



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-XXX

Official Plan Amendment XX

A by-law to adopt an amendment to the Livable Oakville Plan,
Official Plan Amendment Number XX

115 Trafalgar Road,
Town of Oakville,
Regional Municipality of Halton;
File XXXX

WHEREAS the Livable Oakville Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and

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 Livable Oakville Plan to incorporate certain modification to text and schedules pertaining to the lands known as 115 Trafalgar Road.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number XX to the Livable Oakville Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Livable

Oakville Official Plan.

PASSED this__ day of_____, 2023

MAYOR

CLERK

Official Plan Amendment Number XX to the Town of Oakville's Livable Oakville Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the Livable Oakville Plan.

Part 1 – Preamble

1. Purpose and Effect

The purpose of this Official Plan Amendment is to modify the bonusing provisions in the Downtown Oakville Growth Area for the subject lands to permit the development of a 6-storey mixed-use apartment and commercial building.

2. Location

The lands subject to this amendment are municipally known as 115 Trafalgar Road. The lands are located on the southeast corner of Church Street and Trafalgar Road. The site is approximately 683 square metres in size with a frontage of approximately 25.8 metres along Church Street and 24.3 metres along Trafalgar Road. The lands are shown on Schedule A attached hereto.

3. Basis

- The subject lands are designated “Main Street 1” with a bonusing provision overlay in accordance with ‘Schedule Q1’.
- The proposed modifications to the bonusing provisions are technical in nature, related to changes in the *Planning Act* which no longer allow for them to be implemented.
- The proposed modifications would modify the Official Plan’s maximum height on a site-specific basis to enable the proposed development.
- The existing bonusing provisions, permitting a maximum height of 6 storeys subject to the provision of community benefits, can no longer be implemented due to changes in the *Planning Act*.
- Community Benefits will continue to be provided through Community Benefit Charges.
- The proposal is consistent with the policies of the Provincial Policy Statement and conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and the Region of Halton Official Plan and conforms with the intent of the policies of the Liveable Oakville Official Plan.
- The proposed amendment and implementing zoning would have the

effect of supporting the planning and urban design objectives of the Region of Halton Official Plan and Liveable Oakville Official Plan, particularly in relation to intensification within growth areas and in proximity to rapid transit.

Part 2 – The Amendment

The Livable Oakville Plan is amended by adding a new Section 23.7.X to Section 25.7 Downtown Oakville Exceptions – Schedule Q1 of the Liveable Oakville Plan.

Item No.	Section	Description of Change
1.	25.7.X Downtown Oakville Exceptions – Schedule O1	On the property known as 115 Trafalgar Road, a 6 storey building shall be permitted.