



## REPORT

### Planning and Development Council

Meeting Date: March 3, 2025

---

**FROM:** Planning and Development Department

**DATE:** February 17, 2025

**SUBJECT:** Public Meeting Report for Draft Plan of Subdivision and Zoning By-law Amendment, 1156 Burnhamthorpe Road East, Mattamy (Joshua Creek) Limited, 24T-24005/1309 and Z.1309.08

**LOCATION:** 1156 Burnhamthorpe Road East

**WARD:** Ward 6 .

Page 1

---

#### RECOMMENDATION:

1. That comments from the public with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment submitted by Mattamy (Joshua Creek) Limited (File No.: 24T-24005/1309 and Z.1309-08) 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 a Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of a residential subdivision including new roads and infrastructure.
- **Proposal:** The proposed development consists of 556 units, two stormwater management ponds, two village squares, a mixed-use block, and natural heritage system area.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting ("PIM") was held on August 19, 2024, with three attendees from the public, as well as town 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 December 17, 2024. The applicant-initiated virtual Public Information Meeting ("PIM") was held on August 19, 2024, with three attendees from the public, as well as town staff.

## **APPLICATION SUMMARY**

**Applicant/Owner:** Mattamy (Joshua Creek) Limited

### **Purpose of Application(s):**

The applicant's proposed Draft Plan of Subdivision and Zoning By-law Amendment application for a residential subdivision including 556 units, two stormwater management ponds, two village squares, a mixed-use block, and natural heritage system area.

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

**Effect of Application(s):** To permit the logical continuation of the subdivisions to the south and provide additional housing in North Oakville.

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

A copy of the applicant's Draft Plan of Subdivision 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 supporting documentation is accessible on the town's website for [Mattamy Joshua Creek North – 1156 Burnhamthorpe Road East - Z.1309.08 and 24T-24005/1309](#)

**Property Location:** The subject property is located on south side of Burnhamthorpe Road East, east of Trafalgar Road, as shown in **Appendix ‘A’**

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

North – Burnhamthorpe Road East, Rural Areas, Place of Worship Future Development

East – Joshua Creek Heritage Art Centre

South – Draft Plan of Subdivision submitted by Mattamy (Joshua Creek) Phase 3 consisting of residential uses, parks and school blocks

West – Natural Heritage System and Cemetery

**Key Milestones:**

Pre-Consultation Meeting	May 22, 2024
Public Information Meeting	August 19, 2024
Pre-submission Review	N/A
Application Submitted	December 17, 2024
Application Deemed Complete	December 17, 2024
P & D Council - Public Meeting	March 3, 2025
Date Eligible for Appeal	April 16, 2025

Planning staff are targeting the April 7, 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)
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

A full analysis of the Provincial Planning Statement (2024), Halton Regional Official Plan, 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 town 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:

- Alignment with the Climate Emergency declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints.
- Consistency with and conformity to Provincial, Regional and Local policies.
- Review of the street alignments and widths generally in accordance with the NOESP Master Plan and road network of abutting subdivisions.
- Available servicing allocation
- Coordination of the Draft Plan of Subdivision with the Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton, the Region and the Town.
- Conformity with Urban Design policies on matters such as built form, lot sizes, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
- Review the opportunities to provide on-street parking and investigate opportunities to maximize visitor parking.
- Ensure appropriate transition to the cultural heritage landscape of the Joshua Creek Heritage Art Centre is maintained.

## **CONCLUSION**

Planning staff will continue to review and analyze the subject Draft Plan of Subdivision 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 August 19, 2024, with three attendees from the public as well as town 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 240 m 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 Council’s strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

**(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 Plan of Subdivision

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

Prepared by:

Kate Cockburn, MCIP, RPP

Senior Planner, Current Planning – East District

Recommended by:

Brandon Hassan, MCIP

Acting Manager, Current Planning – East District

Submitted by:

Gabe Charles, MCIP, RPP

Director – Planning and Development