DRAFT OFFICIAL PLAN AMENDMENT
THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XXX
Official Plan Amendment XX

A by-law to adopt an amendment to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area, Official Plan Amendment Number XX (3275 Trafalgar Road; File No. OPA XXXX.XX).

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 subsection 22(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that a person or public body may request a council to amend its official plan;

WHEREAS the owner of the lands known as 3275 Trafalgar Road has requested to amend the North Oakville East Secondary Plan to apply site-specific exception policies to permit maximum building heights of the respective blocks; and,

WHEREAS it is deemed necessary to pass a Town-initiated Official Plan Amendment to the North Oakville East Secondary Plan to permit maximum building heights of the respective blocks on the lands known as 3275 Trafalgar Road.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number XX to the North Oakville East Secondary Plan as part of the Livable Oakville Plan, included as "Part 2", 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

3. In the event that the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby

authorized and directed to make an application to the Approval Authority for approval of this Official Plan Amendment.

PASSED this day of_____, 2025

_____   _____
MAYOR   CLERK

Proposed Official Plan Amendment 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, constitutes Amendment Number <mark>XX</mark> to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 – The Preamble

1. Purpose

The purpose of the proposed Official Plan Amendment is to modify the text of the North Oakville East Secondary Plan to permit an increase in height of up to 33-storeys to facilitate the construction of a 27-storey residential building and a 33-storey residential building along Trafalgar Road.

2. Location

The site subject to this Official Plan Amendment is legally known as Blocks 1 to 7 of Lot 12, Concession 1. The property comprises an area of 3.95 hectares on the east side of Trafalgar, between Dundas Street West and Burnhamthorpe Road West.

3. Basis

- The proposed development has regard for matters of provincial interest, does not conflict with all applicable provincial plans, the Region of Halton Official Plan and conforms to the North Oakville East Secondary Plan.

- A statutory public meeting on the proposed Official Plan Amendment was held on January 20, 2025.

- Residential and Mixed Use buildings are a permitted use in the Trafalgar Urban Core Area land use designation of the North Oakville East Secondary Plan.

- The proposed increase in height will support the intensification of the site as encouraged through the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Official Plan.

- Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment.

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** EXCEPTIONS	Insert new policies as follows: **7.6.18.XXX Notwithstanding Section 7.6.4.8 d), the following additional policies apply to lands legally described as Blocks 1 to 7 of Lot 12, Concession 1:** **b) Building Heights:** a. **Development on Block 1 shall have maximum building height of 33-storeys.**

B. Schedule Changes

The amendment includes changes to the figures of the North Oakville East Secondary Plan 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: ● Add Site Specific Policy Area

Schedule A
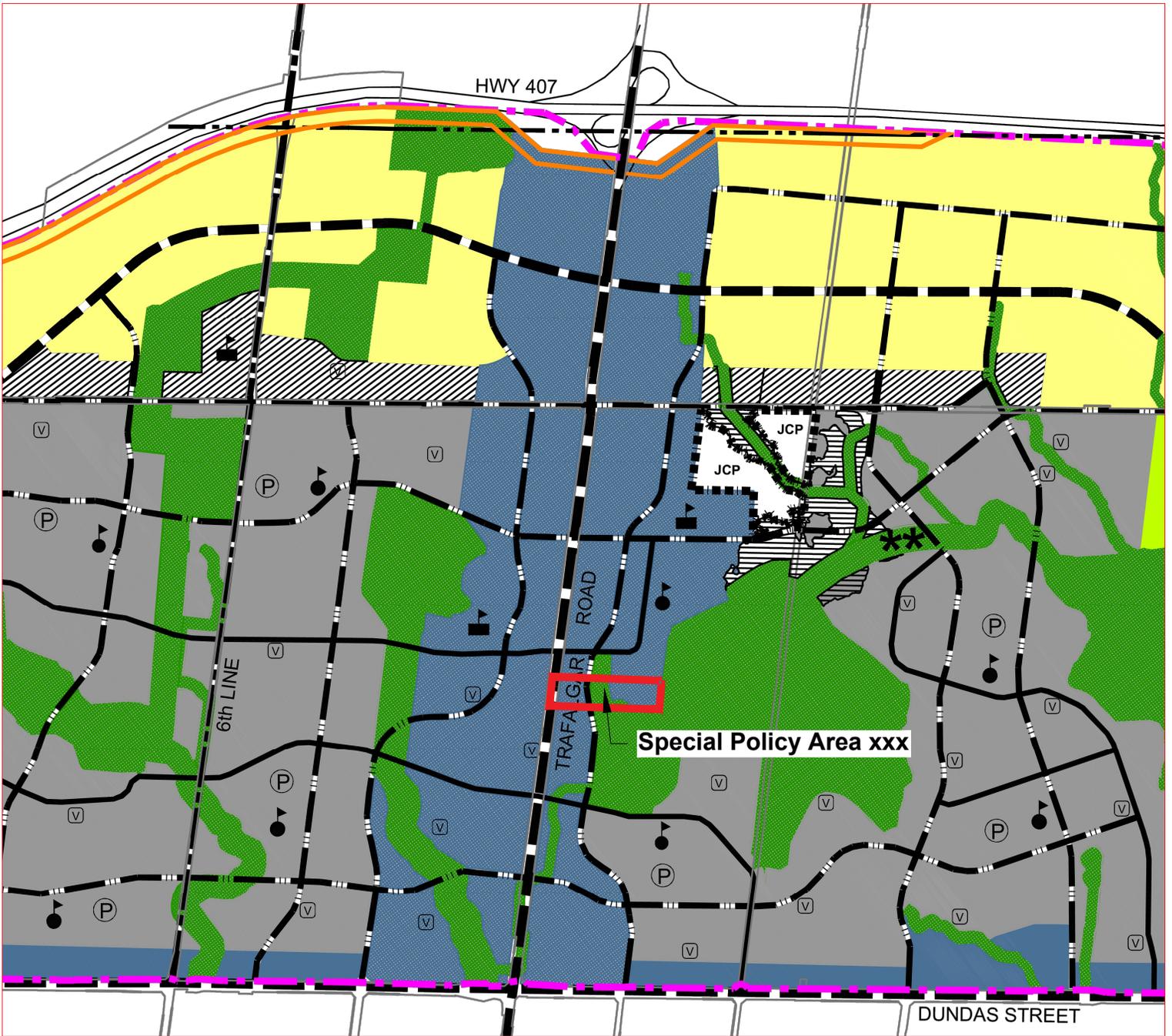
North Oakville East of Sixteen Mile Creek Secondary Plan: Figure NOE 2 - Land Use Plan

Subject Lands

Trafalgar Urban Core Area

Natural Heritage System Area

Neighbourhood Area

Major Arterial / Transit Corridor

Avenue / Transit Corridor

Connector / Transit Corridor