

**THE CORPORATION OF THE TOWN OF OAKVILLE****DRAFT****BY-LAW NUMBER 2025-XX****Official Plan Amendment xx**

A by-law to adopt an amendment to the Livable Oakville Plan,
Official Plan Amendment Number XX
3135 Lakeshore Road West

WHEREAS the Livable Oakville Plan (2009 Town of Oakville Official Plan), which applies to the lands on the west side of Lakeshore Road West, northwest of West Street and south of Strathcona Avenue was adopted by Council on June 22, 2009, and partially approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

WHEREAS subsection 21(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to incorporate certain modifications to the text and schedules pertaining to the lands west of Lakeshore Road West, northwest of West Street, and south of Strathcona Avenue.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number XX to the Livable Oakville Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O, c. P. 13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED this ____ day of _____, 2025.

MAYOR

CLERK

Official Plan Amendment Number ___ to the Town of Oakville’s Livable Oakville Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2, constitute Amendment Number XX to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to incorporate certain modifications to the Livable Oakville Official Plan to facilitate the development of four (4) three-storey townhouse units at 3135 Lakeshore Road West.

B. Location

The lands are located on the west side Lakeshore Road West, generally south of Strathcona Avenue.

C. Basis

The Official Plan Amendment is based on the following:

The Subject Lands are designated Low Density Residential according to ‘Schedule F – South West Land Use’. The intended residential intensification as a result of the introduction of the multiple-attached dwellings use will allow for a more efficient use of the land and support intensification on the Subject Lands as encouraged through the Provincial Planning Statement, the Region of Halton Official Plan, and the Livable Oakville Official Plan. Multiple-attached dwellings are supportable in this location as they resemble a low-rise built form which is compatible with the predominant built form of the surrounding area. Intensification is also supportable in this location given its location to the intensification proposed in the area as well as its proximity to a designated Growth Area.

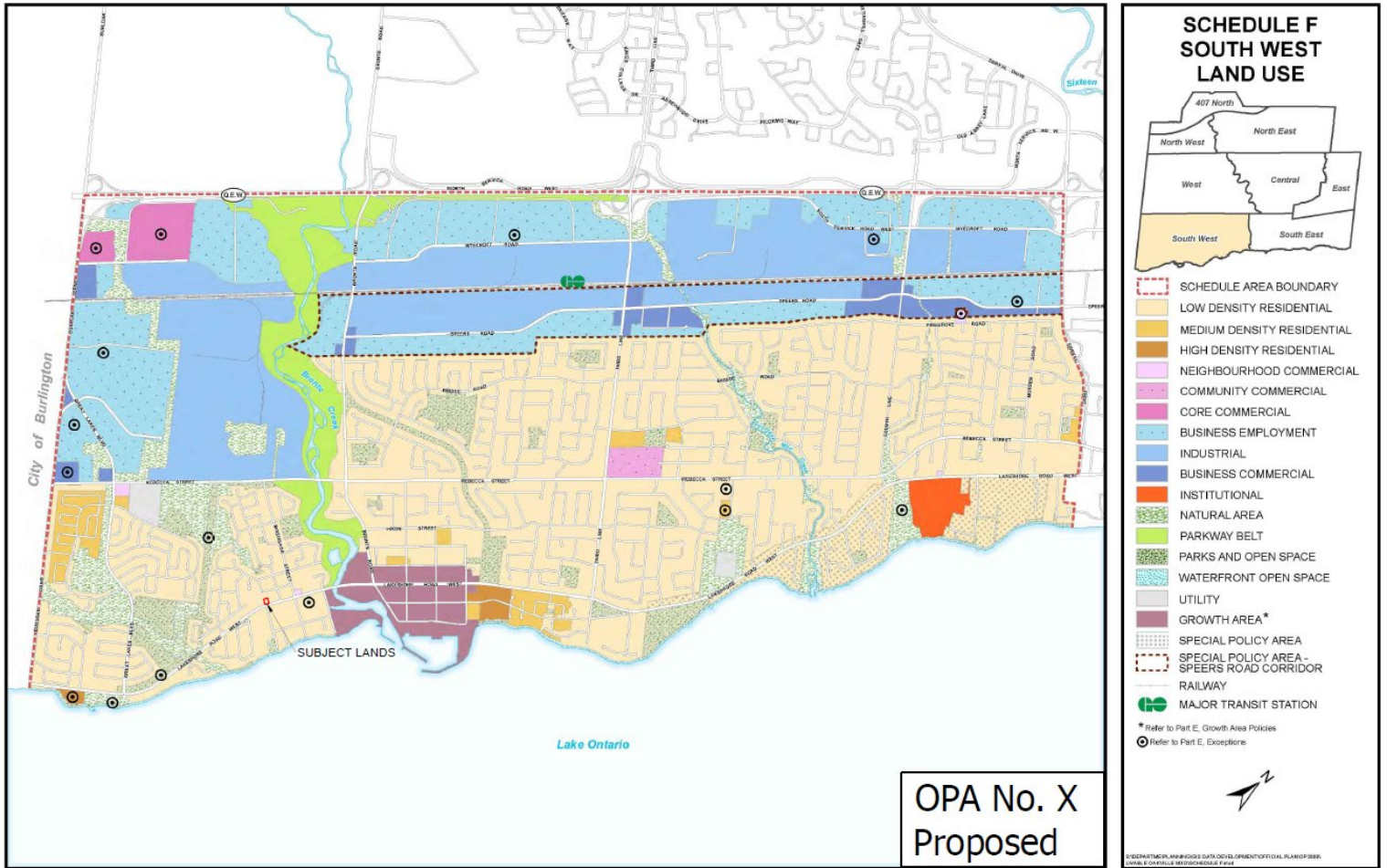
The proposed development will provide an additional four (4) three-storey multiple-attached dwelling units on the site, through intensification, which is not currently permitted under the Low Density residential land use designation. Therefore, a site-specific Official Plan Amendment to permit this building typology is required.

Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows;

1. Schedule F, South West Land Use, is amended as shown in Appendix A.
2. Part E, Section 27.1, South West Exceptions – Schedule F, is amended by adding the following exception policy to the end of section 27.1 using the next available policy number:

“27.1.XX On the lands designated Low Density Residential located west of Lakeshore Road West and northwest of West Street and south of Strathcona Avenue municipally known as 3135 Lakeshore Road West, the lands shall permit multiple-attached dwelling units.”





THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XX

A By-law of The Corporation of the Town of Oakville's to amend Zoning By-law 2014-014 for the lands described as Plan of Survey of Part 11 and All of Lot 17, Registered Plan M-10, Town of Oakville, Regional Municipality of Halton and municipality addressed as **3135 Lakeshore Road West.**

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2014-014, as amended; and,

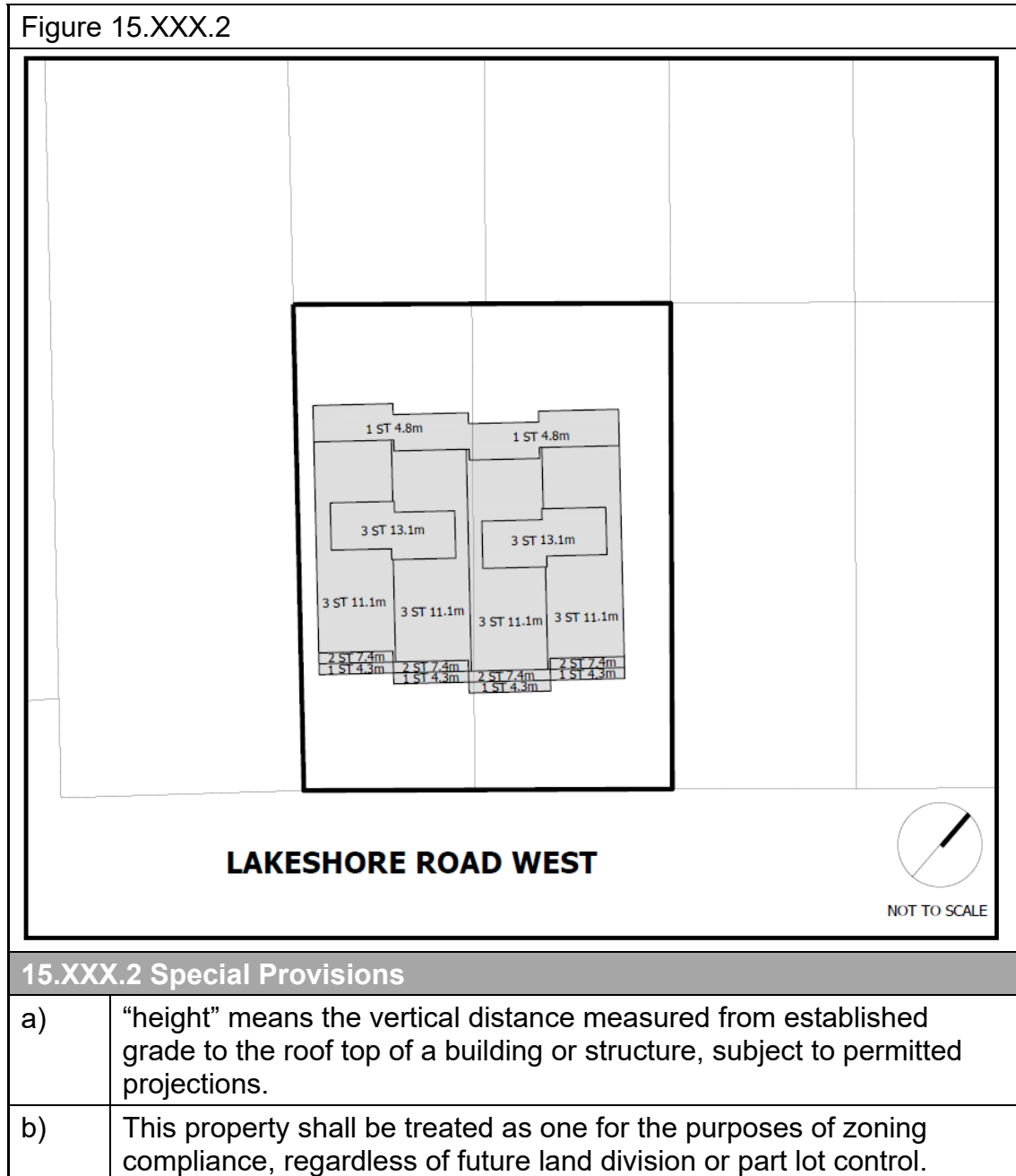
WHEREAS authority is provided pursuant to Section 34 of the *Planning Act*, R.S.O 1990, c.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

1. That Schedule "19(1)" of By-law 2014-014, as amended, is hereby further amended by rezoning the lands from "Residential Low" (RL3-0) Zone to "Residential Medium (RM1-XX) as identified on Schedule 'A' of this By-law.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding a new Section 15.XXX as follows:

XXX	3135 Lakeshore Road West (Plan of Survey of Part of Lot 11 and All of Lot 17, Registered Plan M-10, Town of Oakville, Regional Municipality of Halton)	Parent Zone: RL3-0
Map 19(1)		(2014-014) (2025-XXX)
15.XXX.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum Lot Frontage	30.0 metres
b)	Maximum Height	13.1 metres
15.XXX.2 Special Site Figures		

Figure 15.XXX.2



In all other respects the provisions of By-law 2014-014 shall apply.

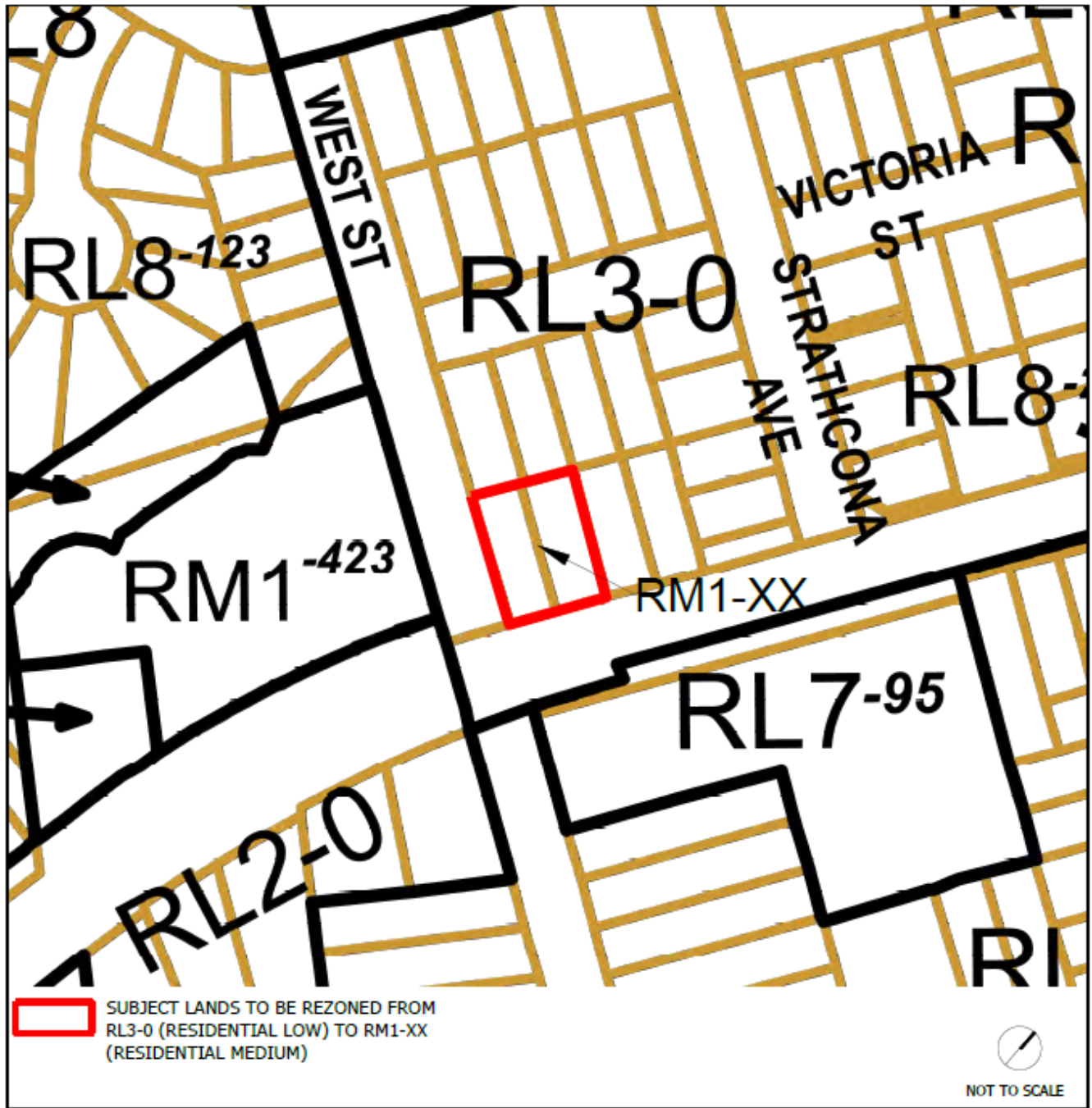
This By-law shall come into force and effect in accordance with the provisions of the *Planning Act*, R.S.O 1990, C.P.13.

This By-law read a FIRST, SECOND, and a THIRD time and finally PASSED on the

____ day of _____, 2025.

MAYOR

CLERK



LOCATION:
 3135 LAKESHORE ROAD WEST
 TOWN OF OAKVILLE,
 REGION OF HALTON

**THIS IS SCHEDULE 'A'
 TO BY-LAW AMENDMENT _____**
 PASSED THE ___ DAY OF ___, 2025.

SIGNING OFFICERS

MAYOR

CLERK