

Notice of statutory public meeting for a proposed Official Plan Amendment for Midtown Oakville and town-wide on January 20, 2025

Monday, December 23, 2024

Statutory Public Meeting for a Proposed Official Plan Amendment

Midtown Oakville and town-wide

Town of Oakville

42.15.59, Ward 1 to 7

Monday, January 20, 2025, at 6:30 p.m.

In-person and by videoconference broadcast from the Council Chamber

Town Hall, 1225 Trafalgar Road

You are invited to attend either in-person or virtually and provide input at this meeting hosted by Planning and Development Council.

Instructions on how to view the meeting or participate in-person, by written submission, videoconference or telephone are provided below.

The purpose of the proposed amendment is to update the land use policies applying to the 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 "Natural Area") on Schedule G (Southeast 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 also 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 - OPA1614.83, 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 - OPA1614.81, Z.1614.81 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 - OPA1614.78, Z.1614.78 and 24T-22005/1614

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

South Service Holding Corp. - 420 South Service Road East - OPA1612.19

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 at Midtown Oakville Growth Area Review.

This meeting will be live streamed on the [Live Stream](#) page and also on [the town's YouTube channel](#).

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on Monday, January 20, 2025, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the meeting [must register online](#) or contact the Clerk's Department at 905-815-6015 before noon on Monday, January 20, 2025 to register as a delegation and to obtain instructions on how to participate. Requests to delegate will not be processed during the meeting.

All submissions should include the full name and address of the presenter.

A copy of the proposed official plan amendment and information and material is available to the public for inspection along with more information about this matter, including preserving your appeal rights by visiting the [Midtown Oakville Growth Area Review](#) page, or contacting Sybelle von Kursell, MCIP, RPP, Manager, Midtown Oakville and Special Programs, Planning and Development department at 905-845-6601, ext. 6020 (TTY 905-338-4200) or at sybelle.vonkursell@oakville.ca.

If you have any accessibility needs, please advise Sybelle von Kursell one week before the meeting.

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 December 23, 2024.