



Midtown Oakville Community Planning Permit By-law Key Directions

Planning and Development Council Meeting
Agenda Item 8.1
July 8, 2025

Recommendations

1. **Receive** the staff report for information.
2. **Endorse** the 22 Key Directions identified in report (see Attachment A).
3. **Direct** staff to prepare a draft Community Planning Permit By-law for consultation.

Purpose of the Key Directions report

Midtown Oakville

Preparing the Community
Planning Permit By-law

Key Directions Report

For Public Consultation
June 2025

- **Inform** regarding **administrative** and **community building** elements of the Community Planning Permit By-law for Midtown,
- **Outline** and **recommend options** regarding the key elements, and
- **Provide strategic framework** to draft the CPP By-law.

General Key Directions

Key Directions 1 – 6:



USER FRIENDLY



ONLINE SYSTEM
COMPATIBLE



MODULAR



STREAMLINE
DEVELOPMENT
APPROVAL



IMPLEMENT WITH
OFFICIAL PLAN



ENABLE FLEXIBLE
DECISION MAKING

Administrative Matters:

Key Directions 7 – 10:



Location: Midtown Oakville



Approval Authority: Delegate decisions on Development Permit Applications to staff, with option for staff to refer to Council.



Exemption from Development Permit Application

- Development that proposes site alteration and/or tree removal only;
- a building or structure that is 50 square metres or less;
- a non-residential building or structure 100 square metres or less and on town-owned land;
- a temporary building or structure on public lands allowed through a municipal permit; and
- the placement of a portable classroom on a school site of a district school board (note: this is required per O. Reg. 173/16).



Classes of Development



Notice




Class	Description	Notice of Complete Application to the Public
1	Parking Lot (new or change to existing)	
2	Temporary Sales Office or Temporary Use (less than 6 months)	
3	Expansion to existing use OR Temporary Use (more than 6 months)	Within 60 m
4	New Development (not defined as Class 1, 2, or 3)	Within 120 m

Administrative Matters:

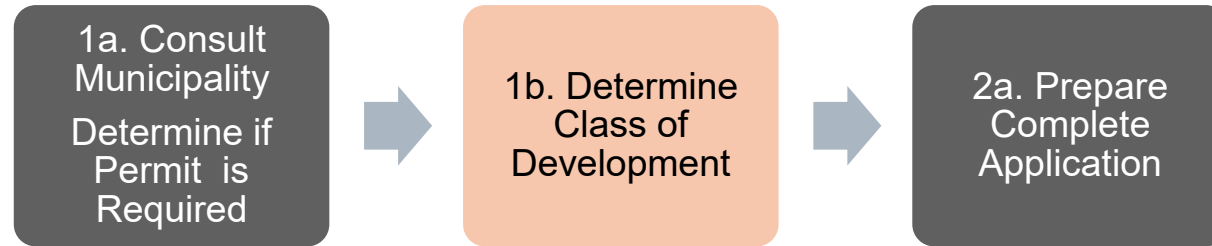
Key Direction 11:



Development Permit Application Process

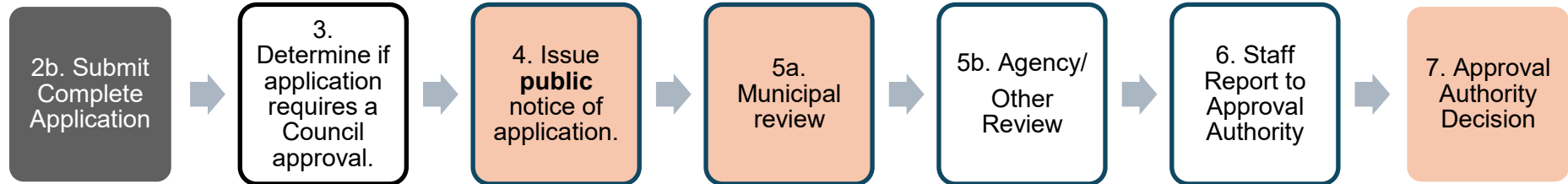
 Municipality (required)  Municipality (optional)  Applicant (required)

Part 1: PRE-APPLICATION

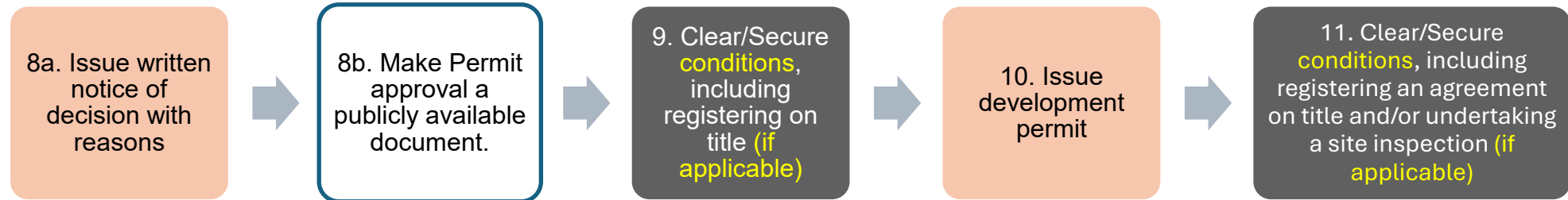


Application includes Plans and Drawings, and demonstrates compliance with By-law provisions via supporting study, where needed.

Part 2: APPLICATION (45 days)



Part 3: POST APPLICATION



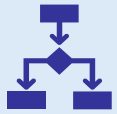
Community Building Matter

Key Directions 12 – 20:



Affordable Housing

Complete HNA assessments and report back to Council re: Inclusionary Zoning and Community Improvement Plan.



Criteria

Include criteria in by-law through embedded provisions, and/or cross references to OP or guidelines.



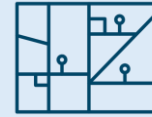
Land Use

List permitted and prohibited uses, ensure existing uses are legal.



Definitions

Provide definitions that are flexible to address unforeseen complimentary land uses.



Schedules/Maps

Provide Schedules to address land use, density, building height thresholds and active frontages.



Standards

Impose standards per Official Plan direction.



Range of Variation

Permit variation from standards per Official Plan direction, including criteria and conditions and by referencing policies and/or relevant guidelines.



Conditions

Provide types of conditions along with description of condition, timing of fulfillment, need for agreement, and any exemptions from the condition.

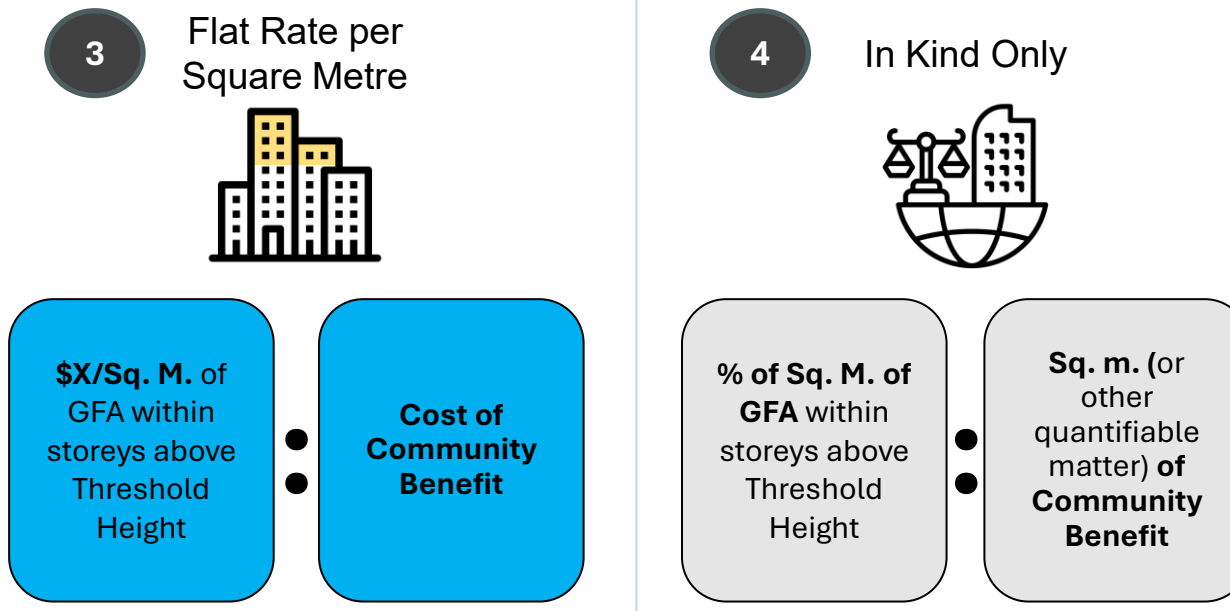


Community Building Matter

Preferred Proportional Community Benefit Options

Key Direction 22:

Further analyze and consult on proportional relationship options 3 and 4 for establishing a proportional relationship between the **quantity or monetary** value of the **facilities, services and matters** that may be required and the height of development that may be allowed.



These approaches are:

- **Predicable** at the start of the development permit application process;
- **Equitable** across all land parcels; and
- **Objective**, because rates are established prior to receiving individual applications.



Community Building Matter

Recommended Prioritization of Community Benefits

Key Direction 21:

Prioritize by:



Location (Provide benefit on site)



Type (Provide benefit identified in Section 20 Midtown Oakville policies)



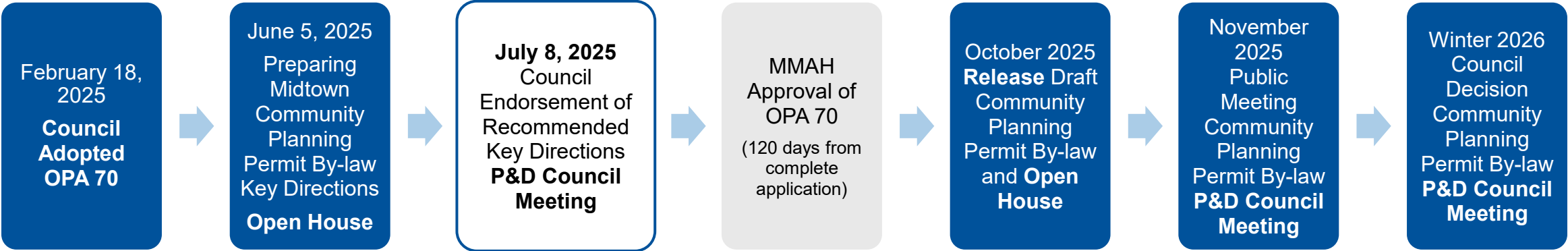
Timing (Provide benefit concurrent with development)



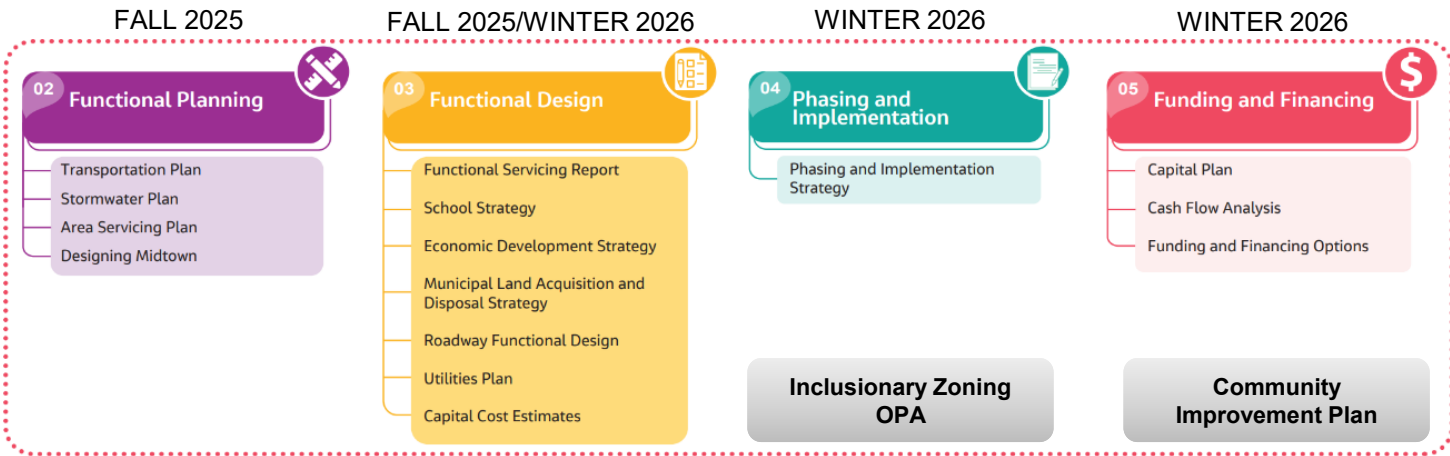
Funding (Provide unfunded/underfunded benefit)

CPP By-law Timeline and Next Steps

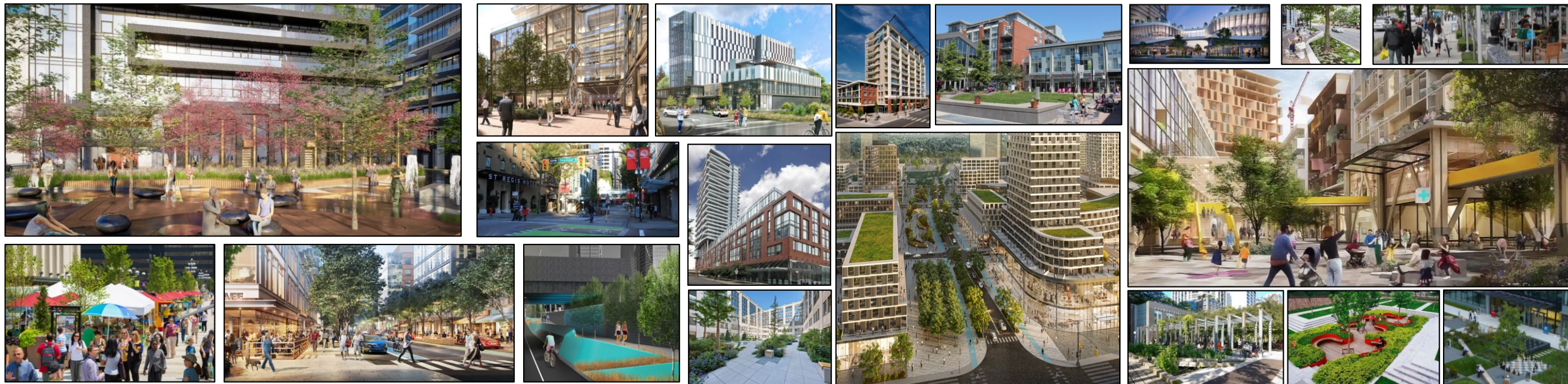
We are here!



Other implementation matters are also underway...



meetmidtown



THANK YOU