



THE CORPORATION OF THE TOWN OF OAKVILLE

DRAFT – October 3, 2025

BY-LAW NUMBER 202X-XXX

Draft Official Plan Amendment XXX

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number __ (Bronte Village Growth Area CPP By-law 42.15.69)

WHEREAS the Livable Oakville Official 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 implement the Bronte Village Growth Area CPP By-law;

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number __ to the Livable Oakville Official 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.

PASSED this __ day of _____, 2025

MAYOR

CLERK

**Official Plan Amendment Number ____
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 ____ to the Livable Oakville Plan.

Part 1 – Preamble

1. Purpose and Effect

The purpose of the proposed official plan amendment is to modify text of the Livable Oakville Plan pertaining to the Bronte Village Growth Area to enable the use of a Community Planning Permit (CPP) System.

The effect of the proposed amendment includes changes to:

- Introduce a new policy to identify Bronte Village Growth Area as a CPP Area; and,
- Introduce a new policy to enable the use of a CPP system through implementation of a CPP By-law.

The proposed amendment will result in changes to the following parts of the Livable Oakville Plan:

- Section 24 (Bronte Village); and,
- As amended by OPA 70, section 28.15 (Community Planning Permit System).

2. Background and Basis

- Council adopted the Livable Oakville Plan on June 22, 2009. It was approved with modifications by Halton Region November 30, 2009, and was subsequently appealed. Following resolution of the majority of appeals, the Plan was approved at the Ontario Municipal Board with further modifications on May 10, 2011. It was deemed to conform to the 2006 Growth Plan and be consistent with the 2005 Provincial Policy Statement.
- As part of the Town's Official Plan Review, Bronte Village Growth Area land use designations and policies have been reviewed and updated. In December 2017, Council passed By-law 2017-118 to adopt Official Plan Amendment 18 (OPA 18: Bronte Village) to the Livable Oakville Plan

(Official Plan). OPA 18 was approved by Region of Halton and came into effect on June 20, 2018.

- The in-effect Bronte Village Growth Area policies set a strong framework with a clear vision, goal and objectives for revitalization as a mixed use community with a thriving commercial area and a variety of housing options that provide a year-round environment for residents, employees and visitors.
- On June 16, 2025, [Mayoral Direction 2025-003](#) instructed staff to prepare a draft Community Planning Permit (CPP) System By-law for Bronte Village by the end of 2025.
- The CPP System is a planning tool under the *Planning Act* that is used to regulate land use, instead of the traditional planning controls, that use the zoning by-law and site plan control by-law. Section 70.2 of the *Planning Act* along with Ontario Regulation (O. Reg.) 173/16 give authority to municipalities to establish a CPP By-law.
- Prior to passing a CPP by-law, an Official Plan Amendment is required as the enabling policy to use a CPP System in Bronte Village.
- The following Official Plan Amendment has considered the Council adopted Official Plan Amendment (OPA 70), which sets out the broad framework to enable the use of a Community Planning Permit System that would apply on a town-wide basis.
 - In February 2025, Council adopted OPA 70 to the Livable Oakville Plan (Official Plan) and OPA 70 has been submitted to the Ministry of Municipal Affairs and Housing for review and approval.
- A copy of the proposed Official Plan Amendment is to be made available to the public on October 14, 2025 for review and comments.
- A public open house has been held on October 22, 2025 for the proposed Official Plan Amendment and proposed CPP By-law for Bronte Village. Notice of this open house was issued on October 8, 2025.
- A statutory public meeting is to be held on November 3, 2025 to present the proposed Official Plan Amendment and proposed CPP By-law for Bronte Village. Notice of this statutory public meeting was issued on October 14, 2025.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the policies of the Livable Oakville Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("~~strikethrough~~") is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	24.2 BRONTE VILLAGE Objectives	<p>Add a new policy as follows:</p> <p>As Bronte Village develops, the Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions.</p> <p><u>To achieve the goals, objectives, and policies, Bronte Village is identified as a community planning permit area as delineated in Schedule P1 and in accordance with section 30.15 of this Plan.</u></p>
2.	24.8 BRONTE VILLAGE Implementation Policies	<p>Add a new policy as follows:</p> <p><u>24.8.4 Community Planning Permit By-law</u></p> <p><u>a) A community planning permit by-law shall be used to implement this Plan's goals, objectives, and policies within the Bronte Village community planning permit area, in accordance with section 30.15 of this Plan.</u></p>
3.	30.15 IMPLEMENTATION Development Permits <i>(Note: As amended by adopted OPA 70, not yet approved by the Minister. Section 28.15 Community Planning Permit System has been newly renumbered as part of the latest OP consolidation)</i>	<p>Add a new policy as follows:</p> <p>30.15.1</p> <p><u>b) Bronte Village is a community planning permit area as delineated in Schedule P1. The goals, objectives, and policies in proposing a community planning permit system in this area are set out in section 24: Bronte Village of this Plan.</u></p>

MAYOR

CLERK

<Insert any Schedules>