



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-075

Official Plan Amendment 322

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. 42.15.56)

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 322 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 322 to the North Oakville West Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

PASSED this 11th day of June, 2018

MAYOR

CLERK

**Official Plan Amendment Number 322
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 322 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 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 stormwater management pond locations within the Palermo Village Urban Core Area and in proximity to Dundas Street West;
- Update the Medium Density Residential Development definition; and,
- Include new definitions for added clarity, including Complete Communities, Regional Transit Priority Corridor and Strategic Growth Areas 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 Provincial Policy Statement (2014) came into effect on April 30, 2014. The *Planning Act* requires that all land use planning matters “shall be consistent with” the Provincial Policy Statement.
- The 2017 Growth Plan for the Greater Golden Horseshoe (2017 Growth Plan) took effect on July 1, 2017. It is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. All planning decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter are required to conform to the 2017 Growth Plan.
- The NOWSP relies on policies from the town’s 2006 Oakville Official Plan and are not part of the Livable Oakville Plan.

3. Basis

- The Provincial Policy Statement (2014) which came into force and effect on April 30, 2014.
- The Growth Plan for the Greater Golden Horseshoe, which came into force and effect on July 1, 2017.
- 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 first statutory public meeting on the proposed Official Plan Amendment was held on February 12, 2018.
- Notice of the first 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 West Secondary Plan Area, and emailed to the Official Plan Review E-blast distribution list, on or before January 26, 2018 and was published in the local newspaper on January 25, 2018.
- The proposed amendment for the first statutory public meeting 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), on or before January 23, 2018, being at least 20 days before the statutory public meeting.
- The second statutory public meeting and recommendation meeting on the proposed Official Plan Amendment are to be held on June 11, 2018. A second statutory public meeting was deemed necessary due to nature of

the revisions to the proposed Official Plan Amendment from February 12, 2018 resulting from staff review and public comment.

- Notice of the second statutory public meeting and recommendation 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 West Secondary Plan Area, and emailed to the Official Plan Review E-blast distribution list, on or before May 21, 2018 and was published in the local newspaper on May 17, 2018.
- The proposed amendment for the second statutory public meeting and recommendation meeting 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), as of May 22, 2018, being at least 20 days before the second statutory public meeting.

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 (“~~striketrough~~”) is to be deleted from the North Oakville West Secondary Plan.

Item No.	Section	Description of Change
1.	8.6.2.2 LAND USES GENERALLY PERMITTED Permitted in Most Land Use Designations	Revise and introduce new definitions as follows: a) Stormwater Management Facility Stormwater management facilities i) <u>Provided</u> 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 <u>and any approved Environmental Implementation Report and Functional Servicing Study.</u> In addition, ii) <u>Notwithstanding</u> the other policies of this section, stormwater management facilities 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. iii) <u>Stormwater management ponds shall be discouraged within 100m of Dundas Street.</u>
2.	8.10.13 DEFINITIONS	Revise and introduce new definitions as follows: k) Medium Density Residential Development, buildings or uses shall consist primarily of single detached dwellings on small lots, semi-detached, duplex and triplex dwellings, as well multiple attached dwelling units such as townhouses, back-to-back townhouses, block townhouses, stacked townhouses <u>and apartments</u> or similar types of dwellings, the majority with direct frontage and access to a public or private street. o) <u>Complete Communities are places such as mixed-use neighbourhoods or other areas within cities, towns, and</u>

Item No.	Section	Description of Change
		<p><u>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></p> <p>p) <u>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></p> <p>q) <u>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></p> <p>r) <u>The auxiliary verbs “may”, “should” and “shall” are used throughout this Plan in the following context:</u></p> <p><u>i) “may” implies that the policy is permissive and not mandatory or obligatory;</u></p> <p><u>ii) “should” implies that the policy is directive and demands compliance unless proven otherwise on good planning grounds; and</u></p> <p><u>iii) “shall” implies that the policy is mandatory and requires full compliance.</u></p>