

The Corporation of the Town of Oakville

BY-LAW NO. _____

To adopt:

Official Plan Amendment No. ___ to the Town of Oakville North Oakville East Secondary Plan

WHEREAS the North Oakville East Secondary Plan, which applies to the lands north of Dundas Street and south of Highway 407, was adopted by City Council as Official Plan Amendment No. 272 to the 2006 Town of Oakville Official Plan; and,

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan to incorporate certain modifications to the text that would permit residential use, in addition to the permitted uses in the Trafalgar Core Area 1 designation,

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. ___ to the North Oakville East Secondary 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 subsection 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
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.

Passed this ___ day of _____, 2026.

Mayor

Clerk

DRAFT (February 2026)
Proposed Official Plan Amendment
to the Town of Oakville’s North Oakville East Secondary Plan
Forming part of the Official Plan of the Oakville Planning Area
of the town of Oakville

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number ____ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are located on the east and west sides of Trafalgar Road, North of Burnhamthorpe Road, known as 4233 Trafalgar Rd., Part 1 of Plan 20R-18052 (East Side of Trafalgar) and 4040 & 4180 Trafalgar Rd., Part 5 of Plan 20R-18051 (West Side of Trafalgar).

2.0 Purpose and Effect:

The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to permit residential uses in the portions of the Urban Core 1 land use designation located southwest, northwest, and northeast of Trafalgar Road and William Halton Parkway to facilitate the development of a mixed-use community which supports planned higher order transit services including the Trafalgar 407 Transitway Station.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development has regard for matters of Provincial interest;
- The proposed addition of residential use is consistent with the Provincial Planning Statement (2024);
- The proposed amendment is in keeping with the policies of the Halton Region Official Plan;
- The proposed amendment considers the North Oakville Secondary Plan’s long-term goals and planning framework;
- The proposed amendment comprehensively considers decisions of surrounding events and lands related to the incorporation of mixed-use, residential, and institutional uses within the North Oakville Secondary Plan;
- A statutory public meeting on the proposed Official Plan Amendment was held on January 23, 2023; and,
- The proposed development is appropriate as it will permit mixed-use and residential development, contributing to the formation of a complete community, and supporting existing and future transit networks in the area, while maintaining the employment permissions of the site.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1.	7.6.18 LAND USE STRATEGY, EXCEPTIONS	<p><u>Southwest, northwest, and northeast corner of Trafalgar Road and William Halton Parkway</u></p> <p><u>7.6.18.XXX - The following additional policies apply to lands legally described as Part 1 of Plan 20R-18052 and Part 5 of Plan 20R-18051, known municipally as 4233, 4040, and 4180 Trafalgar Road:</u></p> <p>a) <u>Permitted Uses</u></p> <p><u>Lands within the Trafalgar Urban Core – Urban Core Area 1 identified in Figure NOE 2 Land Use Plan shall be planned to accommodate a mix of uses, including residential, commercial, employment, and institutional. The general configuration of uses shall be:</u></p> <ul style="list-style-type: none"> i. <u>Mixed Use - development including office, commercial, institutional, business support services and residential uses. Commercial uses shall be required at the major intersections of Trafalgar Road with William Halton Parkway,</u> ii. <u>High-Density Residential – stand-alone high density residential uses shall not be permitted at the intersections of Trafalgar Road with William Halton Parkway within 100m from the Trafalgar Road right-of-way.</u> iii. <u>Medium Density Residential - all forms of townhouses shall be permitted between 100m and 300m from the Trafalgar Road right-of-way, and 7.6.4.8.e) ii) shall not apply to townhouse units.</u>
		<p>b) <u>Building Heights</u></p> <ul style="list-style-type: none"> i. <u>Development within 100m from the Trafalgar Road right-of-way shall be a minimum of 12 storeys, excluding podium elements which may be lower, and a maximum of 30 storeys. Community and institutional uses may be less than 12 storeys.</u> ii. <u>Development between 100m and 300m from the Trafalgar Road right-of-way shall be a minimum building height of six storeys and a maximum building height of 15-storeys, with the exception of the lands fronting along William Halton</u>

Item No.	Section	Description of Change
		<p><u>Parkway, where the maximum building height shall be 20-storeys. Community and institutional uses may be less than six storeys.</u></p> <p>iii. <u>Townhouses between 100m and 300m from the Trafalgar Road right-of-way shall have a minimum building height of 3-storeys.</u></p>
		<p>c) <u>General Design Direction</u></p> <p>i. <u>Buildings shall be oriented towards Trafalgar Road and William Halton Parkway frontages to provide active façades, building entrances and displays at the ground level.</u></p> <p>ii. <u>Enhanced streetscape areas should be incorporated in the design of development along Trafalgar Road and William Halton Parkway. These areas shall be designed and function as a unifying public realm using consistent, and compatible design treatments while contributing to a distinctive and unique streetscape.</u></p> <p>iii. <u>Enhanced streetscape areas may include varying setbacks in built form and the creation of additional pedestrian-oriented spaces.</u></p>
		<p>d) <u>In addition to the policies in section 7.6.4.4, lands within the Trafalgar Urban Core – Urban Core Area 1 – located on the east side of Trafalgar Road, between William Halton Parkway and Highway 407, and located west of Trafalgar Road, north of William Halton Parkway and south of William Halton Parkway shall be planned to accommodate a minimum overall density of 160 residents and jobs combined per hectare through a mix of residential, commercial, institutional and employment uses.</u></p>
		<p>e) <u>Where it is demonstrated through an area design plan that a public road is not warranted, development through Plans of Condominium on private roads may be permitted, provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.</u></p>
		<p>f) <u>The appropriate proportion of commercial and employment space to be accommodated shall be determined in accordance with the Town’s Commercial Study or a Private Market Study through a future implementing Zoning By-law. It is anticipated that this will be satisfied through a combination of grade-related and/or podium commercial uses, office uses and co-working amenity spaces which facilitate improved work from home opportunities.</u></p>

Item No.	Section	Description of Change
		<p>g) <u>Retail, service commercial uses and office uses shall be provided on the ground floor of mixed-use buildings that directly front onto Trafalgar Road and William Halton Parkway.</u></p> <p><u>These uses may be extended to other floors.</u></p>
		<p>h) <u>Residential development should include:</u></p> <p>i. <u>A range of housing options in terms of building types, unit types and sizes, and tenure to accommodate a variety of household sizes and incomes.</u></p>
		<p>i) <u>Public Realm</u></p> <p>A. <u>The public realm, comprised of public streets, urban squares, promenades, and connecting links as outlined in the Town’s Parks Plan, shall be designed to create a desirable place for residents, workers, and visitors.</u></p> <p>B. <u>The public realm shall incorporate accessible, interconnected, and predictable pedestrian-oriented spaces and routes that enhance walkability and other active transportation year-round, reinforce the surroundings, and provide quality spaces for public life.</u></p> <p>C. <u>The locations and delivery of urban squares, promenades, connecting links, and other open spaces shall be coordinated and delivered as development progresses to ensure that these amenities are provided for residents and employees in a timely manner.</u></p> <p>D. <u>Urban squares, promenades, connecting links, and other open spaces shall be designed, maintained, and operated as:</u></p> <ol style="list-style-type: none"> 1. <u>Flexible spaces that are passive in programming and oriented to urban activities that occur throughout the day and year-round;</u> 2. <u>Places designed to complement the built form and public realm, and incorporate hardscapes, softscapes, tree plantings, furnishings, context sensitive lighting, and other urban amenities; and,</u> 3. <u>An integral part of the public realm by providing convenient active transportation routes and places to gather and facilitate public activity.</u> <p>E. <u>Urban squares, promenades, connecting links, and other open spaces may be provided in a variety of ownerships to be determined during the development approval process.</u></p>

Item No.	Section	Description of Change
		<p>j) <u>A school board may determine that real property, or a lease, is required for an educational facility as development proceeds and project demand aligns with student population.</u></p> <p><u>Where school sites are located within a Core Area, the School Boards, the Town and the developer will work co-operatively to facilitate the site being as compact as practical including size and configurations to optimize the potential of the sites, including joint-use opportunities where feasible. The location of a school site shall be identified through the implementing Zoning By-law and Plan of Subdivision.</u></p> <p><u>A school facility may be permitted southwest of Trafalgar Road and William Halton Parkway. The location of the site may change, provided it is located south of William Halton Parkway, and shall not require an amendment to this Plan. A compact school facility may be integrated within the podium of a mixed-use structure on any Mixed Use or High Density Residential lands north of William Halton Parkway.</u></p> <p><u>The determination whether an elementary school will be integrated into the podium of a mixed-use structure or deployed in a conventional at grade setting falls within the sole discretion of the Halton Catholic District School Board, in consultation with the Town.</u></p>
		<p>k) <u>Implementation</u></p> <p>i. <u>Surface Parking within 100m from the Trafalgar Road right-of-way, other than at the intersection of Trafalgar Road and William Halton Parkway on lands implementing Community Park Area facilities:</u></p> <p>a) <u>Shall be minimized and used only for visitor and/or short-term temporary parking for retail and service commercial uses.</u></p> <p>b) <u>Shall be located in the side or rear yards and be appropriately screened to minimize its view from Trafalgar Road and William Halton Parkway.</u></p> <p>ii. <u>Land Use Compatibility</u></p> <p>a) <u>Sensitive land uses shall be planned, phased and developed to avoid, or if avoidance is not possible, minimize and mitigate, any potential adverse effects from noise, vibration, odour, dust and other contaminants, and ensure risk to public health and safety is minimized.</u></p>

Item No.	Section	Description of Change
		<ul style="list-style-type: none"> b) <u>Development within 300m of employment areas shall avoid or mitigate potential impacts on the long term economic viability of employment uses.</u> c) <u>Notwithstanding any land use designation permitting otherwise, to protect the operational and economic viability of existing industrial facilities, a new sensitive land use shall not be permitted within the minimum separation distance of an industrial facility, in accordance with Provincial and Regional guidelines.</u> d) <u>Noise attenuation walls adjacent to public streets shall be avoided. Where a noise attenuation wall is unavoidable, it shall be designed to contribute to a high-quality public realm, including landscaping where appropriate.</u> e) <u>Minimum and maximum setbacks and other standards shall be established in the implementing Zoning By-law, to ensure compatibility of uses with the adjacent employment lands in accordance with provincial guidelines. New residential uses shall not be permitted within the minimum separation distance established in the Provincial D-6 guidelines.</u> f) <u>Warning clauses in offers of purchase and sale, lease or rental agreements and condominium declarations, or other development agreements as applicable, shall be determined and secured through the planning application process, and may include, but not limited to, advising purchasers and future occupants of the proximity of employment land operations</u>
		<p>iii. <u>Infrastructure</u></p> <ul style="list-style-type: none"> A. <u>Prior to the approval of future Draft Plan of Subdivision applications, an update to the approved servicing plan shall be completed, to the Region's satisfaction, to address updated population estimates and distribution to confirm the preferred water and wastewater servicing strategy for the subject lands and the broader Regional water and wastewater system, including identifying upgrades and improvements that will be required to support development.</u> B. <u>The updated servicing plan shall confirm that future development will not circumvent the development of any surrounding Employment District lands.</u>

Item No.	Section	Description of Change
		<p>C. <u>Development may be permitted when the required improvements to capacity constraints have been implemented or a coordinated staging and monitoring plan has been developed to implement the preferred water and wastewater servicing strategy for the area.</u></p>

B. Schedule Changes

The amendment includes changes to the North Oakville East Secondary Plan figures listed in the following table.

Item No.	Section	Description of Change
2.	Figure NOE2: Land Use Plan	Amend Figure NOE2 as shown in Schedule A to: <ul style="list-style-type: none"> • Add a Site Specific Policy Area.