

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XXX

Official Plan Amendment No.YYY

A by-law to amend the Livable Oakville Plan to incorporate new policies for the lands known as 2403 and 2417 Khalsa Gate.

WHEREAS subsection 22(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a person or public body requests that a Council of a municipality that is within a planning area amend its Official Plan and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to permit the development of the subject lands in accordance with the policies proposed in OPA 34 and with the regulations in a proposed Zoning By-law Amendment;

COUNCIL ENACTS AS FOLLOWS:

1. For the purposes of this by-law:
 - a. "1984 Oakville Official Plan" means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended.
 - b. "Livable Oakville Official Plan" and "Livable Oakville Plan" mean the Official Plan for the Oakville Planning Area that currently applies to the lands south of Dundas Street and the lands north of Highway 407, and was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011, and as subsequently amended.
2. The Livable Oakville Official Plan is hereby amended as it affects the lands identified in **Appendix "A"** to this by-law.
3. 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of.

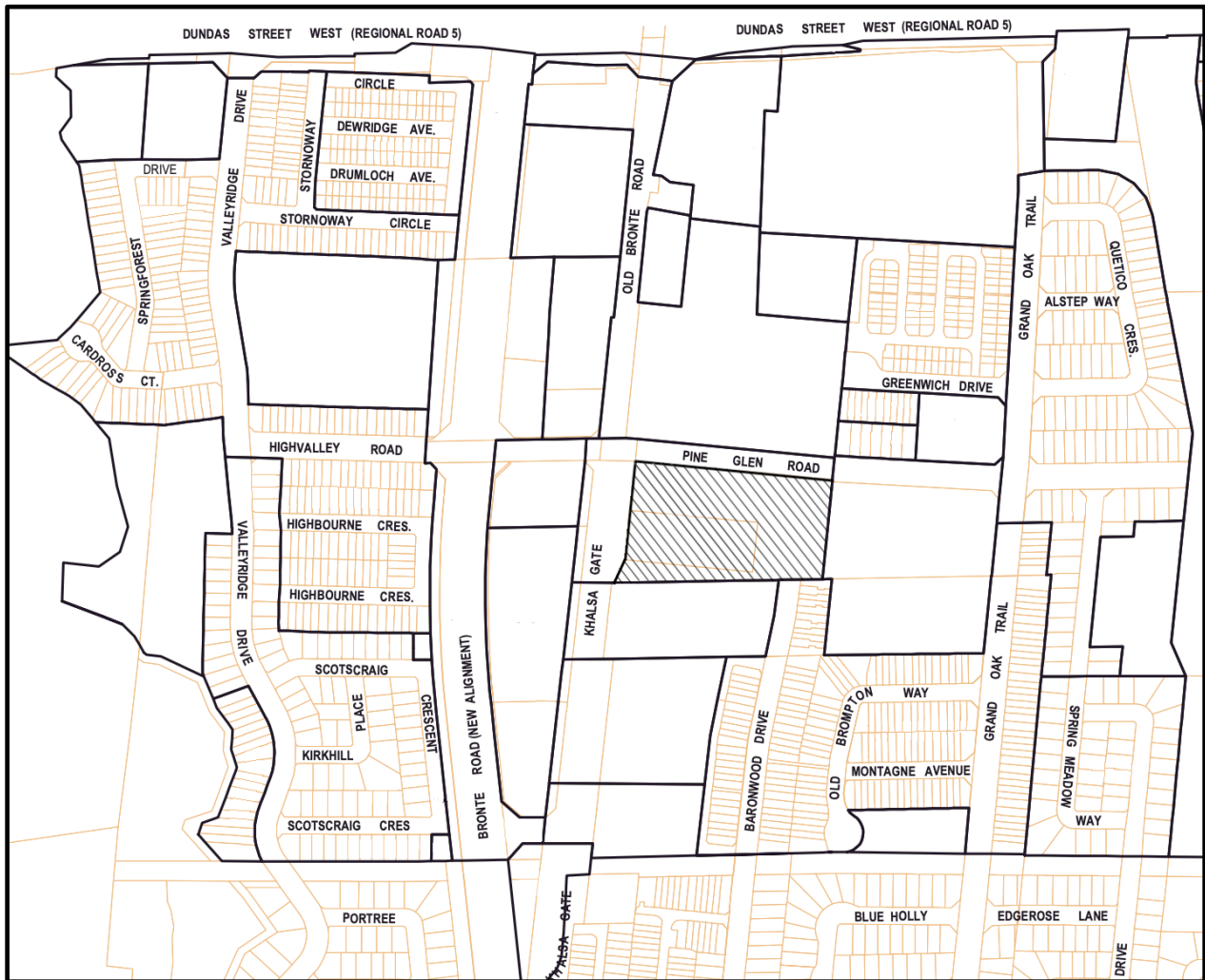
PASSED this day of 2025

MAYOR

CLERK

APPENDIX “A” to By-law 2021-043

Lands subject to amendments to
the Livable Oakville Plan



Subject Lands

APPENDIX “B” to By-law 2021-043
Official Plan Amendment Number YYY
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 YYY to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of the proposed amendment is to incorporate policies for those lands identified above, and establish modified Schedule N for the Palermo Growth Area to show an exception for the subject lands and to add a new subsection 22.7.3 to Section 22.7 Palermo Village Exceptions – Schedule N.

The effect of the proposed amendment to the Livable Oakville Plan is to: update schedule N to identify the lands at 2403 and 2417 Khalsa Gate as an exception to general polices in the Oakville Livable Official Plan regarding building height and surface parking areas.

B.Location

The proposed OPA relates to the following lands as identified in **Attachment 1** to this OPA:

- The lands south of Pine Glen Road and east of Khalsa Gate with municipal address of 2403 and 2417 Khalsa Gate.

C. Background

Palermo Village, at the intersection of Bronte Road (Regional Road 25) and Dundas Street (Regional Road 5), has long been envisioned as a node for employment and residential development. It is intended to develop into a high density, transit supportive, mixed use area and contribute to a complete community.

D. Basis

The town-wide Urban Structure in OPA 15 identifies the existing

Palermo Village Growth Area on the south side of Dundas Street. It also identifies both Bronte Road and Dundas Street as “Regional Transit Priority Corridor” and all four quadrants of the intersection as “Proposed Regional Transit Node” and “Nodes and Corridors for Further Study”.

Complete communities include Places of Worship and this amendment relates to the proposed addition to the existing Sikh Temple on the subject lands.

A public information meeting was held on August 26, 2024.

Part 2 – The Amendment

E. Text Changes

Item No.	Section	Description of Change
<u>1</u>	<u>22.6 Exceptions</u>	<u>Insert a new Section 22.6.2</u>

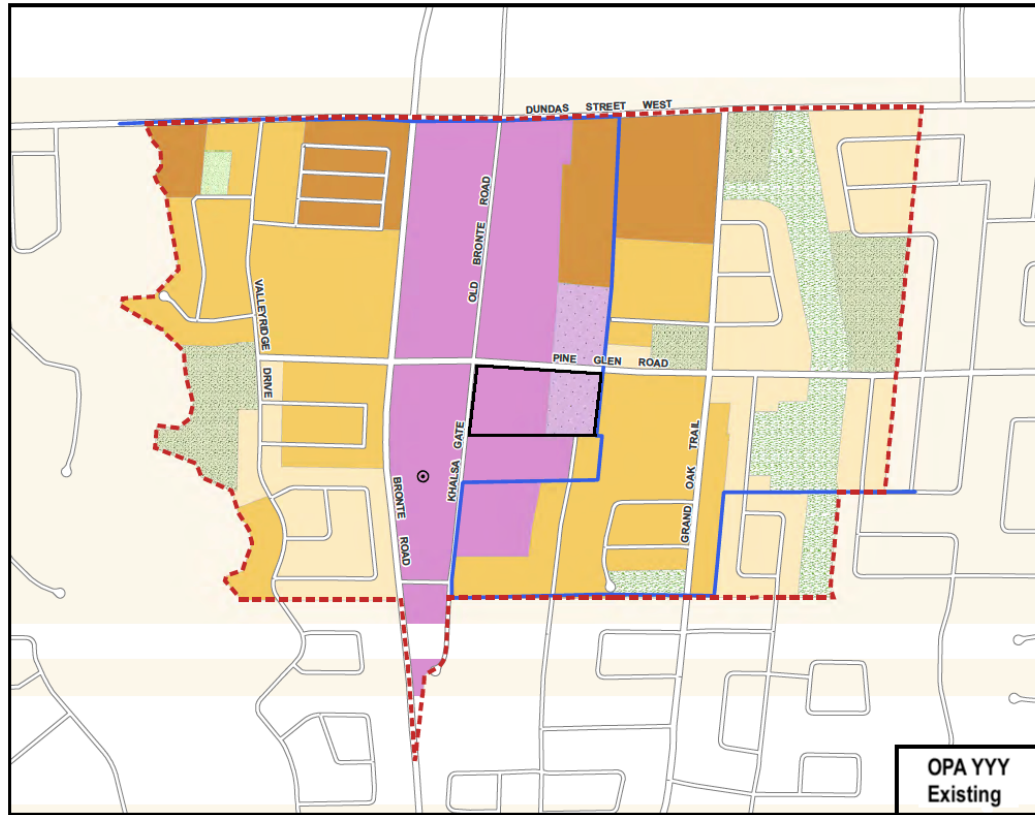
22.6. Palermo Village Exceptions

2.6.2 The lands designated Urban Centre and Main Street 2, south of Pine Glen Road and known as 2403 and 2417 Khalsa Gate, are subject to the following additional policies:

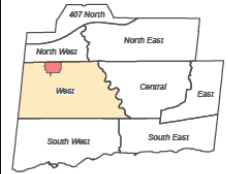
- a) Policies 12.3.3, 12.4.3 and 22.4.1b)(i) and 22.4.1b)(ii) do not apply to the subject lands;
- b) Surface parking associated with a place of worship may be permitted on greater than 50 percent of the lot when appropriately sited and screened to minimize the view of the surface parking from the street. This parking may be permitted within front and exterior side yards.
- c) the proposed building shall not be subject to the minimum height requirements provided in the Urban Centre policies in Section 22.5.1c) and the Main Street 2 policies in Section 22.5.2c)
- d) The expansion of the place of worship or surface parking area shall be subject to site plan approval and shall provide for enhanced streetscape improvements along Khalsa Gate as identified on Schedule N, and the dedication of the proposed road, Baronwood Drive, shall not be required.

F. Schedule Changes

Schedule N, is amended to show the new exception for lands south of Pine Glen Road.



SCHEDULE N PALERMO VILLAGE LAND USE

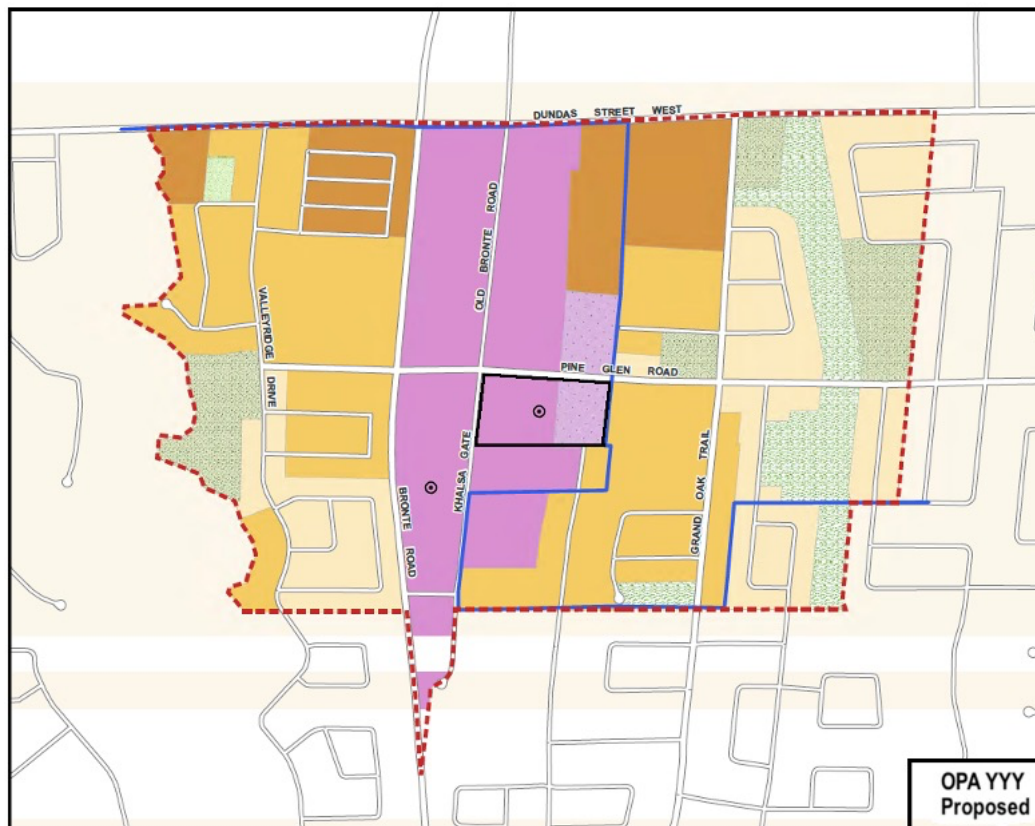


- BUILT BOUNDARY
- - - GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CENTRE
- NATURAL AREA
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE

Refer to Part E, Palermo Village, for Growth Area Policies
 ○ Refer to Part E, Palermo Village Exceptions

1:5,000
 August 31, 2021

© 2021 PALERMO VILLAGE LAND USE DEVELOPMENT OFFICIAL PLAN FOR PALERMO VILLAGE AND SURROUNDING AREA



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