



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-091

Official Plan Amendment 68

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 68 (Infrastructure Ontario, OPA1504.03)

**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** subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

**WHEREAS** the owner of the lands currently known as 2551 Sherwood Heights Drive has requested that council amend the Livable Oakville Plan to redesignate the lands from Parkway Belt West to Business Employment with an exception; and,

**WHEREAS** it is deemed necessary to pass an amendment to the Livable Oakville Plan to permit a range of business employment and commercial uses;

#### **COUNCIL ENACTS AS FOLLOWS:**

1. Official Plan Amendment Number 68 to the Livable Oakville Plan, attached as **Appendix "A"**, is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.
3. If the Regional Municipality of Halton, or the Minister of Municipal Affairs and Housing being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this 10 day of June, 2024

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MAYOR

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CLERK

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## APPENDIX “A” to By-law 2024-091

### Official Plan Amendment Number 68 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 Official Plan Amendment Number 68 (OPA 68) to the Livable Oakville Plan.

#### Part 1 – Preamble

##### **A. Subject Lands**

The Official Plan Amendment applies to lands located to the southwest of Sherwood Heights Drive, northwest of Kingsway Drive, and northeast of Ford Drive, known as 2551 Sherwood Heights Drive, formerly 50 Sherwood Heights Drive.

##### **B. Purpose and Effect**

The purpose of the Official Plan Amendment is to modify the text and schedules of the Livable Oakville Plan to remove the subject lands from the Parkway Belt and to redesignate them to Business Employment with an exception.

##### **C. Background**

- The Subject Lands are designated “Parkway Belt” in the Livable Oakville Plan.
- The Subject Lands were determined to be not required for purposes as set out in the Parkway Belt West Plan and have been removed through Parkway Belt West Plan Amendment No. 232.
- There is no underlying designation which permits development opportunities and a change in land use is required to facilitate development of the subject lands.

##### **D. Basis**

- The change in land use from Parkway Belt to Business Employment with an exception recognizes the amendment approved by the Ministry of

Municipal Affairs and Housing in March 2022 which removed the subject lands from the Parkway Belt West Plan.

- The change in designation to permit business employment and certain business commercial uses provides an opportunity to develop the lands in a manner that functions as a transitional form of employment uses that is sensitive to nearby park and residential uses, and supports employment opportunities within the town.
- The change in designation from Parkway Belt to a site-specific Business Employment is consistent with the Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- The proposed amendment is in keeping with the policies of the Halton Region Official Plan.

**Part 2 – The Amendment**

**A. Text Changes**

The amendment includes the changes to the text of the Livable Oakville Plan as described in the following table.

Item No.	Section	Description of Change
1.	<p><b>*NEW*</b> EAST EXCEPTIONS – SCHEDULE J (Currently 27.5 in August 31, 2021 consolidation) 2551 Sherwood Heights Drive</p>	<p>Add a new policy to 27.5.5 to subsection 27.5 (subject to any renumbering of Section 27 that may occur as a result of unconsolidated amendments).</p> <p><u>27.5.5 2551 Sherwood Heights Drive</u></p> <p><u>The following policies provide a framework for <i>development</i> of the lands known as 2551 Sherwood Heights Drive, bounded by Ford Drive, Kingsway Drive, Sherwood Heights Drive and Highway 403.</u></p> <p><u>27.5.5.1 Development Concept</u></p> <p><u>The site is intended to provide for a range of employment and commercial uses at scale that support the existing <i>Employment Areas</i> in the vicinity while providing a transition from the industrial lands and <i>sensitive land uses</i>.</u></p> <p><u>27.5.5.2 Functional Policies</u></p>

Item No.	Section	Description of Change
		<p>In addition to the policies in Part C of this Plan, the following policies apply to 2551 Sherwood Heights lands.</p> <ul style="list-style-type: none"> <li>a) <u>Transportation</u> <ul style="list-style-type: none"> <li>i. <u>Development shall be informed by the completion of a Transportation Impact Study to identify and mitigate any traffic impacts along Sherwood Heights Drive, Kingsway Drive and Ford Drive, and confirm the location(s) for access, for which a Terms of Reference approved by the Town is required.</u></li> <li>ii. <u>Development may include road improvements and incorporate pedestrian sidewalks and consider opportunities for pedestrian signals, where appropriate, where limited pedestrian crossings are available to be implemented through site plan approval.</u></li> </ul> </li> <li>b) <u>Urban Design</u> <ul style="list-style-type: none"> <li>i. <u>In addition to the urban design policies of this Plan, development of the lands, including the public realm shall address the urban design direction provided in the Livable by Design Manual and the site specific Urban Design Guidelines.</u></li> </ul> </li> <li>c) <u>Sustainability</u> <ul style="list-style-type: none"> <li>i. <u>Development will be informed by the completion of an Environmental Impact Assessment, for which a Terms of Reference approved by the Town is required.</u></li> <li>ii. <u>Development will be informed by a completed Arborist Report and will provide tree canopy cover in accordance with town standards.</u></li> </ul> </li> <li>d) <u>Stormwater Management</u> <ul style="list-style-type: none"> <li>i. <u>The final type, size and location of stormwater management facilities shall be determined through the development process.</u></li> </ul> </li> </ul>

Item No.	Section	Description of Change
		<ul style="list-style-type: none"> <li>ii. <u>A Stormwater Management Report shall be completed in accordance with a Terms of Reference approved by the Town and the Town of Oakville Development Engineering Procedures &amp; Guidelines Manual.</u></li> <li>iii. <u>Best management practices including low impact development should be considered, and where enhanced plantings can be accommodated adjacent to the highway corridor.</u></li> </ul> <p>e) <u>Land Use Compatibility</u></p> <ul style="list-style-type: none"> <li>i. <u>The type, size and scale of the permitted land uses shall be informed by a completed Land Use Compatibility Study.</u></li> <li>ii. <u>The Land Use Compatibility study shall be completed in accordance with a Terms of Reference, approved by the Town.</u></li> <li>iii. <u>Environmental Site Assessment, and associated phases up to and including the receipt of a Record of Site Condition shall be completed in accordance with O. Reg. 153/04.</u></li> </ul> <p><u>27.5.5.3 Land Use Policies</u></p> <p><u>The land use designation for 2551 Sherwood Heights Drive is Business Employment and is provided on Schedule “J”. In addition to the policies in Part D of this Plan, the following policies apply to 2551 Sherwood Heights Drive.</u></p> <ul style="list-style-type: none"> <li>i. <u>Individual buildings shall not exceed 7,000 square metres in floor area.</u></li> <li>ii. <u>Individual buildings shall accommodate a variety of uses and may be divided into smaller units of varying sizes.</u></li> <li>iii. <u>Business Employment uses noted in Section 14.4.1 a) are permitted where they have been demonstrated to be compatible with surrounding sensitive land uses by an approved Land Use Compatibility Study.</u></li> <li>iv. <u>The following Business Commercial uses supporting the surrounding area may also be permitted including accessory retail in conjunction with another permitted</u></li> </ul>

Item No.	Section	Description of Change
		<p><u>employment use within the same unit, restaurants, motor vehicle related uses (excluding car dealerships, car rental facility, vehicle service station, motor vehicle storage compound, and washing facility), art galleries, places of entertainment, and animal shelters.</u></p> <p>v. <u>Where an employment use is to include accessory retail showrooms or office space, these uses shall not exceed:</u></p> <p style="padding-left: 40px;">a. <u>50 percent of the floor area per unit.</u></p> <p>vi. <u>Outdoor storage shall not be permitted.</u></p> <p>vii. <u>Limited outdoor display and sales areas shall be adequately screened and may be permitted through the implementing zoning.</u></p> <p>viii. <u>All uses shall occur primarily within enclosed buildings.</u></p> <p><u>27.5.5.4 Implementation Policies</u></p> <p>i. <u>The type and size of permitted uses shall be determined through the <i>development</i> process and regulated by the implementing zoning.</u></p> <p>ii. <u>Additional technical studies including but not limited to noise and vibration, and air quality studies may be required through the <i>development</i> process.</u></p> <p>iii. <u>Division of lands under Section 53 of the <i>Planning Act</i> shall be informed by an Environmental Impact Assessment</u></p>

**B. Schedule Changes**

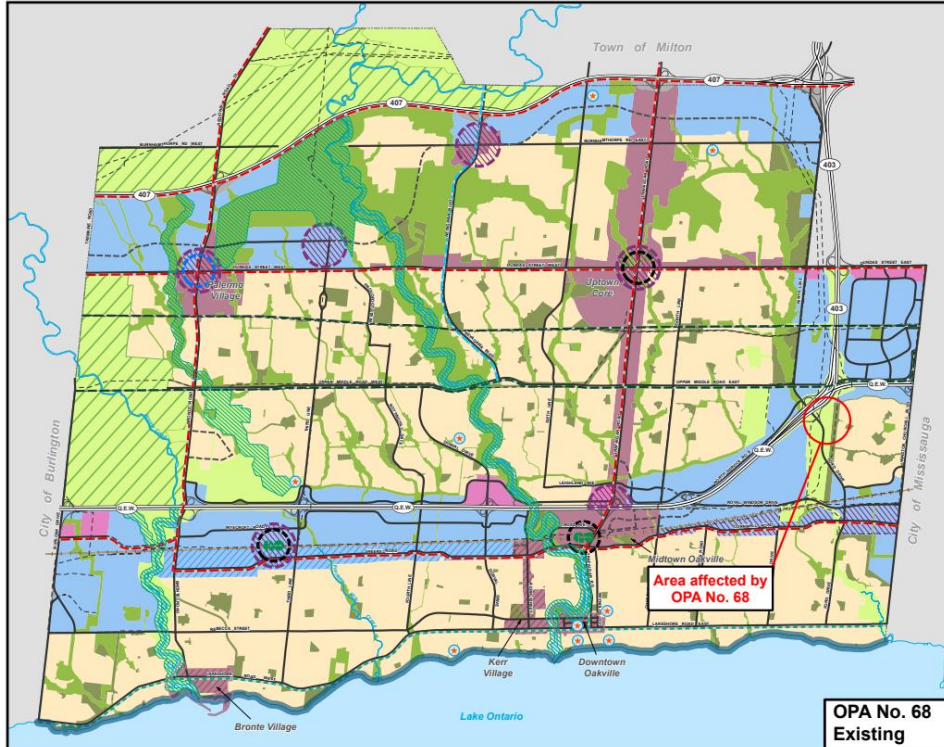
The amendment includes changes to the schedules in the Livable Oakville Plan listed in the following table:

Item No.	Schedule	Description of Change
2.	<b>Schedule A1</b> Urban Structure	Amended to redesignate the subject lands to Employment Areas, as shown in Appendix 1.

Item No.	Schedule	Description of Change
3.	<b>Schedule A2</b> Built Boundary & Urban Growth Centre	Amended to remove the subject lands from the Parkway Belt, as shown in Appendix 2, for consistency with Item 2.
4.	<b>Schedule E</b> Land Use Schedule Boundaries	Amended to remove the subject lands from the Parkway Belt, as shown in Appendix 3, for consistency with Item 2.
5.	<b>Schedule J</b> East Land Use	Amended to redesignate the subject lands to Business Employment, with an exception bullet as shown in Appendix 4.



Appendix 1



OPA No. 68  
Existing

### SCHEDULE A1 URBAN STRUCTURE

**LEGEND<sup>1</sup>**

- PARKWAY BELT
- GREENBELT
- GREENBELT - URBAN RIVER VALLEY
- NATURAL HERITAGE SYSTEM
- PARKS, OPEN SPACE & CEMETERIES
- WATERFRONT OPEN SPACE
- NODES AND CORRIDORS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- RESIDENTIAL AREAS
- MAIN STREET AREA
- EMPLOYMENT MIXED USE CORRIDOR
- REGIONAL TRANSIT NODE
- PROPOSED REGIONAL TRANSIT NODE
- NODES AND CORRIDORS<sup>2</sup> FOR FURTHER STUDY
- MAJOR TRANSPORTATION CORRIDOR<sup>3</sup>
- PROPOSED MAJOR TRANSPORTATION CORRIDOR
- REGIONAL TRANSIT PRIORITY CORRIDOR
- MOBILITY LINK
- MAJOR ACTIVE TRANSPORTATION CONNECTIONS
- SCENIC CORRIDOR
- UTILITY CORRIDOR
- PROVINCIAL PRIORITY TRANSIT CORRIDOR
- MAJOR TRANSIT STATION
- HERITAGE CONSERVATION DISTRICTS/<sup>4</sup> CULTURAL HERITAGE LANDSCAPES

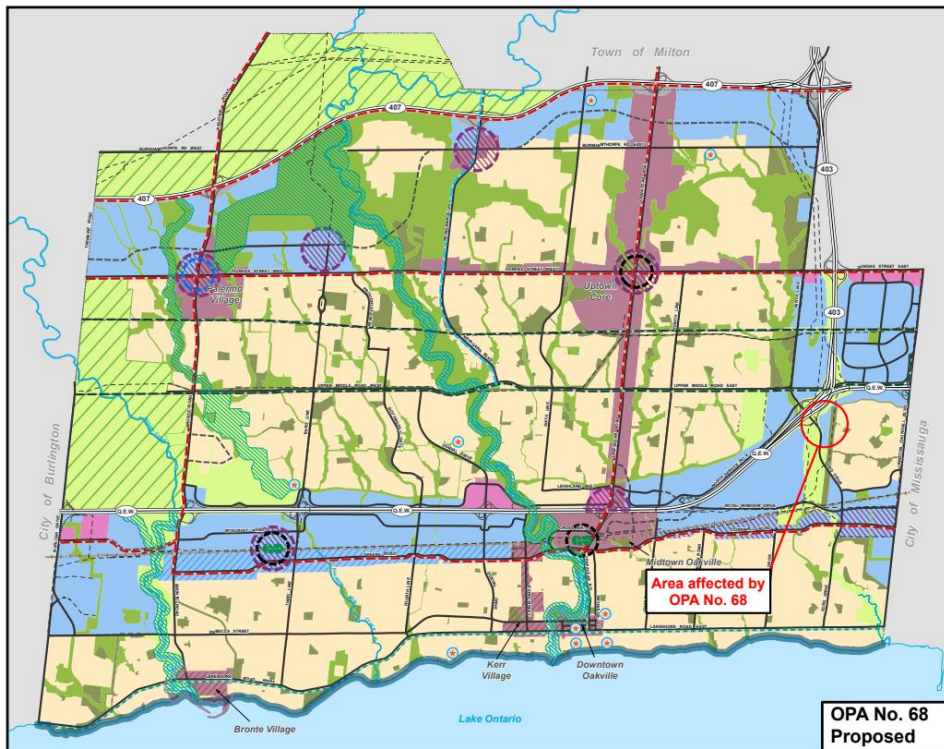
NOTE 1: This Schedule does not represent land use designations.

NOTE 2: In addition, the south side of Dundas is recognized as having potential for intensification subject further study to more precisely delineate the extent of such areas.

NOTE 3: Transportation corridors, with the exception of Provincial highways, permit all transportation modes including transit, pedestrian and bicycle facilities.

NOTE 4: Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure. As additional Heritage Conservation Districts and cultural heritage landscapes are designated under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure.

1:50,000  
August 31, 2021



OPA No. 68  
Proposed

### SCHEDULE A1 URBAN STRUCTURE

**LEGEND<sup>1</sup>**

- PARKWAY BELT
- GREENBELT
- GREENBELT - URBAN RIVER VALLEY
- NATURAL HERITAGE SYSTEM
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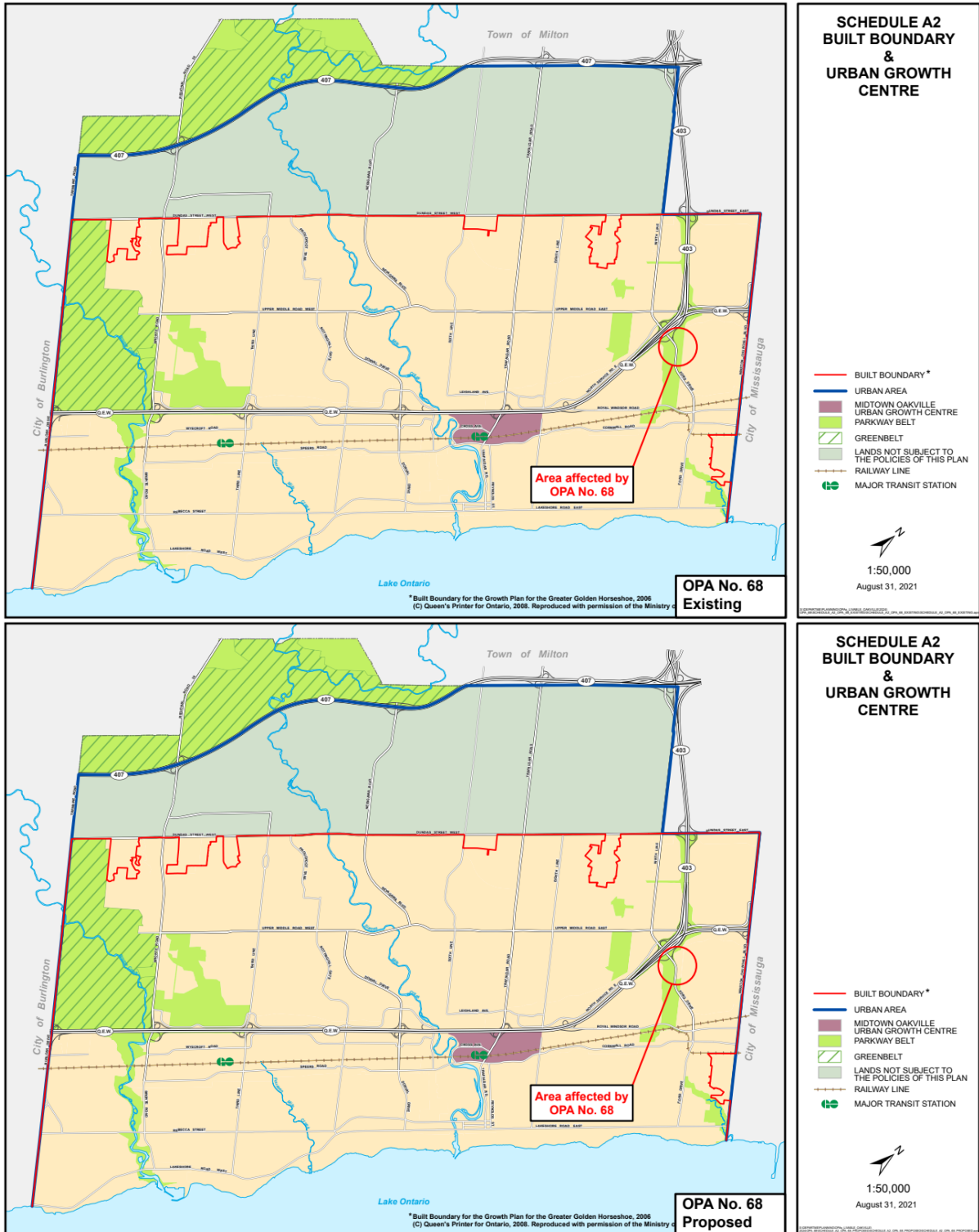
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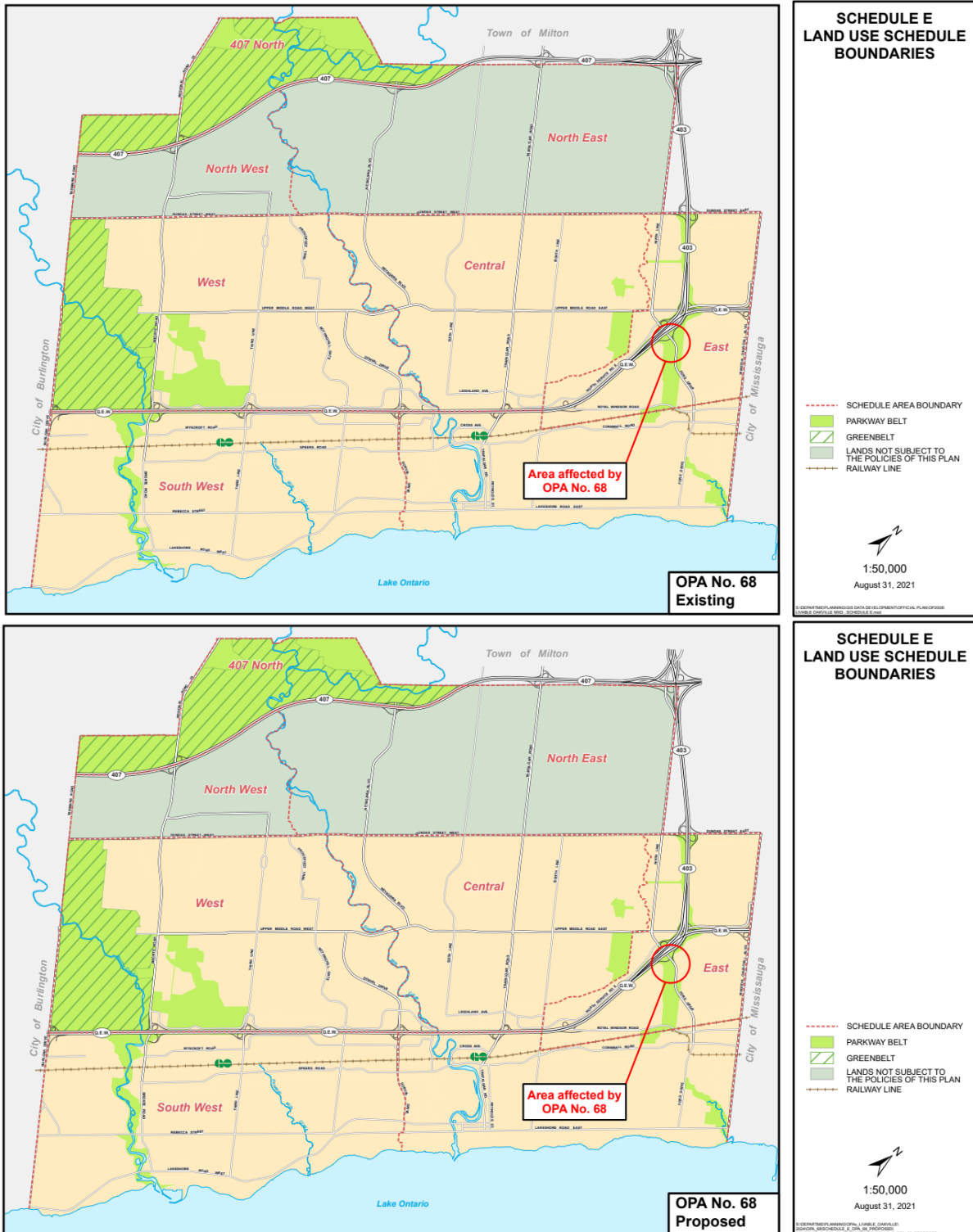
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August 31, 2021

Appendix 2



Appendix 3





Appendix 4

