



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-075

Official Plan Amendment No.328

A by-law to adopt an amendment to the 1984 Oakville Official Plan in response to Bill 109, More Homes for Everyone Act, 2022, Official Plan Amendment Number 328 (File No. 42.24.25)

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 1984 Oakville Official Plan to implement changes made to the *Planning Act*;

COUNCIL ENACTS AS FOLLOWS:

1. For the purposes of this by-law:
 - a. "1984 Oakville Official Plan" means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended.
2. Official Plan Amendment Number 328 to the 1984 Oakville Official Plan, attached as **Appendix "A"**, is hereby adopted.
3. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.
4. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this ____ day of _____, 2022

MAYOR

CLERK

APPENDIX “A” to By-law 2022-075

Official Plan Amendment Number 328 to the Town of Oakville’s 1984 Oakville Official Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 328 to the 1984 Oakville Official Plan.

Part 1 – Preamble

A. Subject Lands

The Official Plan Amendment applies to all lands subject to the 1984 Oakville Official Plan.

B. Purpose and Effect

The purpose of the Official Plan Amendment (OPA) is to modify the text of the 1984 Oakville Official Plan to implement changes that have been made to the *Planning Act* resulting from Bill 109, *More Homes for Everyone Act, 2022*.

Bill 109 made changes to Section 41 of the *Planning Act* regarding site plan control. The changes included new rules about consultations with municipalities before plans and drawings for site plan are submitted for approval and respecting completeness of site plan applications.

The proposed OPA responds to these changes by updating the town’s implementation policies regarding pre-consultation and complete application submission requirements in the 1984 Oakville Official Plan. The amended policies will ensure the pre-consultation and complete application process for site plan applications will continue as per current town practice.

C. Background and Basis

- Bill 109, *More Homes for Everyone Act, 2022*, received Royal Assent on April 14, 2022.
- Schedule 5 of the Bill made changes to Section 41 of the *Planning Act* regarding site plan control, including new rules about consultations with municipalities before plans and drawings for site plan are submitted for approval and respecting completeness of site plan applications.

- The Official Plan Amendment ensures that the pre-consultation and complete application process for site plan applications will continue as per current town practice.
- The statutory public meeting about the Official Plan Amendment will be held on July 11, 2022, including a final recommendation.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the 1984 Oakville Official Plan as described in the following table.

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the 1984 Oakville Official Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	<p>Part F IMPLEMENTATION AND INTERPRETATION</p> <p>Section 1.6 c) Pre-Consultation and Submission Requirements</p>	<p>Insert the words “site plan,” following the words “Zoning By-law amendment,” into Part F policy 1.6 c), as follows:</p> <p>c) Unless an exemption is granted by the Town under subsection f), the following information and materials shall be required to be submitted as part of any application for an Official Plan amendment, Zoning By-law amendment, <u>site plan</u>, draft plan of subdivision or draft plan of condominium, and shall be requested as applicable for other applications: ...</p>

Item No.	Section	Description of Change
2.	<p>Part F IMPLEMENTATION AND INTERPRETATION</p> <p>Section 1.6 d) Pre-Consultation and Submission Requirements</p>	<p>Insert the words “site plan,” following the words “Zoning By-law amendment,” into Part F policy 1.6 d), as follows:</p> <p>d) In addition to the information and material specified in subsection c), the information and material required to support any application for an Official Plan amendment, Zoning By-law amendment, site plan, draft plan of subdivision or draft plan of condominium affecting lands north of Dundas Street, shall also include: ...</p>
3.	<p>Part F IMPLEMENTATION AND INTERPRETATION</p> <p>Section 1.6 j) Pre-Consultation and Submission Requirements</p>	<p>Insert the words “site plan,” following the words “Zoning By-law amendment,” into Part F policy 1.6 j), as follows:</p> <p>j) An application for Official Plan amendment, Zoning By-law amendment, site plan, draft plan of subdivision or draft plan of condominium shall be considered complete under the <i>Planning Act</i> only when all of the following items have been provided to the Town: ...</p>