



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-120

Official Plan Amendment No.40

A by-law to adopt an amendment to the Livable Oakville Official Plan, Official Plan Amendment Number 40 (Town of Oakville, 3538, 3540, 3542, 3544 Wyecroft Road; File: OPA 1635.10)

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 a realignment of land use designations to better support the objectives of the Official Plan.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 40 to the Livable Oakville 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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 of the aforementioned Amendment Number 40 to the Livable Oakville Plan.

PASSED this 13th day of September, 2021

MAYOR

CLERK

**Official Plan Amendment Number 40
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 40 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to:

- redesignate the northern portion of lands fronting Wycroft Road, at the easterly portion of the site from Business Employment to Business Commercial and establish a site-specific exemption policy within the Business Commercial designation to permit warehousing uses.
- redesignate the westerly portion of lands fronting onto Burloak Drive from Business Commercial to Business Employment.

B. Location

The subject land is municipally known as 3538, 3540, 3542, 3544 Wycroft Road and legally described as Part of Lot 35, Concession 3 SDS, Blocks 4 and 22, Registered Plan 20M-1005.

C. Background

- Lands were designated as Business Employment and Business Commercial to provide a range of employment uses within employment area.
- Burloak Drive will undergo significant reconstruction to accommodate a grade separation for the existing Metrolinx rail corridor.

Basis

- This Official Plan Amendment explicitly designates the subject lands to allow a development that maintains the existing permitted uses, in a reconfigured orientation.
- The north east portion of the site, abutting Wyecroft Road will be redesignated from Business Employment to Business Commercial, and will be further modified to permit warehouse uses.
- The west portion of the site, abutting Burloak Drive will be redesignated from Business Commercial to Business Employment.
- Notice of the proposed amendment was given by mail to owners of property within 120 m of the subject property and circulated to the agencies and public bodies prescribed by the *Planning Act*.

Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows:

1. Schedule F, South West Land Use, is amended as shown in Appendix 1.
2. Part E, Section 27.1, South West Exceptions – Schedule F, is amended by adding the following exception policy to the end of section 27.1 using the next available policy number:

“On lands designated Business Commercial, on the south side of Wyecroft Road, east of Burloak Drive, warehousing uses will also be permitted.”

APPENDIX 1

Changes to Schedules to the Livable Oakville Plan



