

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 The other was withdrawn in July 2017.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.

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, required 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.

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 **April 22, 2025**. 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	Date in Effect / Status
N/A	Modifications and Subsequent Approvals to the Livable Oakville Plan (2009 Town of Oakville Official Plan) OMB Case No. PL100058; Refer to Appendix 2, Site-specific Appeal	2009-112	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	Housekeeping Town-initiated OPA	2012-027	05/29/2012
2	Nautical Lakes Investments Inc. 455 Nautical Boulevard	2012-054	10/16/2012
3	Upper Middle Road GP Inc. 1455 Joshuas Creek Drive	2013-095	11/26/2013
4	inZone Conformity and Housekeeping Town-initiated OPA OMB Case No. PL140317; Parts remain under appeal	2014-013	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	Trafalgar Road Corridor Town-initiated OPA OMB Case No. PL140387; Appeals withdrawn; Superseded OPA 6	2014-042	10/16/2014
6	1319284 Ontario Inc. and Dunpar Developments Inc. 2158, 2168, 2180 and 2192 Trafalgar Road OMB Case No. PL130321; Superseded by OPA 5	2014-061	05/02/2014
7	Garden Townes Inc. 113-131 Garden Drive	2014-035	05/21/2014
8	Urban Design (Coordination with the Livable by Design Manual – Urban Design Direction for Oakville) Town-initiated OPA OMB Case No. PL140731	2014-033	12/10/2014
9	New Horizon Group 3340 Dundas Street West Inc. 3340 Dundas Street West	2014-059	08/06/2014

OPA	Description	By-law	Date in Effect / Status
10	Natural Heritage System Expansion – Fourteen Mile Creek Valley Town-initiated OPA Fourteen Mile Creek valley between Upper Middle Road West and QEW	2015-069	07/07/2015
11	Stateview Homes (Ivory Oak Gates) Inc. 2295 and 2307 Khalsa Gate	2015-064	08/05/2015
12	Former Chisholm Public School Town-initiated OPA 165 Charnwood Drive	2015-066	08/05/2015
13	Bronte Green Corporation Lands between Bronte Road and Fourteen Mile Creek, south of Upper Middle Road West “Bronte Road West Lands” - J. Enns, V. Enns, and 1442839 Ontario Ltd. 1300, 1316, 1326 and 1342 Bronte Road - C. Esposito, D. Dyche and D. Khanna et. al. 1350, 1354 and 1372 Bronte Road OMB Case No. PL141318	2016-102	08/03/2017
14	Midtown Oakville and Transportation Network Updates Town-initiated OPA LPAT Case No. 171100	2017-082	10/02/2018, 11/26/2018, 01/24/2019
15	Urban Structure 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	05/17/2018, 07/09/2021
16	Cultural Heritage Policy Updates Town-initiated OPA; Official Plan Review LPAT Case No. 180581; Appeal withdrawn	2017-089	05/17/2018, 07/09/2021
17	Former Brantwood Public School Town-initiated OPA 221 Allan Street	2017-113	01/10/2018
18	Bronte Village Growth Area 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	Kerr Village Growth Area 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

OPA	Description	By-law	Date in Effect / Status
20	Downtown Oakville Growth Area 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	East Sovereign GP Inc. 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	Cortel Group / Trafalgar Heights Inc. 278 Dundas Street East	2017-123	01/10/2018
23	Former Hospital Site Town-initiated OPA 291 and 327 Reynolds Street; 348 MacDonald Road	2017-130	01/10/2018
24	Cultural Heritage Special Policy Areas incl. Glen Abbey Golf Course Town-initiated OPA LPAT Case No. 180158	2018-015	07/09/2021
25	Former Public Works Site Town-initiated OPA 2264, 2274 and 2320 Trafalgar Road	2018-029	07/17/2018
26	Employment and Commercial Policy Updates Town-initiated OPA; Official Plan Review Date of Regional Approval: 07/06/2020; Late Date of Appeal: 07/26/2020	2018-054	07/27/2020
27	Speers Road Corridor Town-initiated OPA; Official Plan Review Date of Regional Approval: 07/06/2020; Late Date of Appeal: 07/26/2020	2018-055	07/27/2020
28	Active Transportation Update Town-initiated OPA; Official Plan Review	2018-070	06/19/2018
29	DM Oakville Investments Inc. and 2593811 Ontario Inc. Southeast corner of St. Ann's Court and East Street	2018-073	06/19/2018
30	Empress Capital Group Inc. 170 North Service Road West OLT Case No. PL200331	2020-072	06/16/2021
31	2378224 Ontario Inc. 231 and 237 Rebecca Street LPAT Case No. PL170593	2017-016	07/06/2018
32	Cultural Heritage Special Policy Areas incl. Erchless Estate Town-initiated OPA	2019-107	<i>Deferred</i>

OPA	Description	By-law	Date in Effect / Status
33	GWL Realty Advisors Inc. 2220 Marine Drive LPAT Case No. PL171222	3	<i>Final OLT Decision Pending</i>
34	North West Area and Palermo Village Town-initiated; Official Plan Review	2021-043	07/16/2025
35	Hospital District Town-initiated; Official Plan Review	2021-051	03/28/2023
36	320 Bronte Road Inc. 320, 324, 338, 346 and 350 Bronte Road	N/A	<i>Deferred</i>
37	Palermo Village Cultural Heritage and Parking Policies Excluded from OPA 34 Town-initiated; Official Plan Review	2021-096	<i>Decision Pending</i>
38	North West Area Lands Excluded from OPA 34 Town-initiated; Official Plan Review	2021-097	<i>Decision Pending</i>
39	Vogue Wycliffe (Oakville) Limited 3171 Lakeshore Road West LPAT Case No. PL200232	2023-012	08/08/2023
40	3538-3544 Wyecroft Town-initiated OPA	2021-120	09/13/2021
41	Bronte GO MTSA Town-initiated OPA	2021-128	11/01/2021
42	Delegated Authority – Site Plans Town-initiated OPA	2022-019	03/07/2022
43	70 Old Mill 2317511 Ontario Inc	2022-046	05/02/2022
44	Beertown FCHT Holdings	2022-051	05/16/2022
45	Neyagawa Urban Core (Neyagawa and Burnamthorpe) Town-initiated OPA	2025-005	<i>Under Appeal</i>
46	SmartCentres SmartREIT (Oakville II) Inc./SmartREIT (Oakville) Inc., File. No.: OPA.1413.34 OLT Case No. 22-004052	2023-057	<i>Under Appeal</i>
47	Bill 109 Town-initiated OPA Appealed to OLT Case No. 22-004370, appeals withdrawn.	2022-074	07/11/2022, 12/13/2022
48	103 Burnhamthorpe Road West Sixth Oak Inc	2022-065	09/06/2022
49	358 Reynolds Street Transmetro Limited	2022-077	07/19/2022
50	2262-2266 Lakeshore Road West/83 East Street 2266 Lakeshore LP	2022-080	07/26/2022
51	530, 550, 588 Kerr Street and 131, 171 Speers Road OLT Case Nos. OLT-22-002506 & OLT-22-004825	2024-136	08/16/2024

OPA	Description	By-law	Date in Effect / Status
52	2603848 & 2603849 c/o Revera Inc. 105 & 115-159 Garden Drive OLT Case No. OLT-21-001637	2022-098	09/19/2022
53	Bill 109 Town-initiated OPA OLT no. 23-000057	2023-136	11/28/2023
54	2200/2220 Marine Drive 1213763 Ontario Inc LPAT/OLT Case no. PL171222	2023-011	06/13/2023
55	130 Cornwall Road Town-initiated OPA	2023-049	05/15/2023
56	130 Cornwall Road – Support House Town-initiated OPA	2023-050	05/15/2023
57	2368-2380 Lakeshore Road West Amica Bronte Village Inc	2023-70	08/14/2023
58	Enirox Dundas 3015 Inc.	2023-090	<i>Under Appeal</i>
59	Graywood Bronte Village Limited Partnership	2024-086	04/29/2024
60	115 Trafalgar Road Trafalgar Luxury Living Inc	2023-143	12/04/2023
61	1300-1350 Bronte Road Bronte River LP	2023-145	11/13/2023
62	1354 Bronte Road Eaglewood Communities Inc.	2024-015	03/12/2024
63	42 Lakeshore Road West	2024-020	<i>Under Appeal</i>
64	Bara Group (River Oak) Inc. 2163 and 2169 Sixth Line	2024-030	04/04/2024
65	Additional Dwelling Units Town-initiated OPA	2024-051	05/06/2024
66	Housing Minister Request HAF – Sheridan College Housing Area Special Policy Area, File No. 42.15.63	2024-055	<i>Refused (May 6, 2024)</i>
67	Delegation of Minor ZBA Town-initiated OPA	2024-057	05/21/2024
68	Protected Employment Areas Town-initiated OPA	2024-143	<i>Under Appeal</i>
69	Eno Investments Limited/Ankara Realty Limited File No.: OPA.1317.07	2024-169	<i>On Hold</i>
70	Midtown Oakville Town-initiated OPA	2025-037	<i>Minister's Decision Pending</i>
71	105, 115-159 Garden Drive Garden Residences Corporation	2025-095	07/25/2025

OPA	Description	By-law ^❶	Date in Effect / Status
72	1295 Sixth Line Creditmills Development Group	2025-104	07/25/2025
73	Provincial Consistency Exercise Town-initiated; Official Plan Review	2025-119	11/21/2025
74	Parkway Belt West Designation Project Town-initiated; Official Plan Review	2026-002	02/18/2026
75	2403 and 2417 Khalsa Gate Dhan Dhan Baba Budha Ji Gurdward Sahib	2026-009	04/08/2026

Notes

- ❶ Town of Oakville by-laws may be searched at: <https://assets.oakville.ca/blis/Search/Pages/default.aspx>
- ❷ 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/>
- ❸ 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/>
- ❹ 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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APPENDICES

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- 3 Site-specific Appeals of OPA 4 (OLT Case No. PL140317)
- 4 Midtown Oakville and Area Transportation Network
- 5 North West Subcatchment Areas