

Notice of public meeting on November 27, 2024, for a proposed Official Plan Amendment in Midtown Oakville and Town-wide, 42.15.59, Ward 1 to 7

Tuesday, November 12, 2024

Meeting for a Proposed Official Plan Amendment
Midtown Oakville and Town-wide
Town of Oakville
42.15.59, Ward 1 to 7
Open House
Wednesday, November 27, 2024
Drop In between 6:30 p.m. to 9 p.m.
South Atrium at Town Hall, 1225 Trafalgar Road

You are invited to attend in-person and provide input at this open house hosted by Planning and Development Department.

The purpose of the proposed amendment is to update the land use policies applying to Midtown Oakville in the Livable Oakville Plan (Official Plan) in accordance with Regional and Provincial policies, and to enable the use of a Community Planning Permit System.

The effect of the proposed amendment to the Livable Oakville Plan (official plan) is to:

1. Replace Section 20, Midtown Oakville, in its entirety, which would:
 - update and revise the area, introduction, goal, objectives and development concept for Midtown Oakville
 - update and revise the related area-specific policies (e.g., land use, transportation, active transportation, parking, urban design, parks and open spaces, and stormwater)

to enable redevelopment that is contextually appropriate,

- establish minimum and maximum site density and building height minimums,
- update the area-specific implementation policies to eliminate the bonusing policies and provide new and revised policies relating to phasing/transition, area design plans, landowners' agreements (cost sharing), an implementation strategy and monitoring.

2. Update and revise all schedules identifying the Midtown Oakville urban growth centre boundary and area to exclude 564 Lyons Lane, and the valleyland between Cross Ave. and Cornwall Rd., and to show the existing land use designations applying to those lands (being "Parks and Open Space" and "Natural Area") on Schedule G (South East Land Use) instead of Schedule L1 (Midtown Oakville Land Use)
3. Replace Schedules L1, L2 and L3, with new schedules that revise Midtown Oakville development precincts, land uses, provide building height thresholds, minimum and maximum densities, and propose transportation networks to reflect and support the proposed policy changes.
4. Update schedules A1, B, and G to be in accordance with revised Schedule L1.
5. Update schedules C and D to be in accordance with new schedules L5 and L6, respectively.
6. Add townwide policies which enable the use of a community planning permit system in Midtown specifically and in other parts of the Town (through subsequent official plan amendments), and address matters such as land use compatibility in relation to rail yards and corridors and provincial highways, the use of Community Improvement Plans to incentivize the provision of affordable housing, and the preparation of area design plans and transportation demand management options reports.

Location: Specific to lands in Midtown (South of the QEW and north of Cornwall Road, between Sixteen Mile Creek and Chartwell Road) and townwide.

Land within Midtown is subject to the following applications:

Corbett Land Strategies Inc. - 349 Davis Road - OPA1612.15 and Z.1612.15

Cross Realty Incorporated (Distrikt Developments) - 157 and 165 Cross Avenue - OPA 1614.83, Z.1614.83 and 24T-24002/1614

Distrikt Development - 166 South Service Road East - OPA1614.79, Z.1614.79 and 24T-22006/1614

590 Argus Developments Inc. - 590 Argus Road - Z.1614.81, OPA1614.81 and 24T-23001/1614

MGM Development (2652508 Ontario Inc.) - 627 Lyons Lane - Z.1614.76

Oakville Argus Cross LP - 217 to 227 Cross Avenue and 571 to 595 Argus Road - OPA 1614.78, Z.1614.78 and 24T-22005/1614

2317511 Ontario Inc. - 70 Old Mill Road – SP.1614.089/02

If a person or public body would otherwise have an ability to appeal the decision of the approval authority to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca.

A copy of the draft official plan amendment and more information can be found on the [Midtown Oakville Growth Area Review](#) page.

The personal information accompanying your submission is being collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and may form part of the public record which may be released to the public.

Dated at the Town of Oakville November 12, 2024.