



**File Number:** Oakville OPA 35  
**Municipality:** Town of Oakville  
**Subject Lands:** Town of Oakville  
Hospital District

**Date of Decision:** March 7, 2023  
**Date of Notice:** March 7, 2023  
**Last Date of Appeal:** March 27, 2023

**NOTICE OF DECISION**  
**With respect to an Official Plan Amendment**  
**Section 17(35) of the Planning Act**

A decision was made by the Regional Municipality of Halton on the above-noted date to approve, with modifications, Amendment No. 35, "Hospital District" to the Town of Oakville Official Plan.

**Purpose and Effect of the Official Plan Amendment**

The purpose and effect of Official Plan Amendment No. 35 (OPA 35), adopted by the Oakville Town Council through By-Law No. 2021-051 enacted and passed on June 7, 2021, is to implement the findings of the Hospital District Study, undertaken as part of the Town's Official Plan Review in conformity with the Regional Official Plan, Provincial Policy Statement, Growth Plan, and other applicable Provincial Plans. The effect of the amendment is to include the Hospital District as a growth area as part of the Liveable Oakville Plan, introduce land use schedule providing for a mix of uses, introduce new mapping, and introduce area-specific policies including the goal, objectives, development concept, and other policies that facilitate contextually appropriate redevelopment of the Hospital District.

**Effect of Written Submissions on Decision**

The written submissions received by Halton Region regarding OPA 35 were considered as a part of the Region's review process. Site-specific policy modifications are proposed through the Region's decision.

**When and How to File an Appeal**

Any appeal to the Ontario Land Tribunal must be filed with Halton Region no later than 20 days from the date of this notice, shown above as the "Last Date of Appeal".

The notice of appeal should be sent to the attention of the Regional Clerk at the address shown below and it must:

- 1) set out the reasons for the appeal,
- 2) set out the specific part or parts of the proposed Official Plan Amendment to which the appeal applies, and
- 3) be accompanied by the fee required by the tribunal and as directed by the tribunal.

If the appellant intends to argue that the appealed decision is inconsistent with a policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan, or fails to conform with the Regional Official Plan, the notice of appeal must also explain how the decision is inconsistent with, fails to conform with or conflicts with the other document.

**Address for Filing a Notice of Appeal**

By Mail: Office of the Regional Clerk  
Regional Municipality of Halton  
1151 Bronte Road  
Oakville ON L6M 3L1

Submit Notice of Appeal to the attention of:  
Graham Milne, Regional Clerk

By E-mail: [RegionalClerk@halton.ca](mailto:RegionalClerk@halton.ca)

**Who Can File an Appeal**

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**When the Decision is Final**

The decision of the Regional Municipality of Halton is final if a notice of appeal is not received on or before the Last Date of Appeal.

**Getting Additional Information**

Additional information about the amendment and the decision is available for public inspection by appointment. The Office of the Regional Clerk can be contacted at [RegionalClerk@halton.ca](mailto:RegionalClerk@halton.ca) or by dialling 311.

**Other Related Applications**

- n/a



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**DECISION**

**with respect to Official Plan Amendment No. 35  
to the Town of Oakville Official Plan  
Section 17(34) of the Planning Act**

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**Town of Oakville – Official Plan Amendment No. 35 (Hospital District)**

Official Plan Amendment No. 35 – “Hospital District” to the Livable Oakville Official Plan is modified as set out in Schedule “A” to this Decision and approved with these modifications by the Director of Planning Services and Chief Planning Official for the Regional Municipality of Halton, pursuant to Section 17(2) of the *Planning Act*, R.S.O. 1990 as amended. If no notice of appeal is filed, OPA 35 will come into effect on March 28, 2023, being the day following the last day for filing a notice of appeal.

A handwritten signature in black ink, appearing to read "Curt Benson", is written over a horizontal line.

Curt Benson MCIP RPP  
Director of Planning Services & Chief Planning Official

March 7, 2023

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Date

## Schedule “A” – Regional Municipality of Halton Modifications

Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~.

Region No.	Section No.	Modification	Explanation of Modification
<b>LIVABLE OAKVILLE TOWN OF OAKVILLE OFFICIAL PLAN, 2009</b>			
<b>PART A: INTRODUCTION</b>			
	<b>1.</b>	<b>THE LIVABLE OAKVILLE PLAN</b>	
	<b>1.1</b>	<b>Purpose</b>	
<b>1)</b>	1.1 a)	Is modified to read as follows:  “establishes the desired land use pattern for lands within the Town, south of Dundas Street, <del>and</del> north of Highway 407 and within the Hospital District, <del>to 2031;</del> ”	Remove reference to time frame.
<b>PART C: MAKING OAKVILLE LIVABLE (GENERAL POLICIES)</b>			
	<b>4.</b>	<b>MANAGING GROWTH AND CHANGE</b>	
<b>2)</b>	<b>4.5 Greenfield Areas</b>	Is modified to read as follows:  Land areas within the <i>settlement area</i> of the Town, but outside of the <i>built boundary</i> , represent <del>greenfield areas</del> <u>greenfield areas</u> and are shown on Schedule A2.	To italicize a defined term in the Livable Oakville Plan.
	<b>10.</b>	<b>SUSTAINABILITY</b>	
	<b>10.11 [New]</b>	<b>Natural Heritage System North of Dundas Street</b>	
<b>3)</b>	10.11.1	Is modified to read as follows:  “The Natural Heritage System shall be implemented in accordance with the overall concept <del>and</del> objectives, <u>and directions</u> of the applicable subwatershed study.”	Modified for consistency with the Regional Official Plan Natural Heritage System goal and objectives.
<b>4)</b>	10.11.2 a)	Is modified to be renumbered as follows:  <del>a)</del> <u>e)</u> Medium Constraint Stream Corridor Areas that include certain watercourses and adjacent riparian lands, including buffers measured from the stable top-of-bank or meander belts. These areas are located primarily inside Core and Linkage Preserve Areas, but are also found outside such areas.”	Renumbered to reflect numbering changes made through OPA 34 – Palermo.

Region No.	Section No.	Modification	Explanation of Modification
5)	10.11.2 b)	Is modified to be renumbered as follows:  "b) f) Other Hydrological Features including Hydrologic Features A and B and watercourses, with associated riparian lands, and setbacks from top-of-bank and meander belts, located outside the Core and Linkage Preserve Areas and the High and Medium Constraint Stream Corridor Areas."	Renumbered to reflect numbering changes made through OPA 34 – Palermo.
6)	10.11.3	Is modified to be renumbered as follows:  10.11.3-4	Renumbered to reflect numbering changes made through OPA 34 – Palermo.
7)	10.11.3  [Note: 10.11.3 is renumbered to 10.11.4 as noted in row 6]	Is modified to read as follows:  "The location and boundaries of the Medium Constraint Stream Corridor Area designations on Schedule B2 shall be determined in accordance with the directions established in the applicable subwatershed study and the required <u>Environmental Implementation Report (EIR) in accordance with the policies of this plan.</u> "	To add back wording from the North Oakville West Secondary Plan that was missing.
8)	10.11.4	The entire section Is modified to be renumbered as follows:  10.11.4 5	Renumbered to reflect numbering changes made through OPA 34 – Palermo.
9)	10.11.4  [Note: 10.11.4 is renumbered to 10.11.5 as noted in row 8]	Is modified to read as follows:  " <u>In addition to the High and Medium Constraint Stream Corridor Areas of the Natural Heritage System identified in Schedule B2, other hydrological features have also been</u> are identified and shown on Schedule B2. These features are also part of the Natural Heritage System to the extent they are maintained after <del>development</del> <u>development</u> occurs. They are subject to the following:"	Modification to add back wording from the North Oakville West Secondary Plan that was omitted.
10)	10.11.4 a)  [Note: 10.11.4 is renumbered to 10.11.5 as noted in row 8]	Is modified to read as follows:  "The other hydrological features identified on Schedule B2 include Hydrologic Features <u>A and B</u> and watercourses, with associated riparian lands, and setbacks from top-of-bank and meander belts, located outside the <u>Core and Linkage Preserve Areas and</u> Medium Constraint Stream Corridor Areas."	Modification to add back wording from the North Oakville West Secondary Plan that was omitted.
11)	10.11.4 b) iii)  [Note: 10.11.4 is renumbered to 10.11.5 as noted in row 8]	Is modified to be renumbered as follows:  10.11.4 b) <del>iii)</del> <u>iv)</u>	Renumbered to reflect numbering changes made through OPA 34 – Palermo.

Region No.	Section No.	Modification	Explanation of Modification
12)	10.11.5	The entire section is modified to be renumbered as follows:  10.11.5 <del>6</del>	Renumbered to reflect numbering changes made through OPA 34 – Palermo.
13)	10.11.5  [Note: 10.11.5 is renumbered to 10.11.6 as noted in row 11]	Is modified to read as follows:  “ <del>Essential transportation and utilities</del> <del>Roads and related utilities</del> permitted in the Natural Heritage System shall:”	Modified for consistency with the Regional Official Plan Natural Heritage System goal and objectives.
14)	10.11.5 d)  [Note: 10.11.5 is renumbered to 10.11.6 as noted in row 11]	Is modified to read as follows:  “be required as transit routes or <del>utility</del> <i>utility</i> corridors;”	To italicize a defined term in the Livable Oakville Plan.
15)	10.11.5 f)  [Note: 10.11.5 is renumbered to 10.11.6 f) as noted in row 11]	Is modified to read as follows:  “provide for the safe movement of species in accordance with the directions established in the applicable subwatershed study in the design and construction of any road or <del>utility</del> <i>utility</i> ; and,”	To italicize a defined term in the Livable Oakville Plan.
16)	10.11.5 h) [New]  [Note: 10.11.5 is renumbered to 10.11.6 as noted in row 11]	A new policy is added to read as follows:  “ <del>be designed to keep any related structures or parts of structures outside the High Constraint Stream Corridor Area designated on Schedule B2 to the maximum extent possible or as defined through an Environmental Assessment or an Environmental Implementation Report.</del> ”	Modification to add back wording from the North Oakville West Secondary Plan that was omitted.
<b>PART E: GROWTH AREAS, SPECIAL POLICY AREAS AND EXCEPTIONS</b>			
	<b>26.</b> [New]	<b>HOSPITAL DISTRICT</b>	
	<b>26.2</b>	<b>Objectives</b>	
17)	26.2.1	Is modified to read as follows:  “Establish the Hospital District as a vibrant <del>complete community</del> <del>community</del> in which to work and live by:”	To italicize a defined term in the Livable Oakville Plan.
18)	26.2.1 b)	Is modified to read as follows:	Modified for wording consistency with Regional Official Plan.

Region No.	Section No.	Modification	Explanation of Modification
		“encouraging a <u>general</u> target proportion of 60% jobs <del>to</del> <u>and</u> 40% residents to support the employment focus.”	
19)	26.2.1 d)	Is modified to read as follows:  “requiring visual and physical connectivity through a grid-shaped road network, mid-block connections, <del>active transportation</del> <u>active transportation</u> corridors and an enhanced public realm;”	To italicize a defined term in the Livable Oakville Plan.
20)	26.2.1 g)	Is modified to read as follows:  “encouraging low impact <del>development</del> <u>development</u> practices and sustainable building design.”	To italicize a defined term in the Livable Oakville Plan.
	<b>26.4</b>	<b>Functional Policies</b>	
21)	26.4.1 a)	Is modified to read as follows:  <del>Development</del> <u>Development</u> should be adequately accommodated within the existing transportation system or phased in a manner that aligns with the planned transportation system including <del>higher order transit</del> <u>higher order transit</u> service. This may also include measures such as transportation demand management and <del>active transportation</del> <u>active transportation</u> <del>infrastructure</del> <u>infrastructure</u> ;	To italicize a defined term in the Livable Oakville Plan.
22)	26.4.1 b)	Is modified to read as follows:  “ <del>Development</del> <u>Development</u> should occur on public roads. Where it is demonstrated through an approved block plan that a public road is not warranted, <del>development</del> <u>development</u> through plans of condominium on private roads may be permitted, provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.”	To italicize a defined term in the Livable Oakville Plan.
23)	26.4.2 a)	Is modified to read as follows:  “Development within the Hospital District shall be required to implement stormwater management techniques in accordance with the policies of this Plan, and to the satisfaction of the Town, <u>the Region</u> , and Conservation Authority.”	Modified to clarify Regional Environmental Planning requirements.
24)	26.4.4 a)	Is modified to read as follows:  “All <del>development</del> <u>development</u> shall be designed in accordance with the design direction provided in section 6 of this Plan, and the Livable by Design Manual.”	To italicize a defined term in the Livable Oakville Plan.
25)	26.4.5 a)	Is modified to read as follows:	Modified to conform to minimum density target as per Table 2b of the Regional Official Plan.

Region No.	Section No.	Modification	Explanation of Modification
		<p><del>“The Hospital District shall be planned to achieve a minimum density target of 160 persons and jobs combined per hectare. This target is to be achieved beyond the 2051 planning horizon of this Plan. A minimum planned density shall be established for the Hospital District through Provincial plan conformity coordinated with Halton Region.”</del></p>	
26)	26.7.1 b)	<p>Is modified to read as follows:</p> <p>“Further to subsection (a) above, the timing of <i>development</i> will be subject to the availability of required <del>infrastructure</del> <i>infrastructure</i>, including but not limited to future transportation network improvements and water and wastewater services.”</p>	To italicize a defined term in the Livable Oakville Plan.
27)	26.7.3 a)	<p>Is modified to read as follows:</p> <p>“As part of any <del>development</del> <i>development</i> application in the Hospital District, a block plan shall be submitted for the entirety of the development block in which the subject lands are located, as identified in Figure 26.3.1.”</p>	To italicize a defined term in the Livable Oakville Plan.
28)	26.7.3.b) i)	<p>Is modified to read as follows:</p> <p>“provide a comprehensive <del>development</del> <i>development</i> scheme for the entirety of the block in which the subject lands are located, as identified in Figure 26.3.1;”</p>	To italicize a defined term in the Livable Oakville Plan.
29)	26.7.4 a)	<p>Is modified to read as follows:</p> <p>“The Town will monitor the level of <del>development</del> <i>development</i> within the Hospital District.”</p>	To italicize a defined term in the Livable Oakville Plan.
30)	26.7.4 b)	<p>Is modified to read as follows:</p> <p>“In order to track the pace of development and identify and plan for <del>infrastructure</del> <i>infrastructure</i> improvements, including <del>active transportation</del> <i>active transportation</i> and transit, the monitoring program shall evaluate the following:”</p>	To italicize a defined term in the Livable Oakville Plan.
31)	26.7.4 b) c.	<p>Is modified to read as follows:</p> <p>“transit usage and <del>modal share</del> <i>modal share</i>.”</p>	To italicize a defined term in the Livable Oakville Plan.
32)	26.7.4 b) d.	<p>Is modified to read as follows:</p> <p>“population and employment generated by <del>development</del> <i>development</i> ; and,”</p>	To italicize a defined term in the Livable Oakville Plan.
33)	26.7.5 [New]	<p>A new policy is added to read as follows:</p> <p><u>“Transportation</u></p> <p>a) <u>A detailed, intersection level, Transportation Study for the Hospital District shall be completed in accordance with an approved terms of reference, to the satisfaction of</u></p>	Regional Transportation, Regional Water & Wastewater require an Area Design/Service Plan for this area in the context of the new land uses.

Region No.	Section No.	Modification	Explanation of Modification
		<p><u>the Town and Region, to assess impacts of traffic on Regional and local roadways and to identify road infrastructure upgrades and access improvements required to facilitate <i>development</i> in the Hospital District Secondary Plan area.</u></p> <p>b) <u>Should the results of the Transportation Study show that capacity is not available, <i>development</i> may not be permitted until the required improvements to address the capacity constraints have been implemented or a coordinated staging and monitoring plan has been developed to ensure that Regional roads function efficiently as major routes within the Hospital District Secondary Plan area.</u></p>	
34)	26.7.6 [New]	<p>A new policy is added to read as follows:</p> <p><u>“Servicing</u></p> <p>a) <u>An update to the approved servicing plan shall be completed, to the Region’s satisfaction, to address updated population estimates and distribution to confirm the preferred water and wastewater servicing strategy for the Hospital District and the broader Regional water and wastewater system, including identifying upgrades and improvements that will be required to support <i>development</i>.</u></p> <p>b) <u>Should the results of the study show that capacity is not available, <i>development</i> may not be permitted until the required improvements to capacity constraints have been implemented or a coordinated staging and monitoring plan has been developed to implement the preferred water and wastewater servicing strategy for the area.</u>”</p>	
	26.8 [New]	<b>Site-Specific Official Plan Amendments</b>	
35)	26.8.3 a)	<p>Is modified to read as follows:</p> <p>“is appropriate in the context of the <b>T</b>own-wide urban structure;”</p>	Formatting edit.
<b>POLICY SCHEDULES</b>			
36)	A1 – Urban Structure	Schedule A1 - Urban Structure, as shown in Attachment 3 to the Town of Oakville’s adopted OPA 35 through By-law 2021-051 is deleted.	OPA 15, to amend Schedule A1 – Urban Structure that was under appeal when OPA 35 was adopted has come into force and effect. Therefore former Schedule A1, as provided in Attachment 3 to OPA 35 – Schedule Changes, is no longer in effect and therefore deleted from OPA 35. Schedule A1 (OPA 15) Urban Structure as provided in Attachment 4 is the applicable Schedule for OPA 35.