

**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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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 **XX** 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	<p>Insert new policies as follows:</p> <p><u>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:</u></p> <p><u>b) Building Heights:</u></p> <p><u>a. Development on Block 1 shall have maximum building height of 33-storeys.</u></p>

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	<p>Amend Figure NOE2 as shown in Schedule A to:</p> <ul style="list-style-type: none">● Add Site Specific Policy Area

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF OAKVILLE DRAFT BY-LAW NUMBER 2025-XX

Being a By-law to amend the Town of Oakville Zoning By-law 2009-189, as amended, to permit the use of lands Described as Blocks 1 to 7 of Lot 12, Concession 1;

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2009-189, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, C.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2009-189, as amended, be further amended as follows:

1. This By-law applies to the lands municipally addressed as 3275 Trafalgar Road, as identified on Schedule "A" to this By-law.
2. Map 12 (5) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule "A" to this By-law.
3. Part 8, Special Provisions, of By-law 2009-189 as amended, is further amended by a revision to Section 8.XX.X as follows:

XX	3275 Trafalgar Road (Blocks 1 to 7 of Lot 12, Concession 1)	Parent Zone: TUC
Map 12 (5)		(2025-XXX)
Section Number 8.XX.X Zone Provisions - Block 1		
The following regulations apply to all lands within Block 1:		
a)	Maximum Floor Space Index	8.25
d)	Minimum Rear Lot Line Setback (easterly lot line abutting William Colston Avenue)	3.0 m
d)	Maximum Height	99.0 m

e)	Maximum Tower Floor Plate (above 6th floor)	800 m ²
f)	Minimum number of accessible parking spaces (Type A or B)	10
g)	Trafalgar Road shall be deemed the front lot line.	

Section Number 8.XX.X Zone Provisions - Block 2

The permitted uses and regulations in Sections 7.1 and 7.6 apply except where in conflict with the following, in which case the following regulations apply to all lands within Block 2:

a)	The following buildings are the only buildings permitted: Townhouse Dwelling	
b)	Maximum Floor Space Index	1.25
c)	Minimum Front Yard Setback (William Colston Blvd.)	5.5 m
d)	Minimum Rear Yard Setback	2.5 m
e)	Maximum Height	14.0 m
f)	Minimum Lot Frontage	4 m / unit
g)	Minimum Interior Side Yard Setback Opposite Side – Exterior Unit	0.0 m

Section Number 8.XX.X Zone Provisions - Block 3

The following regulations apply to all lands within Block 5:

a)	Maximum Floor Space Index	3.6
b)	Minimum Front Yard Setback (north lot line)	3.0 m
c)	Minimum Rear Yard Setback	5.0 m
d)	Maximum Height	70.0 m

e)	Maximum Tower Floor Plate (above 6th floor)	800 m ²
The “H” symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:		
a)	That sufficient water and wastewater services are available to the satisfaction of the Region of Halton and the Town of Oakville.	
b)	That the EIR-FSS be updated to the satisfaction of Conservation Halton and the Town of Oakville	
c)	Updated Functional Servicing Report to the satisfaction of the Region of Halton	
d)	The owner has entered into any required servicing agreement(s) with the Town	
Section Number 8.XX.X Parking and Loading Requirements for Live-Work Dwellings		
a)	Live-work dwellings within an apartment building will have two components: i. The “live” component of the Live-work Dwelling units is inclusive of the residential unit parking rate. ii. The “work” component of the Live-work Dwelling units is inclusive of the non-residential and visitor parking rate.	
b)	Visitor parking for the live component of the Live-work Dwelling units is shared with the non-residential and visitor parking.	
c)	There are no minimum parking space requirements for the work component of the Live-work Dwelling units. Parking for the live component of the Live-work unit shall be 0.85 parking spaces per unit.	
d)	There are no minimum loading space requirements for Live-work Dwelling units.	
Section Number 8.XX.X Parking Requirements for Residential Uses		
a)	Minimum parking requirements for apartment uses more than 4 storeys.	0.85 parking spaces per unit
b)	The minimum visitor parking for apartment units.	0.15 parking spaces per unit

c)	Visitor parking for residential uses may be counted towards parking for retail and/or office uses.	
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Section Number **8.XX.X** Parking Requirements for Non-Residential Uses and Visitor Parking

a)	There shall be no minimum parking requirements for non-residential uses.
b)	Parking for non-residential uses may be shared with visitor parking spaces.
c)	There are no minimum loading space requirements for non-residential uses. Loading spaces for residential uses may be shared with non-residential uses.

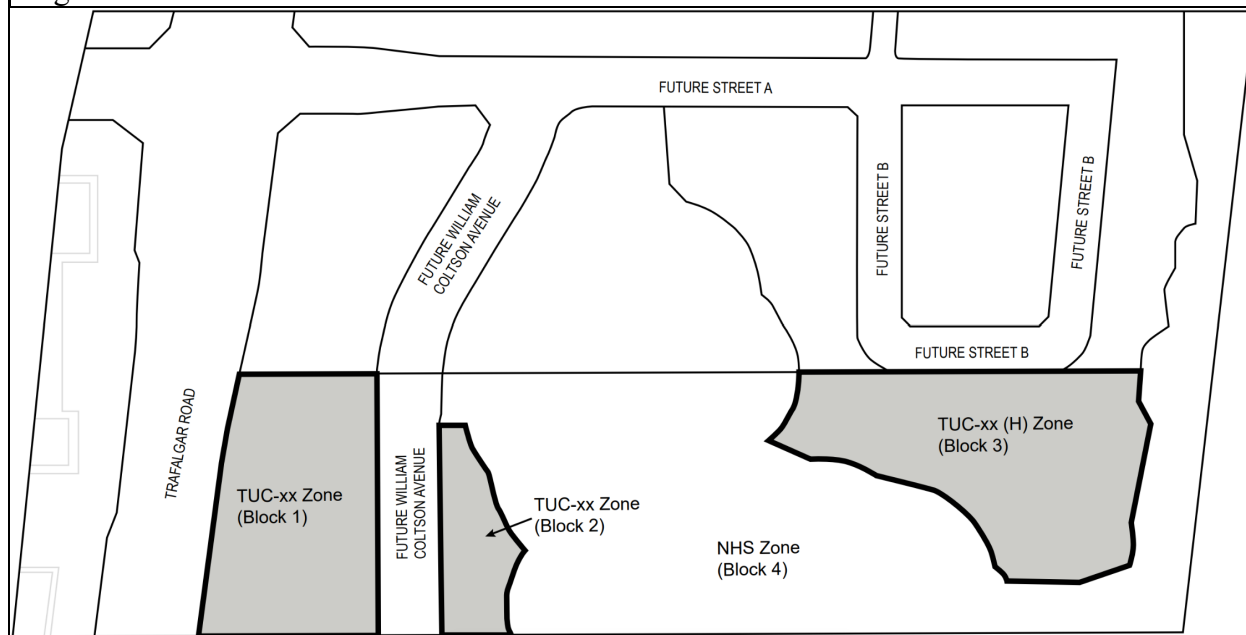
Section Number **8.XX.X** Special Site Provisions

The following additional provisions apply:

a)	“Dwelling, Live-work” means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit.
b)	No vehicular parking is allowed along Trafalgar Road.

Section Number **8.XX.X** Special Site Figures

Figure XXX



4. Part 9.3, Holding Provisions, of By-law 2009-189 as amended, is further amended by adding a new Holding Provision to Section 9.3.XXX as follows:

HX	3275 Trafalgar Limited Partnership (Blocks 1 to 7 of Lot 12, Concession 1)	Parent Zone: TUC
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Map 12(5)		(2025-XXX)
9.3.XXX Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following:		
a)	Legal uses, buildings and structures existing on the lot.	
9.3.XXX Conditions for Removal of the “H”		
That prior to the lifting of the “H”, the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton. The Region of Halton shall provide written confirmation that these matters have been addressed:		
a)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;	
b)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;	
c)	The Owner shall have made all required payments associated with the Allocation Program; and,	
d)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.	

5. In all other respects the provisions of By-law 2009-189 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O 1990, C.P.13.

This By-law read a FIRST, SECOND, and a THIRD time and finally PASSED on the _____ day of _____, 2025.

Mayor

Clerk

Schedule “A”

