

# Recommendation Meeting Town-initiated Official Plan Amendment 73

## Provincial Consistency Exercise Agenda Item 8.1

Planning and Development Council  
October 20, 2025

# Changing Provincial Policy Regime

- 2017 Growth Plan
- 2017 Greenbelt Plan
- 2020 Growth Plan
- Bill 108 (*More Homes More Choice Act, 2019*)
- Bill 197 (*COVID-19 Economic Recovery Act, 2020*)
- 2020 Provincial Policy Statement
- ERO 019-6167 (Proposed revocation of PBWP, 2022)
- Bill 23 (*More Homes Built Faster Act, 2022*)
- Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*)
- New Provincial Planning Statement, 2024

# Provincial Consistency Review

- *Planning Act* changes
- Repeal of the Growth Plan
- New Provincial Planning Statement, 2024
- *Conservation Authorities Act* changes
- Parkway Belt West Plan
- Halton Region

# Statutory Public Meeting – Council comments

- Explore options to better define the word “significant” in the context of accommodating planned growth
- Consider the addition of “and reduce”, so the additional policy text reads “and prepare for and reduce the impacts of a changing climate” (Section 10 – Sustainability)
- Review the criteria outlined in proposed new Parkway Belt West section 19.1.4 in the context of protection for residential areas adjacent to Parkway Belt lands
- Consider alternative land acknowledgement language specific to the Official Plan and explore approaches of other municipalities, including Toronto
- Consider including Community Improvement Plan and Community Planning Permit System as tools for affordable housing in relation to item 33, section 27.6.10, Bronte GO MTSA

# Statutory Public Meeting – Comments

- Utility Companies – Enbridge, TransCanada PipeLines Limited
- Schedules - OPA 34 alignment
- Property owner letter of support
- Public delegation at Statutory Public Meeting, September 22, 2025

# Changes to OPA following Public Meeting

- Revised land acknowledgement to be introduced in future
- Section 10 – Sustainability

The Town is committed to *sustainable development* in order to achieve environmental sustainability, **reduce greenhouse gas emissions** and prepare for the impacts of a changing climate. This section provides objectives and policies to implement the principle of sustainability where the Town has jurisdiction.
- Additional policy changes related *Conservation Authority Act* changes and the new roles and responsibilities for the Town and Conservation Authority

# Changes to OPA following Public Meeting

- No change recommended to S.16.1.9.c) (Valleylands)

16.1.9	Revise the policy as follows:
NATURAL AREA	Valleylands
General	<p>c) <i>Development</i> or site alteration shall not be permitted within the valley or within 15 metres of the <i>stable top-of-bank</i> of major <b>and minor</b> valleys and tributaries, <del>and 7.5 metres of the <i>stable top-of-bank</i> of minor valleys and tributaries,</del> except for <i>compatible</i> permitted recreational uses, essential public works and <i>utilities</i> subject to the requirements of this Plan. Greater setbacks may be required as a result of environmental impacts evaluated through an approved EIS.</p>



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# Revision to By-law 2025-119, OPA 73

54	31.5 INTERPRETATION Glossary	<p>Revise definition as follows:</p> <p><b><i>Complete communities</i></b> means places such as mixed use neighbourhoods or other areas within cities, towns, and <i>settlement areas</i> that offer and support opportunities for <b><u>equitable access to many necessities for daily living</u></b> <b>for</b> people of all ages and <b>abilities</b> to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options <del>and</del> <i>public service facilities, local stores and services</i>. <i>Complete communities</i> are age-friendly <b><u>inclusive</u></b> and may take different shapes and forms appropriate to their contexts <b><u>to meet the diverse needs of their populations.</u></b></p>
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# Revision to By-law 2025-119, OPA 73

74	31.5 INTERPRETATION Glossary	Revise definition as follows: <i>Urban area</i> means the lands south of Highway 407 as shown on Schedule A2.
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# Next Steps

- If OPA 73 is adopted by Council, Clerks is directed, as per By-law 2025-119, to submit an exemption package to MMAH
- Following exemption, the adoption date will be considered the approval date, subject to any appeals received

# Next Steps

- Continuation of Official Plan Review 2026-2027
  - Responding to ongoing Provincial changes
  - Existing Official Plan program to complete
  - New policy areas to explore



North Oakville  
East Secondary Plan



**New  
Official Plan**



Halton Region  
Official Plan

# Recommendation

- That the staff report titled “Recommendation Report – Town-initiated Official Plan Amendment 73 (OPA 73), By-law 2025-119 – Provincial Consistency Exercise (File 42.15.67) be received;
- That town-initiated Official Plan Amendment 73 (Provincial Consistency Exercise, File No. 42.15.67) be adopted;
- That By-law 2025-119, a by-law to adopt an amendment to the Livable Oakville Plan, be passed; and,
- That notice of Council’s decision reflects that Council has fully considered all the written and oral submission relating to this matter and that those comments have been appropriately addressed.