valuation date as the day before draft plan approval (for subdivisions) and the day before provisional consent (for severances). Therefore, this section of the by-law should not seek to deviate from the valuation dates established by the Planning Act.
2. There is an absence of parkland credit for various non-traditional parkland types. These are the types that BILD consistently addresses and are included in our appeal of the 2022 Parkland By-law. They are as follows:
  - Off-site parkland
  - Strata parks
  - Dual use facilities (i.e. park above and SWM below)
  - POPS (Privately Owned Public Space); and
  - Undevelopable lands which nevertheless provide open space and passible recreational opportunities.

On behalf of our Halton members, we thank you once again for the opportunity to submit these comments. Please contact the undersigned for any questions or points of clarification.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, MCIP, RPP.  
Senior Manager, Policy & Advocacy

CC: BILD's Review Team



BILD Members  
Gabe Charles, MCIP, RPP, Director of Planning Services

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*The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,300 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.*