

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE: July 02, 2019**

**CASE NO.: PL180831**

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Dundas Trafalgar Inc.
Appellant:	Minto Communities Inc.
Subject:	Proposed Official Plan Amendment No. OPA 321
Municipality:	Town of Oakville
LPAT Case No.:	PL180831
LPAT File No.:	PL180831
LPAT Case Name:	Dundas Trafalgar Inc. v. Halton (Regional Municipality)

BEFORE:

BLAIR S.TAYLOR	)	Monday, the 3 <sup>rd</sup>
	)	
MEMBER	)	day of June, 2019

**THIS MATTER** having come before the Local Planning Appeal Tribunal for a Case Management Conference on June 3, 2019 in accordance with subsection 39(1) of the *Local Planning Appeal Tribunal Act*,

**THE TRIBUNAL** having been presented with a revised plan with the consent of all parties pursuant to subsection 17(49.4) of the *Planning Act*;

**AND THE TRIBUNAL** having: reviewed the Appellant's Appeal Record and Case Synopsis, examined the Appellant's planner with regard to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019 ("Growth Plan 2019") pursuant to subsection 33(2)(d) of the *Local Planning Appeal Tribunal Act*, and heard the submissions of counsel;

**AND THE TRIBUNAL** having determined that no part of the revised plan is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan, including the Growth Plan 2019, or fails to conform with the upper-tier municipality's official plan;

**THE TRIBUNAL ORDERS** that the parts of Official Plan Amendment No. 321 that are the subject of this appeal are approved as revised by the site specific policy set out in Attachment 1 appended hereto, and comes into effect on the day after this approval pursuant to subsection 17(49.10) of the *Planning Act*.



REGISTRAR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**

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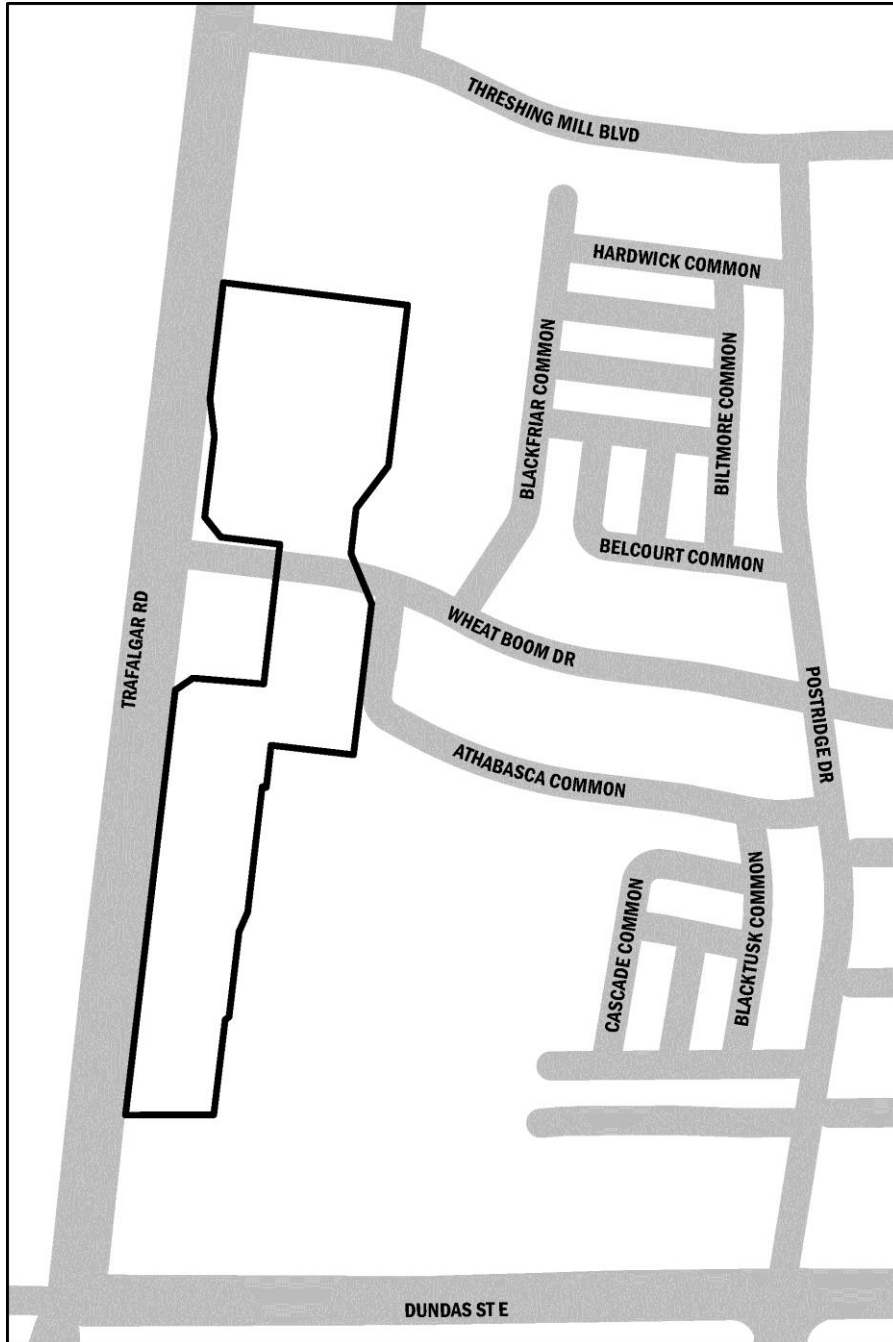
## ATTACHMENT 1

### 7.6.4.9 Site Specific Policies

7.6.4.9.1 The following additional policies apply to the land identified in Figure 7.6.4.9.1:

- a) A comprehensive development plan for each block separated by a public road is required and shall be implemented through the zoning by-law;
- b) Notwithstanding s. 7.6.4.8, medium density residential development may be permitted as part of a comprehensive development plan, provided that:
  - i. The comprehensive development plan includes buildings immediately adjacent to Trafalgar Road that exceed the minimum building height;
  - ii. Townhouses, back-to-back townhouses, block townhouses and stacked townhouses shall be permitted to a maximum of 228 dwelling units and such medium density development shall be sufficiently set back from Trafalgar Road to allow high density development immediately adjacent to Trafalgar Road; and,
  - iii. The implementing zoning by-law identifies the permitted locations of townhouse forms and the extent to which buildings immediately adjacent to Trafalgar Road exceed the minimum building height.

Figure 7.6.4.9.1



Subject lands include blocks 7, 8, 9, 10 and 11 from Plan of Subdivision (20M--1211)