



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: October 20, 2025

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**FROM:** Planning and Development Department

**DATE:** October 7, 2025

**SUBJECT:** Public Meeting Report – Official Plan Amendment and Zoning By-law Amendment, RBW Development Corporation, 3135 Lakeshore Road West, File Nos. OPA 1731.42 and Z.1731.42

**LOCATION:** 3135 Lakeshore Road West

**WARD:** Ward 1

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#### RECOMMENDATION

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by RBW Development Corporation (File Nos. OPA 1731.42 and Z.1731.42) be received.
2. That staff consider such comments as may be provided by Council.

#### KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of the Application:** The applicant has applied for an official plan amendment and zoning by-law amendment. The purpose of the application is to amend the Livable Oakville Plan (the “Official Plan”) and the Zoning By-law 2014-014 (the “Zoning By-law”) for the subject property to permit the residential development of the lands and introduce site-specific regulations.

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- **Proposal:** The proposal seeks to amend the Official Plan to allow medium density residential uses on the subject lands whereas only low density residential uses are currently permitted. The proposal seeks to amend the Zoning By-law to permit a townhouse built-form with site-specific regulations. A total of four dwelling units is proposed and will be served by at-grade parking with access directly off Lakeshore Road West.
  - **Public Consultation:** The applicant hosted a Public Information Meeting (“PIM”) on April 9, 2025 which was attended by 13 members of the public, as well as the Ward Councillors and Town staff.

## **BACKGROUND**

The property municipally identified as 3135 Lakeshore Road West (the “Subject Lands”) is located on the north side of Lakeshore Road West and west of Strathcona Avenue. The Subject Lands previously housed a vehicle repair shop and automotive garage that was demolished in 2021, and the property has remained vacant since.

## **APPLICATION SUMMARY**

**Applicant/Owner:** RBW Development Corporation

**Purpose of the Application:** The purpose of the application is to amend the Town’s Official Plan and Zoning By-law, to permit the residential development of the Subject Lands with a townhouse built-form and introduce site specific regulations. A total of four dwelling units is proposed, with at-grade parking and driveway access directly off Lakeshore Road West.

An aerial photograph, existing Livable Oakville land use schedule, and an existing zoning map excerpt from By-law 2014-014 are included in **Appendix ‘A’**.

**Effect of the Application:** The effect of the Official Plan amendment and Zoning By-law amendment applications is to:

- Amend the Livable Oakville Official Plan to allow for a medium density residential built-form.
- Amend the Zoning By-law 2014-014, to permit townhouse dwelling units with site-specific regulations.

A copy of the applicant’s 3D rendering and elevations are included as **Appendix ‘B’**.

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A copy of the applicant's draft Official Plan Amendment and zoning are included as **Appendix 'C'**.

**Submitted Plans/Reports:** The proponent has provided technical supporting studies which are currently under review by various public agencies and internal Town departments. A full circulation and assessment of the application has been undertaken. The following studies and supporting documentation are accessible on the Town's website at [RBW Development Corporation - 3135 Lakeshore Road West - OPA 1731.42 and Z.1731.42](#).

**Property Location:** The property is located on the north side of Lakeshore Road West, west of Strathcona Avenue, and is municipally known as 3135 Lakeshore Road West. The site is currently vacant and is 0.124 hectares with 30.38 metres of frontage along Lakeshore Road West.

**Surrounding Land Uses:**

Surrounding the site is the following:

- North – Low density residential uses
- East – Low density residential uses
- South – Medium density residential uses
- West – Town of Oakville owned land (unopened portion of West Street), and an approved medium density residential development containing 35 dwelling units at 3171 Lakeshore Road West (File Nos. OPA 1732.02, Z.1732.02, and 24T-19003/1732)

**PLANNING POLICY CONTEXT**

The Subject Lands are subject to the following policy and regulatory framework:

- Provincial Planning Statement, 2024
- Halton Region Official Plan
- Livable Oakville Plan
- Zoning By-law 2014-014

A full analysis of the Provincial Planning Statement (2024), Halton Region Official Plan, and Livable Oakville Plan will be included within the future recommendation report.

Official Plan extracts are attached as **Appendix 'D'** and Zoning By-law extracts are attached as **Appendix 'E'**.

## **MATTERS UNDER REVIEW**

This application was recently received and is under review by Town departments and external agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and public agencies:

- Public and Council comments
- Climate change/sustainability goals
- Applicable Provincial and Regional policy
- Conformity with Livable Oakville Plan
- Existing site-specific performance standards
- Zoning performance standards
- Proposed use and density
- Context and transition to adjacent properties and built-form
- Integration/impact on adjoining and adjacent properties
- Proposed setbacks
- Urban design
- Pedestrian circulation
- Stormwater management
- Functional servicing
- Archaeological assessment
- Site contamination
- Tree preservation and landscaping areas

## **CONCLUSION**

Staff will continue to review and analyze the Official Plan Amendment and Zoning By-law Amendment applications and address all technical matters, along with submitted public comments. No further notice is required; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

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## **CONSIDERATIONS**

### **(A) PUBLIC**

The applicant held a Public Information Meeting on April 9, 2025 which was attended by 13 members of the public, as well as the Ward Councillors and Town staff. The applicant has included a Public Information Meeting memo which includes a summary of feedback received and responses during the Public Information Meeting. Minutes of the meeting have been included as **Appendix 'F'**.

There have been no public comments received on this proposed development since the applications were formally submitted to the Town, and as of the date of the writing of this report.

Notice of complete application and public meeting were distributed to property owners within 240 metres of the subject property in accordance with the Town's current notice requirements and the *Planning Act*.

### **(B) FINANCIAL**

None.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

### **(D) COUNCIL STRATEGIC PRIORITIES**

The report addresses Council's strategic priority/priorities:

- Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

### **(E) CLIMATE CHANGE/ACTION**

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

## **APPENDICES**

Appendix 'A': Mapping

Appendix 'B': 3D Rendering and Elevations

Appendix 'C': Applicant's Draft Official Plan Amendment and Zoning By-law

Appendix 'D': Official Plan Extracts

Appendix 'E': Zoning By-law Extracts

Appendix 'F': Applicant Hosted Public Information Meeting Minutes

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