

Appendix A

Applicant's OPA Submission

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

A. Purpose

The purpose of the proposed official plan amendment is to allow for “warehousing” on the west half of the subject property currently designated as “Business Commercial”.

B. Background

- The Growth Plan for the Greater Golden Horseshoe, 2019 (“A Place to Grow”) and the Provincial Policy Statement, 2020 promote the efficient use of vacant underutilized employment lands and employment opportunities.
- The Region of Halton Official Plan designates the subject lands “Urban Area” and “Employment Area” which provides for a range of employment uses to meet long-term needs.
- The subject lands are located within the Burloak Employment Area, which is bounded by the QEW corridor to the north, by Burloak Drive to the west, by Bronte Creek to the east, and by Rebecca Street to the south. The Burloak Employment Area also has access to key transportation corridors and transit.
- The Town’s Livable Oakville Plan designates the subject lands as “Business Employment” and “Business Commercial”. Both designations provide for a mix of employment, office, supporting commercial and industrial uses.
- Warehousing use is not currently permitted within the “Business Commercial” designation covering the west half of the subject property.

C. Basis

The basis for permitting “warehousing” uses located on lands designated “Business Commercial” is as follows:

- The proposal is consistent with the Provincial Policy Statement 2020 (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019). The PPS and Growth Plan promote efficient use of employment lands and a

variety of employment opportunities to accommodate future employment growth.

- The development of employment areas in proximity to transit assist the Town in achieving/exceeding its employment targets and conforms to the Growth Plan and the Region of Halton Official Plan.
- The proposed development for warehousing purposes will help diversify the mix of employment areas, and make more efficient use of vacant, underutilized lands.
- Permitting the use of warehousing will increase the range of employment opportunities on the subject lands contributing to a diversified economic base, and such permission will enable the subject lands to be developed in an efficient and comprehensive manner.

Part 2 – The Amendment

A. Text Changes

Item No.	Section	Description of Change
1.	27.1.XX EXCEPTIONS South West Exceptions – Schedule F	Amend by adding the following the policy: On lands designated Business Commercial at the southeast corner of Burloak Drive and Wyecroft Road, warehousing uses may also be permitted.