



## THE CORPORATION OF THE TOWN OF OAKVILLE

***\*DRAFT\* 2018-01-25***

**BY-LAW NUMBER 2018-\_\_\_**

Official Plan Amendment \_\_\_

A by-law to adopt an amendment to the North Oakville West Secondary Plan forming part of the Official Plan of the Oakville Planning Area (File No. 41.15.56)

WHEREAS the North Oakville West Secondary Plan, approved by the Ontario Municipal Board on January 11, 2008, forms part of the Official Plan of the Oakville Planning Area applicable to lands not covered by the Livable Oakville Plan;

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 Official Plan of the Oakville Planning Area to implement the policy directions focused on areas of concern to be addressed in the short-term through the North Oakville Secondary Plans Review.

### **COUNCIL ENACTS AS FOLLOWS:**

1. The attached Amendment Number \_\_\_ to the Official Plan of the Oakville Planning Area, Official Plan Amendment 289 (North Oakville West Secondary Plan) is hereby adopted.
2. Pursuant to subsection 17(27) of the *Planning Act*, R.S.O. 1990, 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.

3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number \_\_ to the North Oakville West Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

PASSED this \_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

DRAFT

**Official Plan Amendment Number \_\_\_\_  
to the North Oakville West Secondary Plan**  
forming part of the Official Plan of the Oakville Planning Area  
of the Town of Oakville

**Constitutional Statement**

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number \_\_\_\_ to the North Oakville West Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

**Part 1 – Preamble**

**1. Purpose**

The purpose of the proposed official plan amendment is to modify the text and schedules of the North Oakville West Secondary Plan to implement the policy directions focused on areas of concern to be addressed in the short-term through the North Oakville Secondary Plans Review.

The effect of the proposed amendment includes changes to:

- Update the Stormwater Management Facility use permissions to provide greater direction on locations within the Palermo Village Urban Core Area and in proximity to Dundas Street West,
- Update the Medium Density Residential Development and High Density Residential Development definitions, and,
- Introduce new definitions from the Growth Plan (2017)

The proposed official plan amendment will result in revisions to the following sections of the North Oakville West Secondary Plan:

- Section 8.6.2.2.a) Stormwater Management Facility, and
- Section 8.10.13 Definitions.

**2. Background**

- The North Oakville West Secondary Plan (NOWSP) was approved in May 2009 and is in full force and effect, except for lands under appeal to the OMB located north of the intersection of Bronte Road and Dundas Street West.
- The NOWSP provides policy direction for growth and development to 2021.
- The NOWSP was developed to conform to the Growth Plan (2006) and be consistent with the Provincial Policy Statement (2005).
- The NOWSP relies on policies from the town's 2006 Oakville Official Plan and are not part of the Livable Oakville Plan.

### 3. Basis

- Section 26 of the *Planning Act*, as amended, requires municipalities to review their official plans no less frequently than 10 years after it comes into effect as a new official plan and every five years thereafter, unless the plan has been replaced by another new official plan.
- On February 10, 2014, Planning and Development Council received a staff report entitled "*Long Range Planning Work Program*" which signaled the commencement of the five-year Official Plan Review. The report identified that the policies guiding growth and change in North Oakville were to be reviewed.
- On May 11, 2015, Planning and Development Council hosted a Special Public Meeting and received a staff report titled "*Official Plan Review – Special Public Meeting*" launching the five-year Official Plan Review. The report identified that a review of the North Oakville East and West Secondary Plans was to be undertaken.
- On May 15, 2017, the Livable Oakville Council Sub-committee received the report entitled "*North Oakville Secondary Plans Review*" which outlined the purpose and scope of the study, the study process, emerging issues identified by staff, and preliminary directions resulting from the Official Plan Review and other land use planning initiatives.
- On November 6, 2017, the Livable Oakville Council Sub-committee received the report "*North Oakville Secondary Plans Review – Directions Report*" which confirmed areas of concern and identified draft policy directions to be addressed in the short-term and matters to be addressed in the long term.

- A Public Information Meeting was held on December 6, 2017 to solicit public input on the draft policy directions for the North Oakville Secondary Plans Review.
- The statutory public meeting on the proposed Official Plan Amendment is to be held on February 12, 2017.
- Notice of the statutory public meeting regarding the proposed Official Plan Amendment was circulated to the agencies and public bodies prescribed by the *Planning Act*, mailed to property owners within the North Oakville East Secondary Plan Area, and emailed to the Official Plan Review E-blast distribution list, on or before January 22, 2018 and was published in the local newspaper on January 25, 2018.
- The proposed amendment was available for public review in the Planning Services Department at Town Hall, 1225 Trafalgar Road, and on the town's website ([www.oakville.ca](http://www.oakville.ca)), on or before January 22, 2018, being at least 20 days before the statutory public meeting.

DRAFT

**Part 2 – The Amendment**

**A. Text Changes**

The amendment includes the changes to the text of the North Oakville West Secondary Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into North Oakville West Secondary Plan. Text that is crossed out (“~~strike through~~”) is to be deleted from the North Oakville West Secondary Plan.

Item No.	Section	Description of Change
1.	<b>8.6.2.2</b> LAND USES GENERALLY PERMITTED Permitted in Most Land Use Designations	Revise and introduce new definitions as follows: a) Stormwater Management Facility <del>Stormwater management facilities</del> <b><u>i)</u></b> provided sites and development standards are consistent with the policies of this Secondary Plan and in accordance with directions established in the North Oakville Creeks Subwatershed Study.— <del>In addition,</del> <b><u>ii)</u></b> notwithstanding the other policies of this section, <del>stormwater management facilities</del> may be permitted in the Core Preserve Area, Linkage Preserve Area, High Constraint Stream Area and Medium Constraint Stream Area designations in conformity with the policies of Section 8.4.7.3 c) of this Plan, <b><u>and,</u></b> <b><u>iii)</u></b> <b><u>shall not be permitted within 100m of a Major Arterial/Transit Corridor, Minor Arterial/Transit Corridor or Arterial/Transit Corridor within the Palermo Village North Urban Core, or Dundas Street West.</u></b>
2.	<b>8.10.13</b> DEFINITIONS	Revise and introduce new definitions as follows: k) Medium Density Residential Development, buildings or uses shall consist primarily of <del>single detached dwellings on small lots, semi-detached, duplex and triplex dwellings, as well</del> multiple attached dwelling units such as townhouses, back-to-back townhouses, block townhouses, stacked townhouses <b><u>and apartments</u></b> or similar types of dwellings, the majority with direct frontage and access to a public or private street.

Item No.	Section	Description of Change
		<p>l) High Density Residential Development, buildings or uses shall consist of <del>stacked townhouses, back-to-back townhouses and</del> apartments or similar types of dwellings.</p> <p><b><u>m) Complete Communities are places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities 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 and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts (Growth Plan 2017)</u></b></p> <p><b><u>n) Regional Transit Priority Corridor means a thoroughfare identified in Halton Region’s Mobility Management Strategy that has or is planned to provide greater levels of transit service connecting people to existing and planned local and regional destinations including urban growth centres, mobility hubs, employment areas, major transit station areas and abutting municipal connections. Transit priority corridors provide a focus for transit-supportive development.</u></b></p> <p><b><u>o) Strategic Growth Areas means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas (Growth Plan, 2017).</u></b></p> <p><b><u>p) The auxiliary verbs “may”, “should” and “shall” are used throughout this Plan in the following context:</u></b></p> <p><b><u>i) “may” implies that the policy is permissive and not mandatory or obligatory;</u></b></p>

Item No.	Section	Description of Change
		<p><b><u>ii) “should” implies that the policy is directive and demands compliance unless proven otherwise on good planning grounds; and</u></b></p> <p><b><u>iii) “shall” implies that the policy is mandatory and requires full compliance.</u></b></p>

DRAFT