



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-105

Official Plan Amendment 341 "Supporting Bus Rapid Transit along Dundas Street"

A by-law to adopt an amendment to the North Oakville East Secondary Plan to support future bus rapid transit along Dundas Street by clarifying the permitted building types and building height adjacent to Dundas Street within the Dundas Urban Core Area (File No. 42.15.73).

WHEREAS the North Oakville East Secondary Plan, approved by the Ontario Municipal Board on January 11, 2008, forms part of the Official Plan of the Oakville Planning Area applicable to lands not covered by the Livable Oakville Plan;

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;

WHEREAS the approval authority, under subsection 17(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is the Minister of Municipal Affairs and Housing and Ontario Regulation 525/97 outlines conditions for exemption from approval; and,

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary to clarify the permitted building types and built form adjacent to Dundas Street within the Dundas Urban Core Area.

COUNCIL ENACTS AS FOLLOWS:

1. For the Purpose 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. "North Oakville East Secondary Plan" means Official Plan Amendment 272 to the 1984 Oakville Official Plan, which was approved by the Ontario Municipal Board on January 11, 2008, and as subsequently amended.

2. The attached Official Plan Amendment Number 341 to the 1984 Oakville Official Plan, attached as "**Appendix A**" to this by-law, is hereby received.
3. The Clerk is hereby authorized and directed to make an application to the Approval Authority, being the Ministry of Municipal Affairs and Housing, for exemption of approval of the aforementioned Official Plan Amendment Number 341, in accordance with Ontario Regulation 525/97.

PASSED this 7th day of July, 2026

MAYOR

CLERK

APPENDIX "A" to By-law 2026-105

Official Plan Amendment Number 341 to the 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 341 to the 1984 Oakville Official Plan's North Oakville East Secondary Plan.

Part 1 – Preamble

1. Purpose and Effect

The purpose of the proposed Official Plan Amendment is to support Bus Rapid Transit along Dundas Street by clarifying the policy initially introduced through Official Plan Amendment 321, which indicated that stand-alone townhouses shall not be permitted adjacent to Dundas Street, and provide further clarity on the building height intended adjacent to Dundas Street within the Dundas Urban Core Area.

The amendment will also ensure conformity with the Provincial Planning Statement, 2024 which provides that planning authorities should accommodate significant population and employment growth in the Town's strategic growth areas, support the transit network, identify the appropriate type and scale of development in strategic growth areas, and permit development to support the achievement of complete communities and a compact built form.

The effect of the proposed amendment includes changes to:

- Revise a policy to clarify that apartment buildings, mixed use buildings and commercial buildings shall be the only permitted building types within 50 metres of the Dundas Street right-of-way; and,

- Revise a policy to clarify that a minimum height of six storeys is required for all buildings containing a residential use within 50 metres of the Dundas Street right-of-way.

The proposed amendment will result in changes to the following parts of the North Oakville East Secondary Plan:

- Section 7.6.5 Dundas Urban Core

2. Background and Basis

- The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board (OMB) in January 2008 and provides policy directions for growth and development to 2021. The vision outlined in the NOESP is to guide development of an urban community that is compact, mixed-use, transit supportive and achieves a complete community.
- Official Plan Amendment 321 was adopted by Town Council at the Planning and Development Council meeting of June 11, 2018. The intent of OPA 321, in part, was to ensure development in North Oakville reflects the planned urban structure and delivers built form supportive of higher-order transit.
- Staff have determined that additional clarity is needed for policy 7.6.5.2 e), introduced by OPA 321, which indicates that, *“Stand-alone townhouses shall not be permitted adjacent to Dundas Street.”*
- The amendment would revise the Secondary Plan policies to clearly identify that apartment buildings, mixed-use buildings, and commercial buildings are the appropriate building types adjacent to Dundas Street. It would also require that any building containing residential uses adjacent to Dundas Street have a minimum height of six storeys. These changes are intended to support the planned higher-order transit along Dundas Street and to frame the street with built form that contributes to an adequate ‘sense of enclosure’.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the policies 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 . Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

No	Section	Description of Change
1	7.6.5.2 e) DUNDAS URBAN CORE, Permitted Uses, Buildings and Structures	Revise the policy as follows: e) Stand-alone townhouses shall not be permitted adjacent to Dundas Street. <u>Apartment buildings, mixed use buildings and commercial buildings shall be the only permitted building types within 50 metres of the Dundas Street right-of-way.</u>
2	7.6.5.3 b) i) DUNDAS URBAN CORE, Land Use Policies, Building Heights	Revise the policy as follows: i) A minimum height of 3 storeys shall be permitted, <u>except that a minimum height of 6 storeys shall apply to all buildings containing a residential use within 50 metres of the Dundas Street right-of-way.</u>