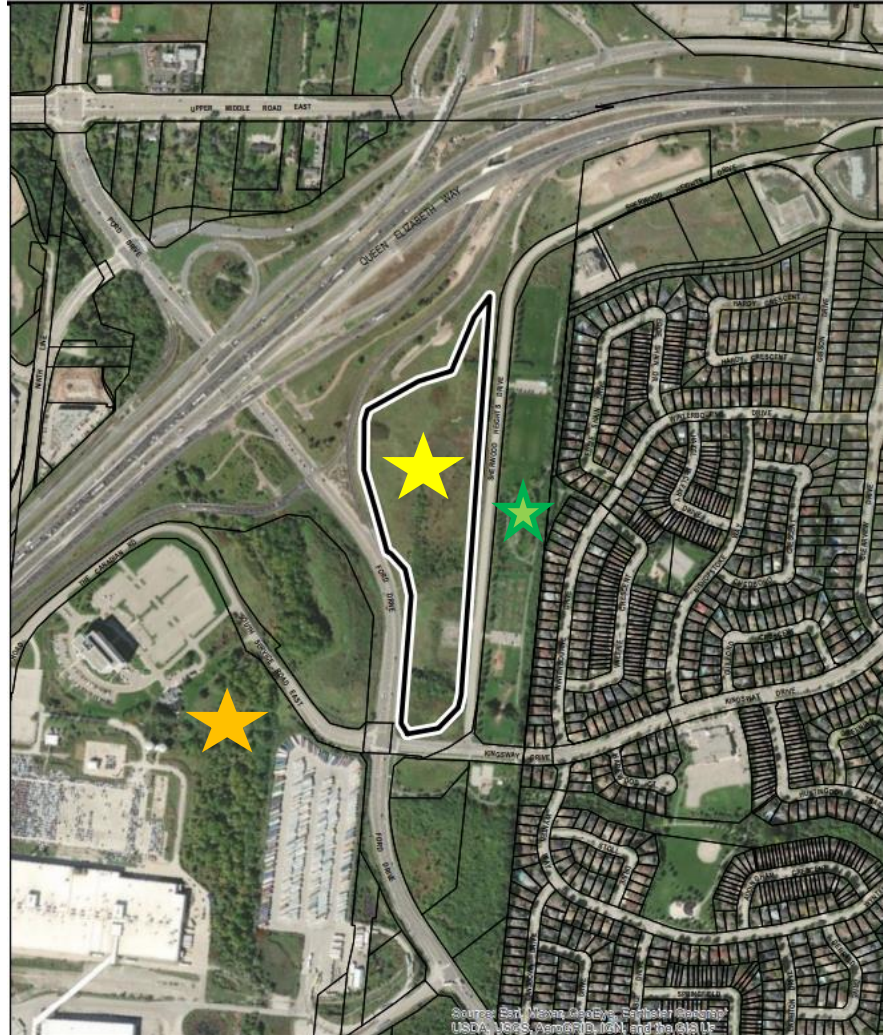


Official Plan Amendment

Infrastructure Ontario
2551 Sherwood Heights Drive
File No.: OPA1504.03

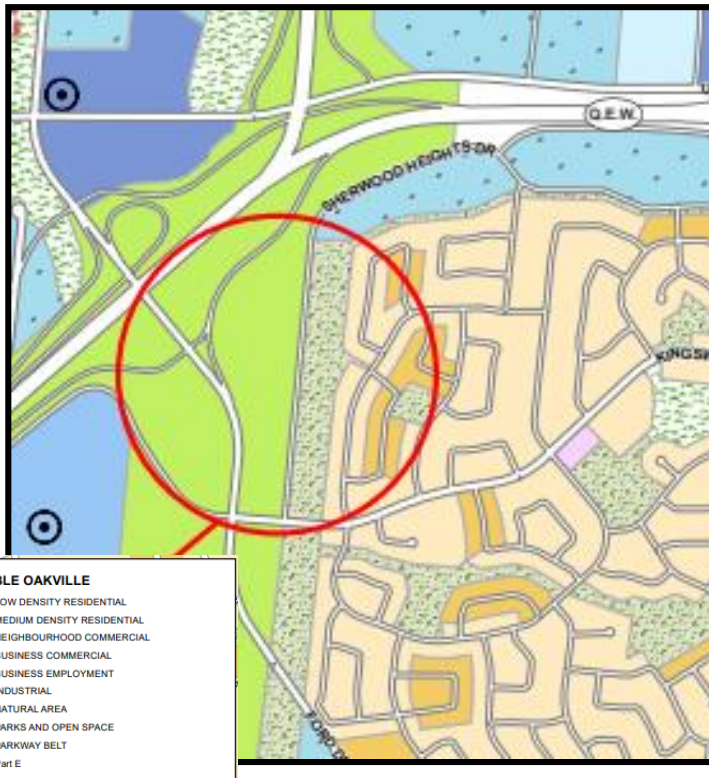
Planning & Development Council Meeting
June 10, 2024

Location

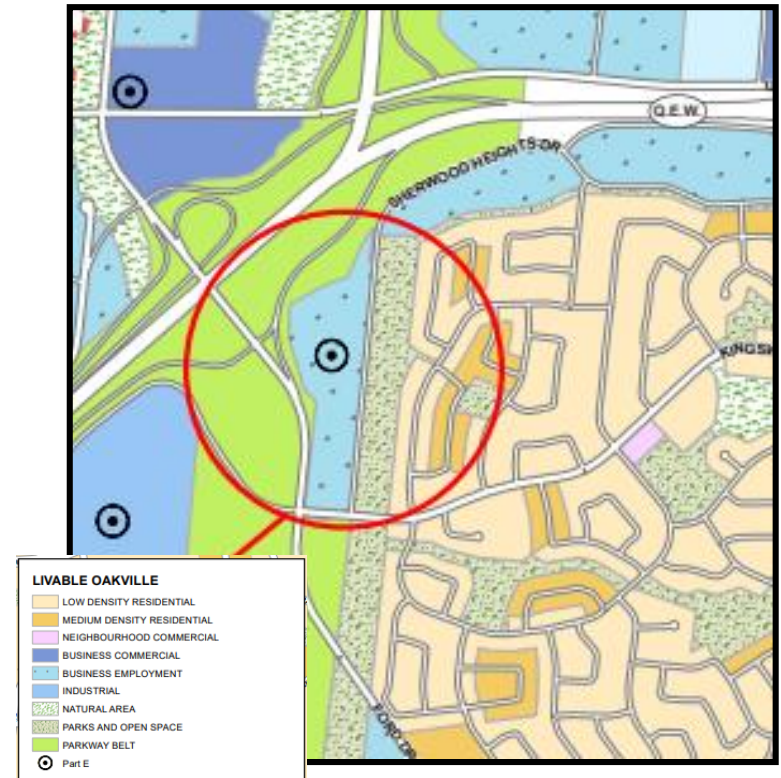


Livable Oakville Official Plan

Existing Official Plan



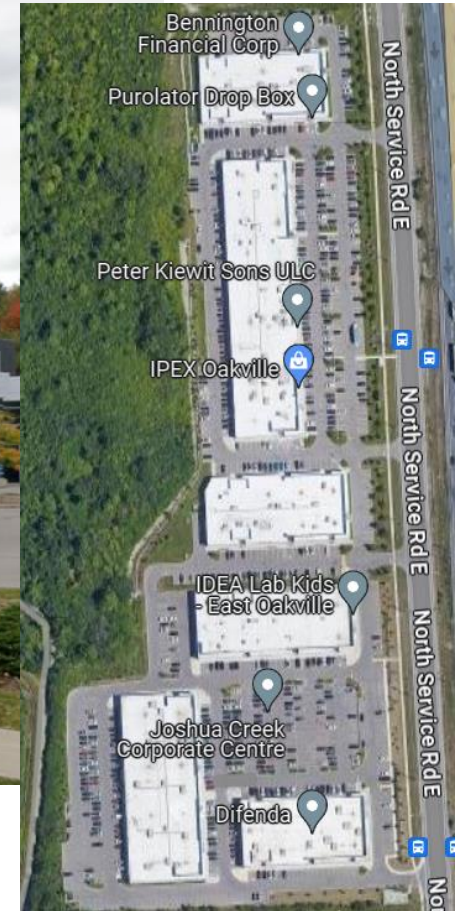
Proposed Official Plan



Business Employment

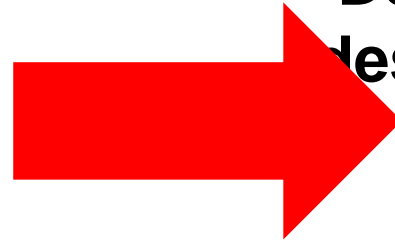
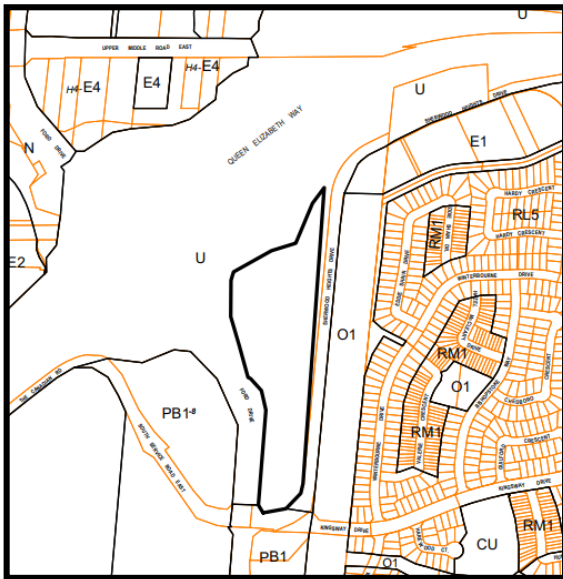


Joshua's Creek Business Centre



Zoning By-law Amendment

- Land Uses
- Regulations
- Restrictions



Site Plan Approval

- Building siting
- Urban Design
- Detailed engineering design

Public Consultation

- Virtual Public Information Meeting by the applicant was held in March 2022.
- Statutory Public Meeting hosted by the town was held on January 2023.
- Since the writing of the staff report, over 250 written submission from the public have been received.
- Staff received a variety of concerns that primarily relate to the future development of the site; such as traffic concerns, the size and scale of development, and the development of specific uses.

Matters To Be Addressed

- 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 and context 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
- Review the appropriateness of “Business Employment” designation compared to Office Employment designation.
- Review the former designation under the Parkway Belt West Plan, including policies and objectives for the subject lands.
- Review the need for additional buffers on the subject lands to sensitive land uses.
- Review land use compatibility for residential development, including long term care and mixed uses on the subject lands.
- Investigate the opportunities for a peer review of the Environmental Impact Assessment to assess the developability of the subject lands.
- Review the purpose and function of the relocated wetland feature.
- Determine if there is nearby contamination that would limit the development subject lands.

Recommendation

1. That the proposed Official Plan Amendment application submitted by Infrastructure Ontario (File No. OPA1504.03), inclusive of the site specific Urban Design Guidelines included as Appendix "B" to this report, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms with all applicable Provincial plans, the Region of Halton Official Plan, the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated May 28, 2024.
2. That By-law 2024-091, a by-law to adopt Official Plan Amendment number 68 to the Livable Oakville Plan, be passed.
3. That the notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to these matters and that those comments have been appropriately addressed.
4. That, in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary.

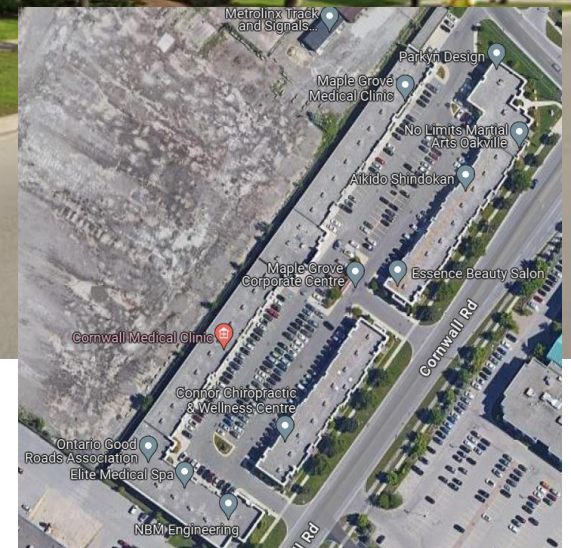
Thank You



Business Employment



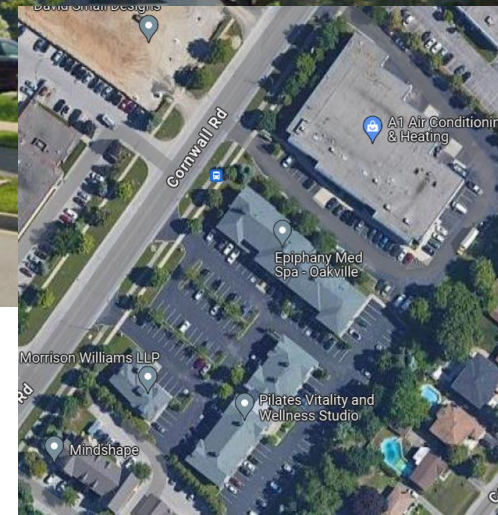
1495, 1525, & 1545 Cornwall Road



Business Employment



1276-1300 Cornwall Road



Business Employment



2300 Cornwall Road

