

# Planning and Development Council Memo

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**To:** Mayor and Members of Planning and Development Council

**From:** Gabe Charles, Director of Planning and Development

**Date:** March 17, 2025

**Subject:** Item 6.3 : Public Meeting Report – Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, Neatt (16 Mile Creek) Inc., 3056 Neyagawa Boulevard, File No. OPA 1321.02, Z.1321.02 and 24T-24006/1321

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The attached by-law has been prepared at the request of the Ward Councillors to implement the following motion they intend to present to Council for consideration.

Draft Motion:

*Whereas the North Oakville East Secondary Plan Employment Districts are intended to support employment generating development, encompassing a diverse range of industrial and office uses, along with limited retail and service commercial uses to serve businesses and employees.*

Recommendation:

1. That the Zoning By-law Amendment application submitted by Tafia Development Corporation, File No.: Z.1215.04, be approved as revised to:
  - a. add Commercial Fitness Centre as a permitted use
  - b. remove Nightclub and Hotel from the list of permitted uses
  - c. add a maximum GFA cap of 49% for all commercial uses on the site, including commercial uses permitted in the LE zone; and
  - d. establish a parking rate of 1 parking space per 50 m<sup>2</sup> of leasable floor area
2. That By-law 2025-080, an amendment to Zoning By-law 2009-189, be passed.

3. That, in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary as the changes are deemed to be minor in nature.
4. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed.