



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: February 3, 2025

FROM: Planning and Development Department

DATE: January 21, 2025

SUBJECT: **Public Meeting for Official Plan Amendment and Zoning By-law Amendment at 15 Loyalist Trail, Rowhedge Construction Ltd., OPA1215.05 and Z.1215.05**

LOCATION: 15 Loyalist Trail

WARD: Ward 7 . Page 1

RECOMMENDATION:

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Rowhedge Construction Ltd. (File No.: OPA1215.05 and Z.1215.05), be received.
2. 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 and Zoning By-law Amendment to convert the subject land from Employment to Residential.
- **Proposal:** The proposed development consists of 40 stacked townhouse dwelling units with two parking spaces per unit and three visitor parking spaces.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting ("PIM") was held on October 8, 2024, with approximately 14 attendees, including the Ward Councillors and staff.

BACKGROUND

The purpose of this report is to introduce the planning applications in conjunction with the Statutory Public Meeting. Council will hear public delegations on the applications, ask questions of clarification and identify matters to be considered. No recommendations or decisions on the applications are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the Statutory Public Meeting and once the review is complete, Staff will bring forward a Recommendation Report for consideration by Planning and Development Council.

The current applications were submitted and deemed complete on November 11, 2024. The applicant-initiated virtual Public Information Meeting (“PIM”) was held on October 8, 2024, with approximately 14 attendees, including the Ward Councillors and staff.

APPLICATION SUMMARY

Applicant/Owner: Rowhedge Construction Ltd.

Purpose of Application(s):

The applicant’s proposed Official Plan Amendment application includes:

- Amend Schedule A1 of the Livable Oakville Official Plan for change from Employment Areas to Residential Areas
- Amend Figure NOE1 (North Oakville East 1) Community Structure of the North Oakville East Secondary Plan to remove the Employment District designation
- Amend Figure NOE2 (North Oakville East 2) Land Use Plan of the North Oakville East Secondary Plan to change from Employment District to Transitional Area

The applicant’s proposed Zoning By-law Amendment application for a change from SA (Service Area Employment) to NC (Neighbourhood Commercial) with site specific modifications to permit stacked townhouse dwelling units, together with a variety of other modifications including height, setbacks, and porches.

The Location Map and Aerial Photo of the subject lands are found in **Appendix ‘A’**

Effect of Application(s): To permit 40 stacked townhouse dwelling units, with two parking spaces per unit and three visitor parking spaces.

A copy of the applicant's Concept Plan is found in **Appendix 'B'**

A copy of the applicant's draft Official Plan Amendment and draft Zoning By-law Amendment are included as **Appendix 'C'** and **Appendix 'D'**.

Submitted Plans / Reports:

The applicant has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The applicant also submitted a Commercial Market Study which is subject to a Peer Review and is currently underway. Additionally, the applicant is required to submit a Noise Study, as recommended by the Land Use Compatibility Study. The Noise Study has not yet been submitted for review. The supporting documentation is accessible on the town's website for [Rowhedge Construction Limited - 15 Loyalist Trail - OPA 1215.05 and Z.1215.05](#).

Property Location: The subject property is located on the north side of Loyalist Trail east of Sixth Line, as shown in **Appendix 'A'**

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

- North – Employment (Regional Public Works Facility), future Employment
- East – Natural Heritage System, Employment Uses
- South – Townhouse and Detached Residential uses
- West – Employment (Future Fire Hall), Sixth Line, Future HDSB High School

Key Milestones:

Pre-Consultation Meeting	July 17, 2024
Public Information Meeting	October 24, 2024
Pre-submission Review	N/A
Application Submitted	November 11, 2024
Application Deemed Complete	November 11, 2024
P & D Council - Public Meeting	February 3, 2025
Date Eligible for Appeal	March 11, 2025

Planning staff are targeting the March 3, 2025 P&D Meeting with a recommendation for Council's consideration.

PLANNING POLICY CONTEXT

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

- Provincial Planning Statement (2024)
- Halton Region Official Plan (implemented by the town)
- Livable Oakville Official Plan and North Oakville East Secondary Plan
- Zoning By-law 2009-189

A full analysis of the Provincial Planning Statement (2024), Halton Regional Official Plan, Livable Oakville, and NOESP will be included within the future recommendation report.

Official Plan and Zoning By-law extracts are attached as **Appendix 'E'**.

MATTERS UNDER REVIEW

This application was recently received and is under review by townl 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:

- Impact on adjoining and adjacent properties, including surrounding employment lands
- Conformity with applicable and emerging policy
- Conformity with the town's Urban Structure (Employment Areas)
- Proposed land use and compatibility with surrounding land uses
- Land Use Planning implications, including protection of surrounding employment area function

CONCLUSION

Planning staff will continue to review and analyze the subject Official Plan and Zoning By-law Amendment applications 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 October 24, 2024, with 14 attendees including area residents, Ward 7 Councillors, and staff. Minutes of

the meeting have been included as **Appendix ‘F’**. All other public comments received as of the date of this report are included as **“Appendix ‘G’**.

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 and *Planning Act*.

(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) COUNCIL STRATEGIC PRIORITIES

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

- Be the most vibrant and liveable community for all.

(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

Appendix “B”: Conceptual Plans and Renderings

Appendix “C”: Applicant’s Draft Official Plan Amendment

Appendix “D”: Applicant’s Draft Zoning By-law Amendment

Appendix “E”: Official Plan and Zoning By-law Extracts

Appendix “F”: Developer Hosted Public Information Meeting Minutes

Appendix “G”: Public Written Submissions

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