



# Town of Oakville Official Plan 2009

Office Consolidation  
Last Updated: August 31, 2021



## EXPLANATORY NOTES

The Livable Oakville Plan (2009 Town of Oakville Official Plan) was originally prepared to conform to the Province of Ontario's *Growth Plan for the Greater Golden Horseshoe, 2006* ("the Growth Plan"), as required by the *Places to Grow Act, 2005*. It replaced the policies contained in the 1984 Town of Oakville Official Plan, and currently applies to all lands within the town except the North Oakville East and West Secondary Plan areas between Dundas Street and Highway 407.

The Livable Oakville Plan was adopted by the Council of the Corporation of the Town of Oakville on June 22, 2009, through By-law 2009-112. It was approved by the Regional Municipality of Halton ("the Region") on November 30, 2009, with modifications, as it was deemed to conform to the Growth Plan and the Region's Official Plan, as amended, and to be consistent with the Provincial Policy Statement, 2005.

A number of parties appealed the Region's approval of the Livable Oakville Plan to the Ontario Municipal Board (OMB Case No. PL100058). The Board approved the Plan with further modifications, adjudicating the majority of the appeals, on May 10, 2011. By September 2012, the Board had approved settlements regarding all but two of the remaining appeals. Only one appeal remains active, as identified on Appendix 2. The other was withdrawn in July 2017.

The List of Amendments on the following pages includes all amendments to the Livable Oakville Plan since the original OMB approval.

### Official Plan Review

The primary purpose of the ongoing town-wide Official Plan Review is to update the Livable Oakville Plan and North Oakville Secondary Plans to be consistent or in conformity with the latest Provincial legislation and policies as well as the Region of Halton Official Plan as amended through the ongoing Regional Official Plan Review.

In recent years, there have been several changes to Provincial legislation and policies that have impacted land use planning. Of particular note, the 2019 Growth Plan, as amended, requires the town and Region to plan for forecasted population and employment growth to the year 2051.

The town's Official Plan Review is proceeding through a series of official plan amendments that address specific geographic areas or subjects as well as the Regional Official Plan Review work. Official Plan Review-related amendments to the Livable Oakville Plan are identified in the List of Amendments on the following pages.

### Office Consolidation

This office consolidation of the Livable Oakville Plan (2009 Town of Oakville Official Plan) incorporates all modifications, subsequent approvals and amendments to the Plan in effect as of **August 31, 2021**. It has been prepared for convenience. For accurate reference, please refer to the original decisions.

These introductory pages – including the Explanatory Notes, List of Amendments and Table of Contents – are not part of the Livable Oakville Plan.



## LIST OF AMENDMENTS

OPA	Description	By-law <sup>①</sup>	Date in Effect / Status
N/A	<b>Modifications and Subsequent Approvals to the Livable Oakville Plan (2009 Town of Oakville Official Plan)</b> OMB Case No. PL100058; Refer to Appendix 2, Site-specific Appeal	2009-112 <sup>②</sup>	08/04/2011, 10/28/2011, 03/15/2012, 05/14/2012, 06/06/2012, 06/22/2012, 09/07/2012, 07/24/2017
1	<b>Housekeeping</b> Town-initiated OPA	2012-027	05/29/2012
2	<b>Nautical Lakes Investments Inc.</b> 455 Nautical Boulevard	2012-054	10/16/2012
3	<b>Upper Middle Road GP Inc.</b> 1455 Joshuas Creek Drive	2013-095	11/26/2013
4	<b>inZone Conformity and Housekeeping</b> Town-initiated OPA OMB Case No. PL140317; Parts remain under appeal	2014-013 <sup>②</sup>	02/26/2014, 11/16/2015, 01/12/2016, 02/26/2016, 04/01/2016, 04/04/2016, 09/27/2016, 12/21/2016
5	<b>Trafalgar Road Corridor</b> Town-initiated OPA OMB Case No. PL140387; Appeals withdrawn; Superseded OPA 6	2014-042	10/16/2014
6	<b>1319284 Ontario Inc. and Dunpar Developments Inc.</b> 2158, 2168, 2180 and 2192 Trafalgar Road OMB Case No. PL130321; Superseded by OPA 5	2014-061	05/02/2014
7	<b>Garden Townes Inc.</b> 113-131 Garden Drive	2014-035	05/21/2014
8	<b>Urban Design (Coordination with the Livable by Design Manual – Urban Design Direction for Oakville)</b> Town-initiated OPA OMB Case No. PL140731	2014-033 <sup>②</sup>	12/10/2014
9	<b>New Horizon Group 3340 Dundas Street West Inc.</b> 3340 Dundas Street West	2014-059	08/06/2014
10	<b>Natural Heritage System Expansion – Fourteen Mile Creek Valley</b> Town-initiated OPA Fourteen Mile Creek valley between Upper Middle Road West and QEW	2015-069	07/07/2015
11	<b>Stateview Homes (Ivory Oak Gates) Inc.</b> 2295 and 2307 Khalsa Gate	2015-064	08/05/2015

OPA	Description	By-law <sup>①</sup>	Date in Effect / Status
12	<b>Former Chisholm Public School</b> Town-initiated OPA 165 Charnwood Drive	2015-066	08/05/2015
13	<b>Bronte Green Corporation</b> Lands between Bronte Road and Fourteen Mile Creek, south of Upper Middle Road West <b>“Bronte Road West Lands”</b> - <b>J. Enns, V. Enns, and 1442839 Ontario Ltd.</b> 1300, 1316, 1326 and 1342 Bronte Road - <b>C. Esposito, D. Dyche and D. Khanna et. al.</b> 1350, 1354 and 1372 Bronte Road OMB Case No. PL141318	2016-102 <sup>②</sup>	08/03/2017
14	<b>Midtown Oakville and Transportation Network Updates</b> Town-initiated OPA LPAT Case No. 171100	2017-082 <sup>②</sup>	10/02/2018, 11/26/2018, 01/24/2019
15	<b>Urban Structure</b> Town-initiated OPA; Official Plan Review Date of Regional Approval: 04/26/2018; Last Date of Appeal: 05/16/2018 LPAT Case No. 180580; Appeals withdrawn	2017-079 <sup>④</sup>	05/17/2018, 07/09/2021
16	<b>Cultural Heritage Policy Updates</b> Town-initiated OPA; Official Plan Review LPAT Case No. 180581; Appeal withdrawn	2017-089 <sup>④</sup>	05/17/2018, 07/09/2021
17	<b>Former Brantwood Public School</b> Town-initiated OPA 221 Allan Street	2017-113	01/10/2018
18	<b>Bronte Village Growth Area</b> Town-initiated OPA; Official Plan Review Date of Regional Approval: 05/31/2018; Last Date of Appeal: 06/20/2018	2017-118	06/21/2018
19	<b>Kerr Village Growth Area</b> Town-initiated OPA; Official Plan Review Date of Regional Approval: 05/30/2018; Last Date of Appeal: 06/19/2018	2017-119	06/20/2018
20	<b>Downtown Oakville Growth Area</b> Town-initiated OPA; Official Plan Review Date of Regional Approval: 05/30/2018; Last Date of Appeal: 06/19/2018	2017-120	06/20/2018
21	<b>East Sovereign GP Inc.</b> 2286, 2296 and 2298 Sovereign Street; 124, 126 and 128 East Street Date of Regional Approval: 04/09/2018; Last Date of Appeal: 04/30/2018	2017-122	05/01/2018
22	<b>Cortel Group / Trafalgar Heights Inc.</b> 278 Dundas Street East	2017-123	01/10/2018
23	<b>Former Hospital Site</b> Town-initiated OPA 291 and 327 Reynolds Street; 348 MacDonald Road	2017-130	01/10/2018

OPA	Description	By-law <sup>①</sup>	Date in Effect / Status
24	<b>Cultural Heritage Special Policy Areas incl. Glen Abbey Golf Course</b> Town-initiated OPA LPAT Case No. 180158	2018-015	07/09/2021
25	<b>Former Public Works Site</b> Town-initiated OPA 2264, 2274 and 2320 Trafalgar Road	2018-029	07/17/2018
26	<b>Employment and Commercial Policy Updates</b> Town-initiated OPA; Official Plan Review Date of Regional Approval: 07/06/2020; Late Date of Appeal: 07/26/2020	2018-054 <sup>④</sup>	07/27/2020
27	<b>Speers Road Corridor</b> Town-initiated OPA; Official Plan Review Date of Regional Approval: 07/06/2020; Late Date of Appeal: 07/26/2020	2018-055 <sup>④</sup>	07/27/2020
28	<b>Active Transportation Update</b> Town-initiated OPA; Official Plan Review	2018-070	06/19/2018
29	<b>DM Oakville Investments Inc. and 2593811 Ontario Inc.</b> Southeast corner of St. Ann's Court and East Street	2018-073	06/19/2018
30	<b>Empress Capital Group Inc.</b> 170 North Service Road West OLT Case No. PL200331	2020-072 <sup>⑤</sup>	06/16/2021
31	<b>2378224 Ontario Inc.</b> 231 and 237 Rebecca Street LPAT Case No. PL170593	2017-016 <sup>⑤</sup>	07/06/2018
32	<b>Cultural Heritage Special Policy Areas incl. Erchless Estate</b> Town-initiated OPA	N/A	<i>Deferred</i>
33	<b>GWL Realty Advisors Inc.</b> 2220 Marine Drive LPAT Case No. PL171222	<sup>⑤</sup>	<i>Final OLT Order Pending</i>
34	<b>North West Area and Palermo Village</b> Town-initiated; Official Plan Review	2021-043	<i>Region's Decision Pending</i>
35	<b>Hospital District</b> Town-initiated; Official Plan Review	2021-051	<i>Region's Decision Pending</i>
36	<b>320 Bronte Road Inc.</b> 320, 324, 338, 346 and 350 Bronte Road	N/A	<i>Deferred</i>
37	<b>Palermo Village Cultural Heritage and Parking Policies Excluded from OPA 34</b> Town-initiated; Official Plan Review	2021-096	<i>Region's Decision Pending</i>
38	<b>North West Area Lands Excluded from OPA 34</b> Town-initiated; Official Plan Review	2021-097	<i>Region's Decision Pending</i>

OPA	Description	By-law <sup>①</sup>	Date in Effect / Status
39	<b>Vogue Wycliffe (Oakville) Limited</b> 3171 Lakeshore Road West LPAT Case No. PL200232	③	<i>Final OLT                      Order                      pending</i>

**Notes**

- ① Town of Oakville by-laws may be searched at: <https://assets.oakville.ca/blis/Search/Pages/default.aspx>
- ② The Council-adopted Plan or OPA was modified by the Ontario Municipal Board (OMB), Local Planning Appeal Tribunal (LPAT) or Ontario Land Tribunal (OLT) as part of its approval. Please refer to the original decision(s) for accurate reference. Decisions may be searched by case number at: <https://olt.gov.on.ca/tribunals/lpat/e-status/>
- ③ The OPA was approved by the Ontario Municipal Board (OMB), Local Planning Appeal Tribunal (LPAT) or Ontario Land Tribunal (OLT). Please refer to the original decision(s) for accurate reference. Decisions may be searched by case number at: <https://olt.gov.on.ca/tribunals/lpat/e-status/>
- ④ The Council-adopted OPA was modified by Halton Region as part of its approval. Please refer to the original decision for accurate reference. Contact town planning staff for assistance.



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