



REPORT

Planning and Development Council

Meeting Date: July 8, 2025

FROM: Planning and Development Department

DATE: June 24, 2025

SUBJECT: **Public Meeting and Recommendation Report for Zoning By-law Amendment, Part of Lot 8, Concession 1, North of Dundas Street initiated by the Corporation of the Town of Oakville, File No. 42.26.04 – By-law 2025-094**

LOCATION: Part of Lot 8, Concession 1, NDS

WARD: Ward 6 .

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RECOMMENDATIONS

1. That the proposed Zoning By-law Amendment application initiated by the Corporation of the Town of Oakville (File No. 42.26.04) be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms with the Region of Halton Official Plan and the North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning and Development Department dated June 24, 2025.
2. That By-law 2025-094, an amendment to Zoning By-law 2009-189, 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.

KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of the Application:** The Corporation of the Town of Oakville (the Town) has initiated a Zoning By-law Amendment application to align the zoning of the subject lands with the additional Town-owned lands to the east and west.
- **Proposal:** Zoning By-law Amendment that would have the effect of removing the current Future Development (FD) zone on the subject lands and rezoning them to Natural heritage System (NHS) so as to recognize the existing conditions on site.
- **Location:** The subject lands are located on the north side of Dundas Street East, west of Meadowridge Drive.
- **Policy Context:** The subject lands are designated “*Urban Area*” and “*Primary Regional Nodes*” and are located along a “*Regional Intensification Corridor*” within the Region of Halton Official Plan. The subject lands are also designated “*Dundas Urban Core Area*” and “*Natural Heritage System Area*” within the North Oakville East Secondary Plan (Figure NOE 2).
- **Zoning:** The subject lands are presently zoned FD (Future Development) within the Zoning By-law 2009-189, as amended.
- **Public Consultation:** A consolidated Statutory Public Meeting and Recommendation Report is being presented to Council on July 8, 2025. At the time of writing this report, no correspondence has been received from members of the public.
- **Recommendation:** Staff recommend approval of the Zoning By-law Amendment application as the proposal is consistent with the Provincial Planning Statement, conforms to the Region of Halton Official Plan and the Official Plan (NOESP).

BACKGROUND

The subject lands were a remnant parcel left over after the realignment of the Joshua Creek tributary and were previously owned by Halton Region. The lands have since been conveyed to the Town.

Proposal

The Town initiated a Zoning By-law Amendment to remove the existing FD zone on the subject lands and rezone them as NHS in order to accurately reflect the existing conditions on site. The site currently contains the realigned tributary for Joshua Creek.

Figure 1 below identifies the specific revisions to the subject lands that are being requested as part of this Zoning By-law Amendment. This application is also being considered alongside an applicant-initiated proposal that is similarly seeking to rezone other remnant portion of lands from FD to Dundas Urban Core (DUC).

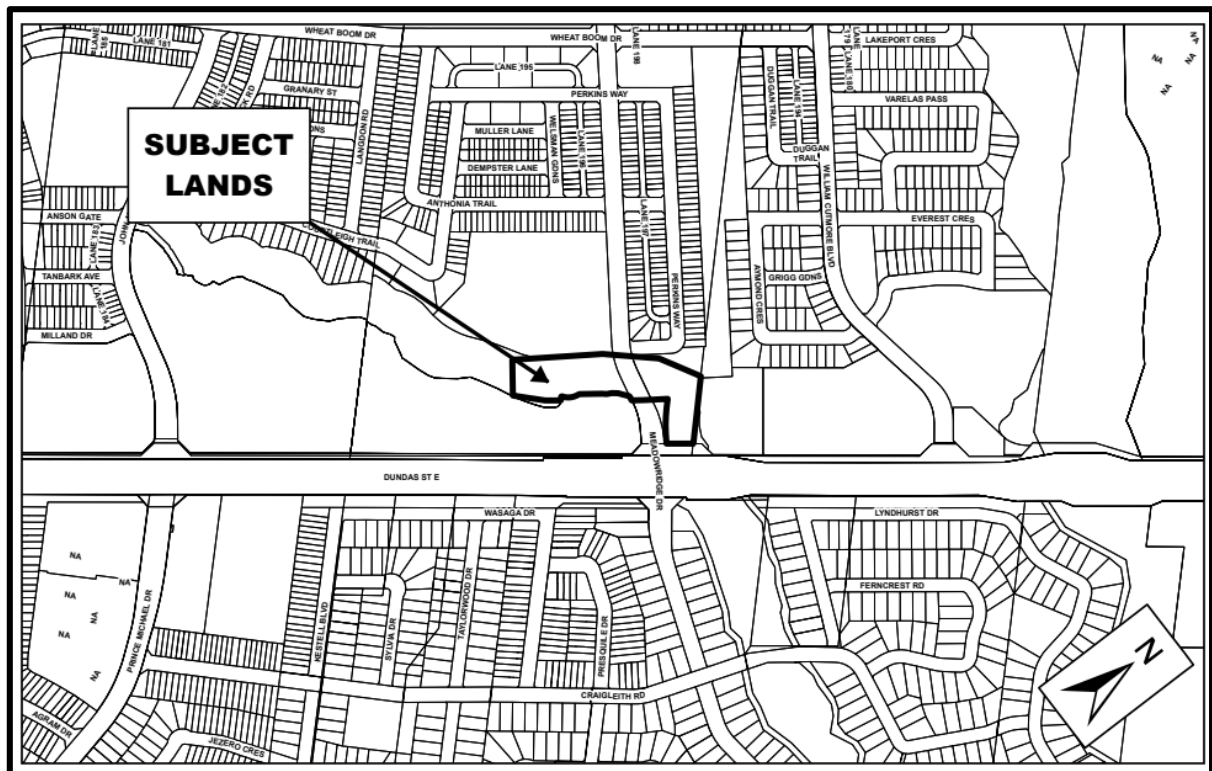


Figure 1 – Lands subject to the proposed amendment

Location & Site Description

The subject lands are located on the north side of Dundas Street East, west of Meadowridge Drive, and are approximately 1.2 hectares in area, as shown in Figure 2 below.



Figure 2 – Aerial Photo of the subject lands

Surrounding Land Uses

The surrounding land uses are as follows:

North: Stormwater management pond, and three-storey townhouse dwellings on Courtleigh Trail, Anthonia Trail, and Perkins Way
East: Vacant land currently zoned H29-DUC-1 sp:56 (future development)
South: Continuation of the Joshua Creek tributary (NHS) south of Dundas Street East, beyond which are two-storey townhouse dwellings on Wasaga Drive and Presquile Drive, and two-storey detached dwellings on Meadowridge Drive, Taylorwood Drive, and Wasaga Drive
West: Continuation of the Joshua Creek tributary (NHS), vacant land currently zoned H50-DUC sp:99 (future development)

PLANNING POLICY & ANALYSIS

The properties are 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, as amended

Provincial Planning Statement

The Provincial Planning Statement (new PPS) 2024, came into force on October 20, 2024, on the same day the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe were repealed. In doing so, it set the policy foundation for regulating the development and use of land province-wide, helping achieve the Province's goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the *Planning Act*.

The subject lands are located within a natural heritage area. Section 4.1 of the PPS includes policies for the protection and preservation of natural heritage features.

The natural heritage features were previously identified through the subwatershed study for the area. The corresponding Environmental Implementation Report (EIR) implements the findings of that study, resulting in the realignment of the Joshua Creek tributary. On this basis, the application is consistent with the PPS (2024).

Halton Region Official Plan

As of July 1, 2024 (Bill 185) Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan. It is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) among the Halton municipalities and Conservation Authorities was prepared that identified the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

The subject lands are located within the Regional Natural Heritage System. Section 116.2 of the Regional Official Plan states that within the North Oakville East Secondary Plan (NOESP) Area, the Regional Natural Heritage System will be delineated and implemented in accordance with the Town's Official Plan Amendment (OPA) No. 272. The proposed amendment implements the Region of Halton Official Plan.

On this basis the proposal conforms to the Region of Halton Official Plan.

Oakville Official Plan

North Oakville East Secondary Plan (NOESP)

The North Oakville area consists of land located between Dundas Street to the south and Highway 407 to the north, from Ninth Line in the east to Tremaine Road in the west. In 1987, these lands were set for growth through the Halton Urban Structure Plan (HUSP), which assessed growth potential and infrastructure needs across Halton's municipalities, including Oakville. HUSP identified North Oakville as an area for urban expansion, recognizing the connection between growth and infrastructure.

Following the HUSP recommended regional structure, Oakville conducted a detailed land-use planning process in the 1990s and 2000s. This involved public consultations, technical studies, and policy development, culminating in the creation of the North Oakville East Secondary Plan (NOESP) and the North Oakville West Secondary Plan (NOWSP), both approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in 2008 and 2009, respectively. These plans focus on sustainability, promoting a mix of land uses, protecting the natural environment, and implementing a modified grid road system to improve transit that enhances transportation options for transit and pedestrians.

The North Oakville East Secondary Plan and the North Oakville West Secondary Plan outlines several key components including a Natural Heritage System.

The land use designations which apply to the subject lands *is Dundas Urban Core Area and Natural Heritage System Area* as seen in Figure NOE2, Land Use Plan shown in Figure 3a below. As discussed earlier, the tributary of Joshua Creek has since been realigned so that it now flows through the entirety of the subject lands. Staff note that Figure 3b below reflects the natural heritage system condition prior to the realignment of the tributary and provides for a more detailed look at the surrounding land uses.

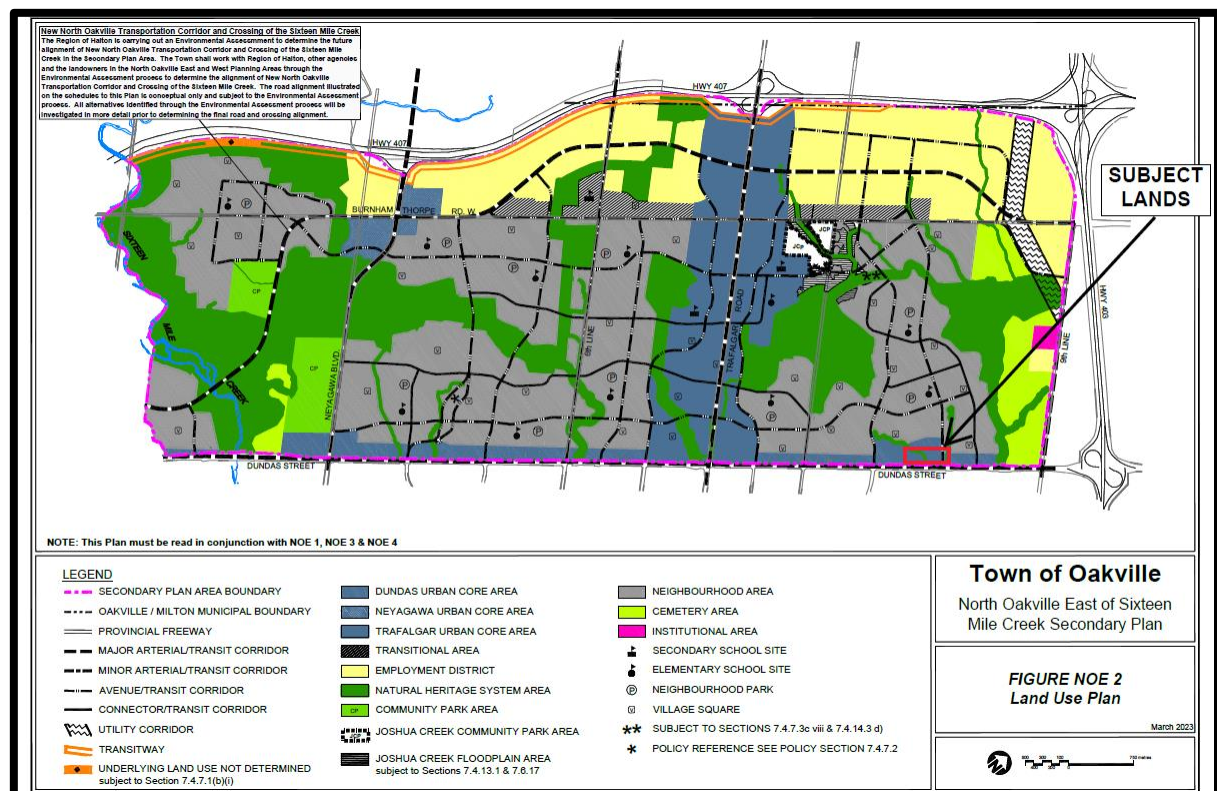


Figure 3a – Figure NOE2 (Land Use Plan)

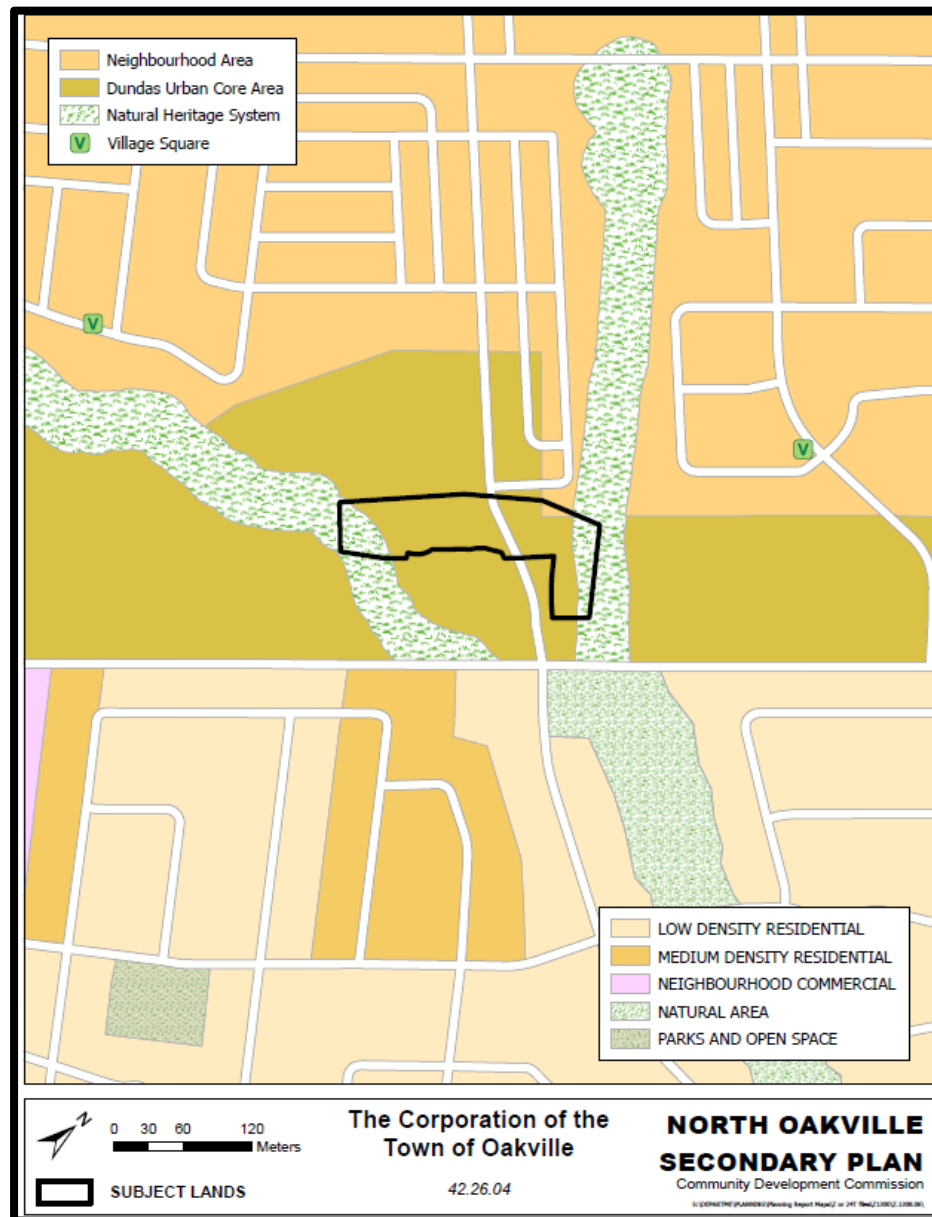


Figure 3b – North Oakville East Secondary Plan Excerpt

Section 7.6.3 and 7.6.5.1 of the NOESP outlines the purpose of the *Natural Heritage System Area* as follows:

“The Natural Heritage System Area designation on Figure NOE2 reflects the Natural Heritage component of the Natural Heritage and Open Space System. The primary purpose of the Natural Heritage component of the System is to protect, preserve and, where appropriate, enhance the natural environment. The focus of the Natural Heritage component is on the

protection of the key ecological features and functions of North Oakville. It will also contribute to the enhancement of air and water resources, and provide for limited, passive recreational needs.”

In accordance with the previously approved subwatershed study, the tributary was allowed to be relocated and was supported and approved through the implementing Environmental Implementation Report (EIR). Policy 7.4.7.2 of the NOESP allows for the realignment of the creek without the need for an OPA or subsequent mapping changes.

On this basis, the application conforms to the North Oakville East Secondary Plan.

Zoning By-law

The North Oakville Zoning By-law sets the zoning standards by establishing general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law (By-law 2009-189) on November 23, 2009. The subject lands are currently zoned Future Development (FD) as shown on Figure 4 below.

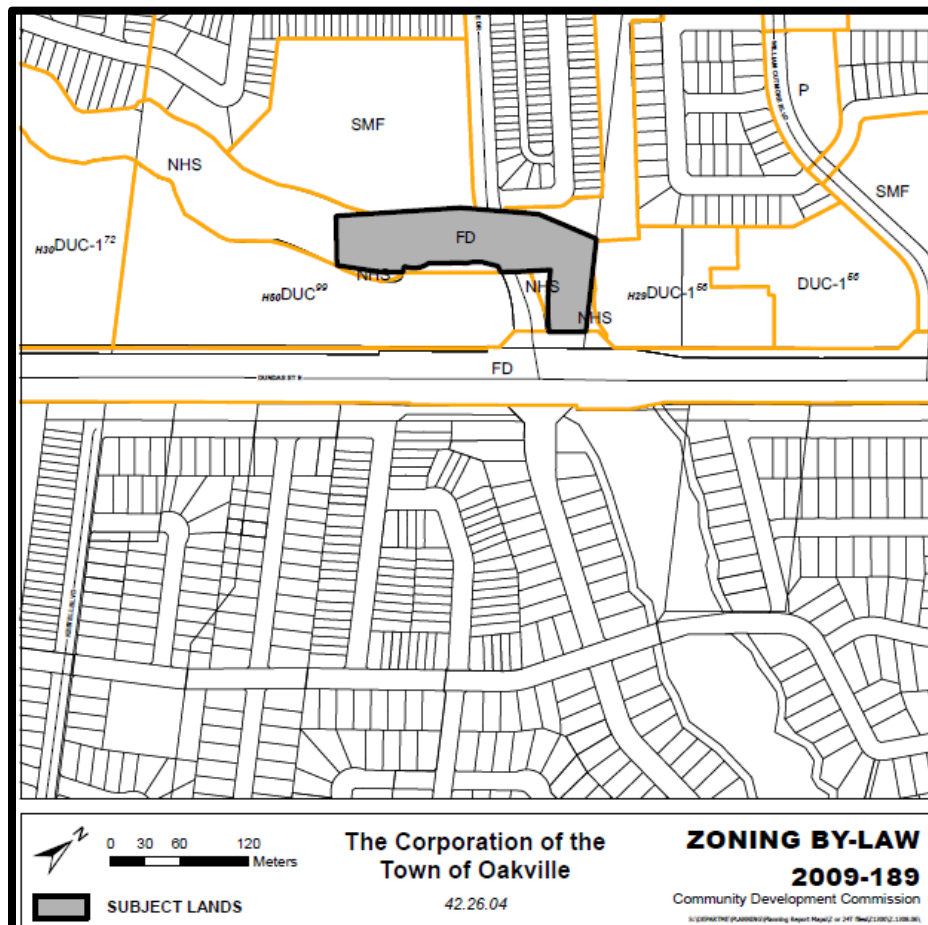


Figure 4 – Zoning By-law Map Excerpt

The proposal has the effect of applying zoning standards that align with the tributary of Joshua Creek, as shown in Figure 5 below.

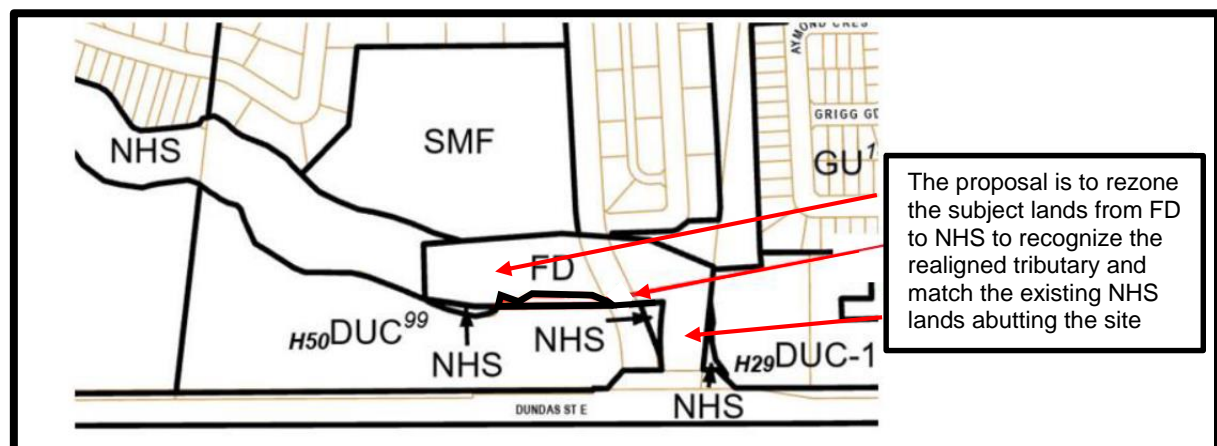


Figure 5 – Subject Lands

The intent of the application is to amend the zoning on the subject lands from FD to NHS, to recognize the existing conditions on-site.

TECHNICAL & PUBLIC COMMENTS

Planning and Development staff circulated the application to internal departments and external agencies for a full assessment of the proposal. There were no concerns raised by staff or external agencies.

Analysis

As discussed in this report, the purpose of amending the current zoning on the subject lands from FD to NHS is recognize the existing conditions on the site, being the realigned Joshua Creek tributary, to unify the zoning with other adjacent remnant parcels so that there is one continuous and consistent NHS area thereby implementing the NOESP.

Public Comments

At the time of writing this report, the Town has not received any letters of objection or support from members of the public.

CONCLUSION

Staff are satisfied that the proposal is consistent with the Provincial Planning Statement, has regard for matters of Provincial interest, conforms to the Halton Region Official Plan and the North Oakville East Secondary Plan, and represents good planning. Staff recommend approval of the proposed Zoning By-law Amendment application on the following basis:

- The Zoning By-law Amendment allows for the existing conditions on site to be recognized as natural heritage, being the realigned Joshua Creek tributary.
- The application provides consistent zoning with the adjacent NHS zone.

CONSIDERATIONS

(A) PUBLIC

A consolidated statutory public meeting and recommendation report is being presented to Council on July 8, 2025.

Notice of complete application and public meeting were distributed to property owners within 240 metres 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. No objections were raised as a result of the circulation.

(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

N/A

APPENDICES

Appendix "A" – By-law 2025-094

Prepared by:
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Submitted by:
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Director, Planning and Development