

## REPORT

### Planning and Development Council

Meeting Date: January 23, 2023

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**FROM:** Planning Services Department

**DATE:** January 10, 2023

**SUBJECT:** Public Meeting Report, Official Plan Amendment –  
Infrastructure Ontario, OPA1504.03

**LOCATION:** 2551 Sherwood Heights Drive

**WARD:** Ward 3 .

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#### RECOMMENDATION

1. That the public meeting report prepared by the Planning Services Department dated January 10, 2023, be received.
2. That comments from the public with respect to the proposed Official Plan Amendment submitted by Infrastructure Ontario (File No.: OPA1504.03), be received.
3. That staff consider such comments as may be provided by Council.

#### KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of Application:** The applicant has applied for an Official Plan Amendment to the Livable Oakville Official Plan to change the designation from Parkway Belt to Business Employment.
- **Proposal:** The proposed concept consists of three industrial buildings and one office building totalling 19,890 square meters of floor area, with 371 parking spaces at grade.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on March 23, 2022.

## APPLICATION SUMMARY

**Applicant/Owner:** Infrastructure Ontario

**Purpose of Application:** An Official Plan Amendment to change the designation from Parkway Belt to Business Employment as illustrated in Appendix 'C'. The effect of this amendment would be to provide development opportunity for the property.

**Effect of Application:** To permit Business Employment uses to be developed on the subject lands. The Business Employment designation would permit a range of uses such as light industrial uses including manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling, and office uses. Hotels, public halls, indoor sports facilities, and training facilities and commercial schools may also be permitted. A future zoning application will be required to implement the Official Plan policies to prescribe the specific uses for the property.

The applicant has provided a concept plan that demonstrates four new buildings on the site, three for light industrial uses and one office building. The concept also demonstrates a relocation of an unregulated wetland feature on the site, and two private stormwater facilities as illustrated in Appendix 'B'.

A copy of the applicant's draft Official Plan Amendment is included as Appendix 'C'.

### **Submitted Plans / Reports:**

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The supporting documentation is accessible on the town's website at [Infrastructure Ontario - 2551 Sherwood Heights Drive \(oakville.ca\)](http://Infrastructure Ontario - 2551 Sherwood Heights Drive (oakville.ca))

**Property Location:** The subject property is located at 2551 Sherwood Heights Drive, see Appendix 'A'.

**Surrounding Land Uses:** The surrounding land uses are as follows:

- North – 403/Queen Elizabeth Way highway
- East – Kingsford Gardens Park, Residential uses
- South – Kingsford Gardens Park, SWM Pond
- West – 403/ Queen Elizabeth Way highway, Ford Motor Company

**Key Milestones:**

Pre-Consultation Meeting	October 10, 2021
Public Information Meeting	March 23, 2022
Pre-submission Review	N/A
Application Deemed Complete	April 12, 2022
P & D Council - Public Meeting	January 23, 2023
Date Eligible for Appeal for Non-Decision	August 10, 2022

**PLANNING POLICY CONTEXT**

The subject property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2020), Halton Regional Official Plan will be included within the future recommendation report.

Relevant Official Plan extracts are attached as Appendix 'D'.

**MATTERS UNDER REVIEW**

This application was received in April, 2022 and is under review by departments and agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy
- Identification of Urban Structure (Growth Corridor, Natural Area etc.)
- Conformity with Section 14, and other applicable policies of the Livable Oakville Plan
- Proposed use and density
- Land use compatibility to nearby parks and residential areas
- Transportation implications
- Stormwater Management

- Tree Preservation
- Functional Servicing
- Urban Design
- Natural Heritage Features
- Climate Change/Sustainability Goals
- Public & Council Comments/Concerns

## **CONCLUSION**

Planning staff will continue to review and analyze the subject Official Plan amendment application and address all technical matters, if any, along with submitted public comments. No further notice is required; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

## **CONSIDERATIONS**

### **(A) PUBLIC**

The applicant held a Public Information Meeting on March 23, 2022, and it was attended by 24 residents. Minutes of the meeting have been included as Appendix 'E'. All other public comments received as of the date of this report are included as "Appendix 'F'".

Notice of complete application and public meeting were distributed to property owners within 240m of the Subject Property in accordance with the town's current notice requirements.

### **(B) FINANCIAL**

None.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

### **(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- be the most liveable town in Canada

**(E) CLIMATE CHANGE/ACTION**

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

**APPENDICES**

Appendix "A": Mapping (town)

Appendix "B": Conceptual Plans and Renderings

Appendix "C": Applicant's Draft Official Plan Amendment

Appendix "D": Official Plan Extracts

Appendix "E": Developer Hosted Public Information Meeting Minutes

Appendix "F": Public Written Submissions

Prepared by:

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Submitted by:

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