



## REPORT

### Planning and Development Council

**Meeting Date: July 8, 2025**

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**FROM:** Planning and Development Department

**DATE:** June 24, 2025

**SUBJECT:** **Public Meeting and Recommendation Report for Zoning By-law Amendment at 1287 & 1297 Dundas Street East, and 3022 Meadowridge Drive (Part Lot 8, Concession 1, NDS) by ARGO (Joshua Creek) Developments Ltd., File No. Z.1308.06 – By-law 2025-093**

**LOCATION:** 1287 & 1297 Dundas Street East, and 3022 Meadowridge Drive (Part Lot 8, Concession 1, NDS)

**WARD:** Ward 6

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### RECOMMENDATION

1. That the proposed Zoning By-law Amendment application submitted by ARGO (Joshua Creek) Developments Ltd. (File No. Z.1308.06) 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 2025-093, 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.

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## KEY FACTS

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

- **Nature of the Application:** The applicant has applied for a Zoning By-law Amendment to align the zoning with lands to the south, which are also owned by the applicant.
- **Proposal:** Zoning By-law Amendment that would have the effect of modifying the existing DUC (Dundas Urban Core), special provision 99, holding provision 50 zone to support the consolidation of this block and provide consistent zoning for the lands owned by the applicant, as well as allow for the registration of the subdivision.
- **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 H50-DUC sp:99 and FD (Future Development) within the Zoning By-law 2009-189, as amended.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on October 24, 2024 and there were no members of the public were in attendance. 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 letters have been received from members of the public.
- **Timing:** This application was submitted and deemed complete on February 24, 2025. In accordance with the *Planning Act*, Council has 90 days to make a decision on the application, with the deadline having been May 24, 2025.
- **Recommendation:** Staff recommend approval of the Zoning By-law Amendment application to provide for a consistent zoning across the subject lands and allow for the registration of the second phase of the subdivision. The proposal is consistent with the Provincial Planning Statement, conforms to the Region of Halton Official Plan and the Official Plan (NOESP).

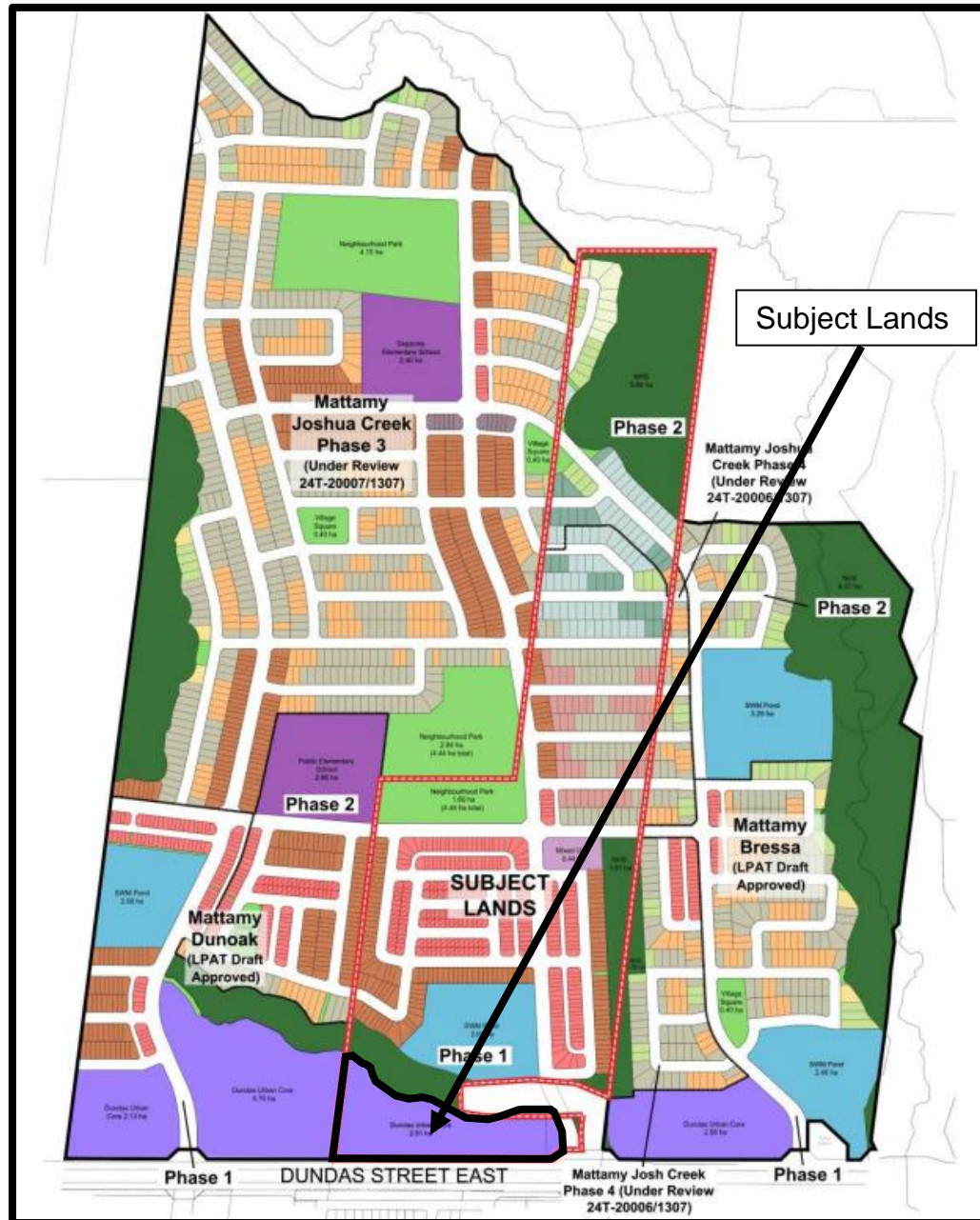
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## **BACKGROUND**

In 2021 Council approved a draft plan of subdivision (24T-20002/1308) and Zoning By-law Amendment (Z.1308.03) which included the subject lands. The draft plan of subdivision created 609 residential units consisting of 208 detached dwellings, 287 townhouse units, and 114 back-to-back townhouse units. The subject lands were identified as Block 283 in the subdivision and zoned DUC sp:99, subject to a holding provision “H50” to facilitate the development of multi-storey mixed-use buildings.

As part of the previous zoning application the property was subject to a holding provision “H” requiring all water and wastewater Servicing Allocation under Halton Region’s Allocation Program be secured, that the applicable Allocation Agreement be signed, all required payments have been made, receipt of Halton Region’s Public Works Commissioner’s Notice be confirmed, and the registration on title of a Section 37 Agreement. The applicant is looking to register the second phase of the subdivision requiring a modification to the “H” provision as it relates to the remaining phase. The remaining third phase of the subdivision is the DUC block which is anticipated to be registered later.

Since the draft plan of subdivision and zoning by-law amendment were approved, the landowner has purchased a 0.07-hectare parcel of land from Halton Region which is to be incorporated as part of the larger DUC block. These lands were a remnant parcel after the Joshua Creek tributary was realigned and conveyed to the town. The Region’s lands were excluded from the original draft plan of subdivision and zoning by-law amendment applications. The original draft plan of subdivision that was approved by Council and the corresponding lands that are subject to this Zoning By-law Amendment can be found in Figure 1 below.

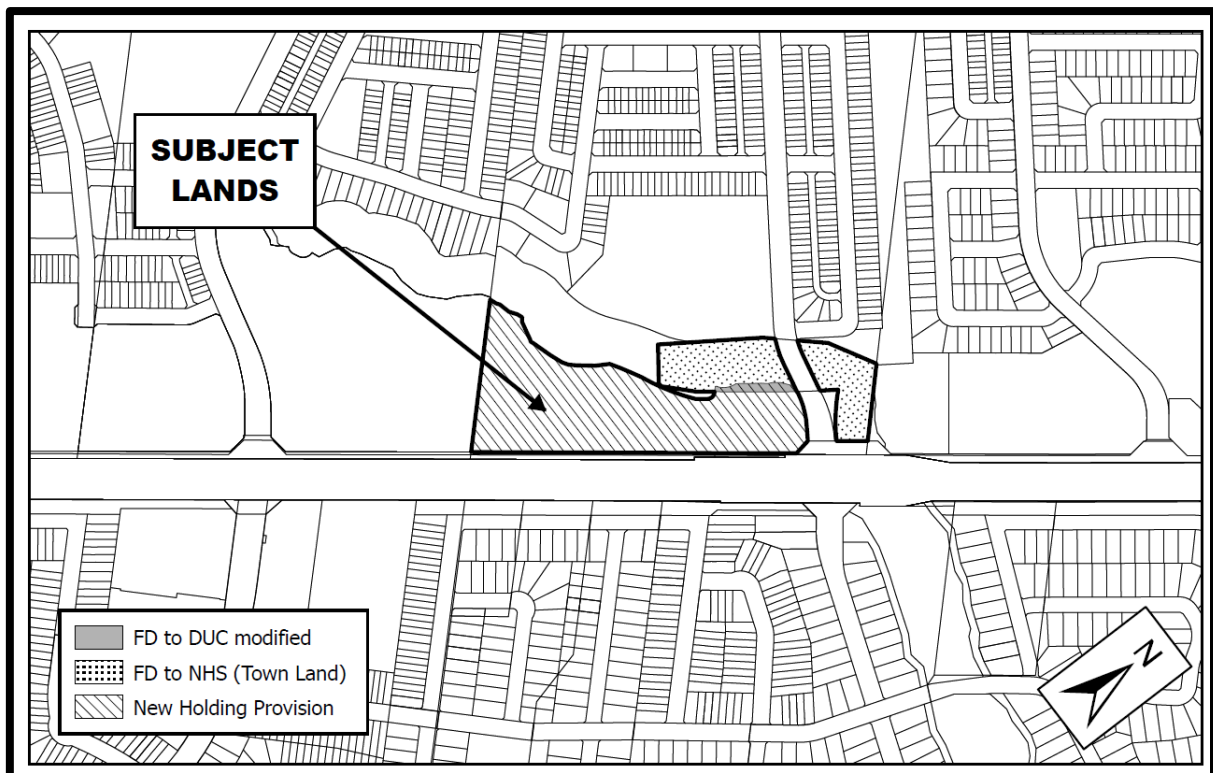


*Figure 1 – Original Draft Plan of Subdivision as approved by Council – June 2021 identifying the subject lands*

## Proposal

The applicant proposes a Zoning By-law Amendment to modify the existing DUC, special provision 99, and holding provision 50 zone on the subject lands to allow for the timely registration of the second phase of the draft plan of subdivision. The DUC block will be registered later.

The applicant also seeks to rezone the remnant parcel acquired from the Region of Halton, which is currently zoned FD. The request is to extend the existing DUC zoning onto this strip of land, ensuring that the entire property falls under the same zoning category. Figure 2 below identifies the specific revisions to the subject lands that are being requested as part of both this Zoning By-law Amendment and a town-initiated proposal that is similarly seeking to rezone the revised creek lands from Future Development (FD) to Natural Heritage System (NHS).



*Figure 2 – Proposed Zoning By-law Amendment changes to the subject lands, including both the applicant and Town-initiated Zoning By-law Amendments*

### **Location & Site Description**

The subject lands are located on the north side of Dundas Street East, west of Meadowridge Drive. The lands are municipally known as 1287 & 1297 Dundas Street East, and 3022 Meadowridge Drive, and are approximately 2.98 hectares in area, as shown in Figure 3 below. This includes the sliver of land that is currently zoned FD, which is 0.07 hectares in size and the DUC block which is 2.91 hectares in size.



*Figure 3 – Aerial Photo of the subject lands*

### **Surrounding Land Uses**

The surrounding land uses are as follows:

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North: Tributary of Joshua Creek (NHS), stormwater management pond, and three-storey townhouse dwellings on Courtleigh Trail

East: Meadowridge Drive, beyond which is the continuation of the Joshua Creek tributary (NHS)

South: 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: Vacant land currently zoned DUC-1, special provision 72, holding provision 30 (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**

With the introduction of the Provincial Planning Statement (new PPS) 2024, the Ontario government has taken an important step in its plan to have 1.5 million new homes built by 2031. The new PPS 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 provincial 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 Provincial Planning Statement continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

The subject lands are located within a settlement area, which is to be the focus of growth and development. The land use patterns within settlement areas are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive. The policies outlined in the North Oakville East Secondary Plan allow for higher density, mixed-use buildings to be developed on the Dundas Urban Core (DUC) block, which help implement the policies in the PPS to efficiently use land and resources.

The subject lands are also located adjacent to a natural heritage area. Section 4.1 of the PPS speaks to the policies for development within and adjacent to these areas.

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 4. Development and site alteration shall not be permitted in:*
  - a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
  - b) significant coastal wetlands.*
- 5. Development and site alteration shall not be permitted in:*
  - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
  - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
  - d) significant wildlife habitat;*
- 6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
9. *Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.*

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, and the sliver of land currently zoned FD was deemed suitable for future development. As previously mentioned, this remnant portion formerly owned by Halton Region is not natural heritage and is appropriate for development. 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.

As outlined in the MOU, the Region now only has an interest in supporting the local municipalities by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g., source water protection, public health); and
- Other Regional services that have a land component.

The Regional Official Plan provides goals, objectives and policies to direct physical development and change in Halton. The proposed development is located on lands that are designated as 'Urban Area' and is located within the built boundary of the

Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities that afford maximum choices for residence, work, and leisure.

The subject lands are also designated ‘Primary Regional Nodes’ and are located along a ‘Regional Intensification Corridor’.

The objectives of the Regional Nodes are:

- *“To recognize Strategic Growth Areas in the Region which are an integral component of the Regional Urban Structure, and are historic downtown areas, or contain or are planned for a concentration of public service facilities (i.e. hospitals, universities) and/or transit-supportive, high density uses.*
- *To leverage infrastructure investments and the development of public service facilities to support forecasted growth.*
- *To provide a range and mix of transit-supportive uses, such as residential, retail, office and public uses that supports the area in a pedestrian-oriented urban environment.*
- *To reflect and reinforce Local Urban Structures.”*

The objectives of the Regional Intensification Corridors are:

- *“To recognize Strategic Growth Areas in the Region which are an integral component of the Regional Urban Structure, and serve an existing or planned higher order transit function, connecting other elements of the Regional Urban Structure, and accommodating higher-density mixed-use development and/or a mix of employment uses appropriate to the existing local context.*
- *To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit infrastructure and service.*
- *To achieve a mix of residential, office, institutional and commercial development, where appropriate.*
- *To accommodate local services, including recreational, cultural and entertainment uses, where appropriate.*
- *To reflect and reinforce Local Urban Structures.”*

The subject lands are also located adjacent to 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. Since the subject lands are in the NOESP Area, any natural heritage policies are the responsibility of the Town to implement.

The application conforms to the Region of Halton Official Plan as the subject lands are planned to provide for higher densities along Dundas Street East within the DUC block. As per the MOU, and as a matter of Regional interest, no development will occur on these lands prior to the Ministry of Environment acknowledged Record of Site Condition being addressed. It should be noted that Regional Staff had no other comments or objections from a servicing or waste perspective and are not opposed to the approval of the proposed Zoning By-law Amendment, subject to the condition above.

## **Oakville Official Plan**

### Urban Structure

The *Livable Oakville Plan* is undergoing a five-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

*Schedule A1, Urban Structure*, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Nodes and Corridors*, *Residential Areas*, and *Natural Heritage System*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*. The application as submitted maintains the Urban Structure of the Official Plan, as the rezoning of the sliver of land from FD to DUC provides for additional residential and commercial opportunities for the site, as encouraged under the *Nodes and Corridors* section.

### 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 vision for North Oakville is to create a compact, pedestrian-friendly urban community with diverse housing options, from large-lot detached homes to high-rise apartment buildings aimed to originally accommodate 55,000 people and 35,000 jobs. The North Oakville East Secondary Plan and the North Oakville West Secondary Plan outlines several key components:

- A Natural Heritage System
- Urban Core Areas, the densest parts of the plan, located along Dundas Street, Trafalgar Road, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West and the intersection of Dundas Street West and Bronte Road in Palermo
- Neighbourhood Areas featuring low- to medium-density housing
- Employment Districts along the south side of Highway 407
- Parks, schools, and Neighbourhood Activity Nodes
- A grid-based road system for enhanced connectivity

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 4a below. As discussed earlier, the tributary of Joshua Creek has since been realigned so that it now flows along the northern end of the subject lands instead of bisecting the lands as was initially envisioned as part of the North Oakville East Secondary Plan Mater Plan. Staff note that Figure 4b 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. The Town-initiated Zoning By-law Amendment, to be heard in conjunction with this application, focuses instead on rezoning the town-owned lands from FD to NHS since the feature has been realigned.

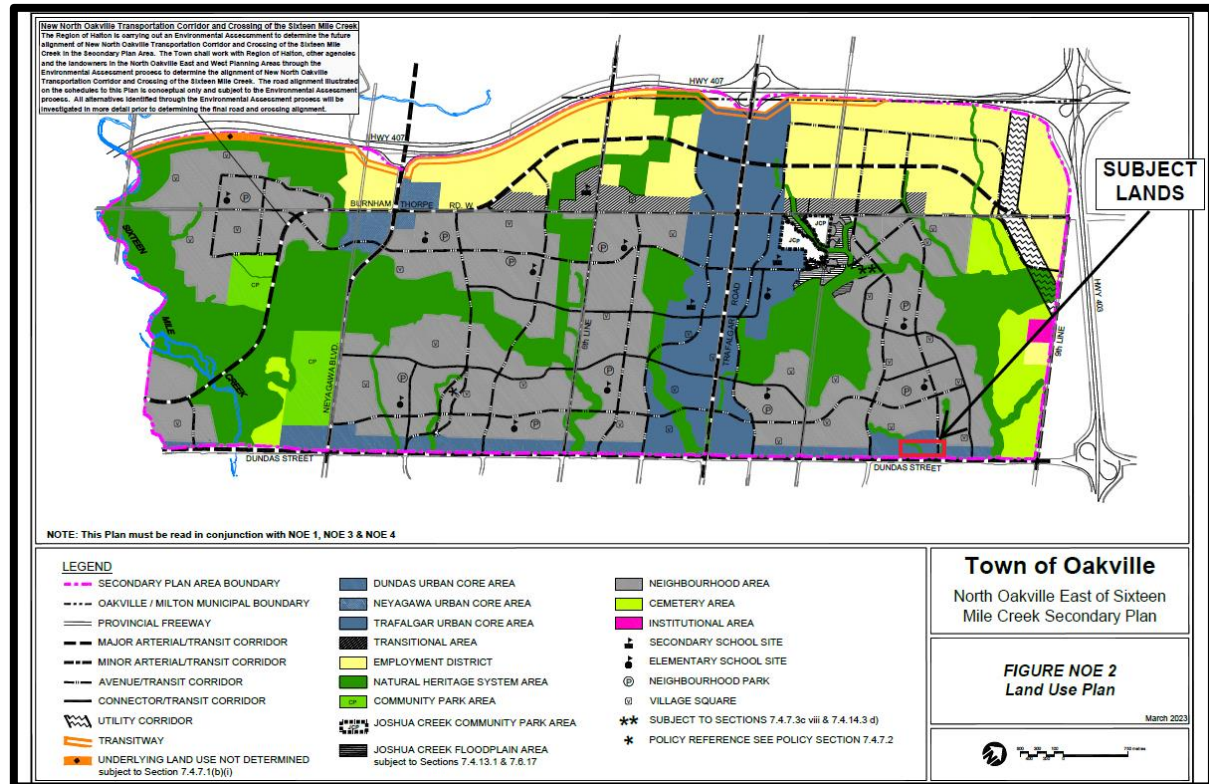


Figure 4a – Figure NOE2 (Land Use Plan)

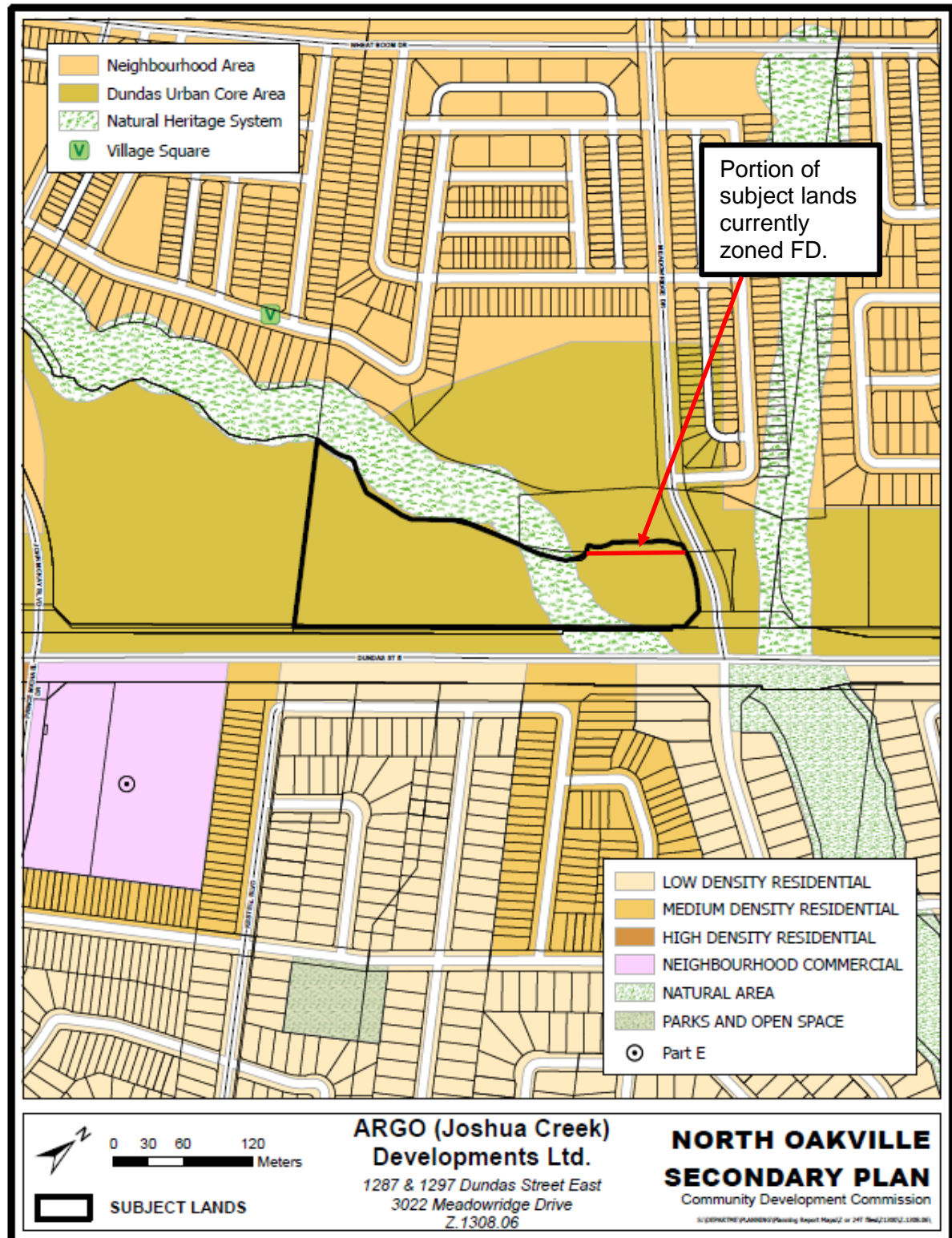


Figure 4b – North Oakville East Secondary Plan Excerpt

Section 7.6.3 and 7.6.5.1 of the NOESP outlines the purpose of the *Natural Heritage System Area* and *Dundas Urban Core 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.*
- *The Dundas Urban Core Area designation on Figure NOE2 is intended to allow the creation of a band of mixed-use development at medium and high densities with a clustering of retail and service commercial development and/or high density buildings at the intersections with north/south streets.”*

The segment of the Joshua Creek tributary that was realigned is classified as a medium constraint stream corridor. This type of stream corridor can be rerouted as long as the realigned area still functions as a watercourse feature, and a natural channel design is used. The existing mapping done in 2008 shows the NHS area bisecting the subject lands but there were permissions to move the creek, which happened to accommodate Regional infrastructure works. The stream corridor is inclusive of not just the watercourse, but the valley land itself and adjacent riparian lands. The entire feature was previously delineated, and all relevant studies and reports were approved justifying the realignment to the north of the subject lands along with the subsequent stream flow under Meadowridge Drive to the east.

In accordance with the subwatershed study, the tributary was allowed to be relocated to the north of the subject lands 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. The realignment of Joshua Creek tributary opened the entirety of the DUC block for future development and provided the opportunity for the landowners to purchase the remnant parcel from the Halton Region, which is not natural heritage.

On this basis, the application conforms to the North Oakville East Secondary Plan as the subject lands are still planned to provide for higher densities along Dundas Street East within the DUC block. The NHS Area has also been relocated to the northern end of the subject lands, so that in combination with the Town-initiated Zoning By-law Amendment, this feature will be protected from any future development.

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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 0.07-hectare portion of the subject lands are zoned Future Development (FD) and the remaining 2.91-hectare portion of the subject lands are zoned Dundas Urban Core, special provision 99, holding provision 50 (H50-DUC sp:99) as shown on Figure 5 below.

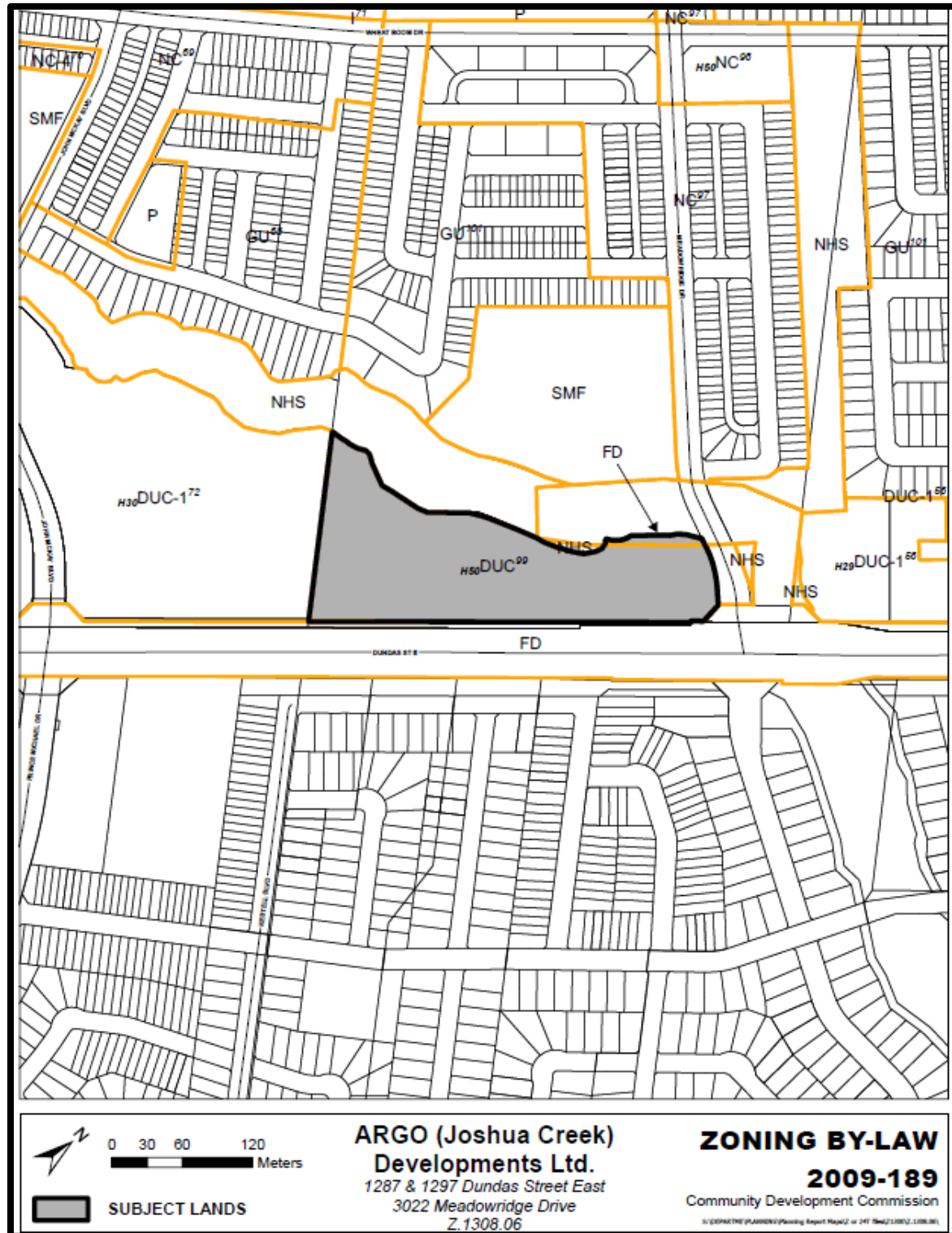


Figure 5 – Zoning By-law Map Excerpt

As part of the previous zoning application, the property was subject to a holding provision “H” requiring all water and wastewater Servicing Allocation under Halton Region’s Allocation Program be secured, that the applicable Allocation Agreement be signed, all required payments have been made, receipt of Halton Region’s Public Works Commissioner’s Notice be confirmed, and the registration on title of a Section 37 Agreement. The applicant is looking to register the subdivision in phases, requiring a modification to the “H” provision. The DUC block will be registered separately later.

The proposed Zoning By-law Amendment will accomplish two things:

1. Modify the existing Holding Provision 50 Zone to add a requirement requiring the completion of an Environmental Site Assessment (ESA) and registration of a Record of Site Condition (RSC).
2. Apply the modified zoning (H50-DUC sp:99) to the newly added remnant parcel to provide a uniform zoning on the entirety of the lands.

The current Holding Provision 50 does not include a requirement for the completion of an ESA and the submission of an RSC. These requirements are included as a draft plan condition. That requirement has currently been completed for the Phase 2 lands but not the DUC block. On this basis, the applicant is requesting to modify the zoning to better protect the DUC block prior to development of that block to allow for the registration of the remaining portions of the subdivision.

Holding Provisions		
H50	Argo (Joshua Creek) Developments Ltd. (Part of Lot 8, Concession 1, N.D.S)	Parent Zone: DUC, GU, S, NC
Map 12(6)		(2021-040) (2024-044)
9.3.50.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be used for the following <i>uses</i> :		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i>	
9.3.50.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and the Region of Halton:		
a)	<ul style="list-style-type: none"><li>• Secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;</li><li>• Sign the applicable Allocation Agreement or any required Amending Agreements;</li><li>• Made all required payments; and,</li><li>• Confirm receipt of a Region of Halton Public Works Commissioner’s Notice (PWCN).</li></ul>	
b)	The registration on title of a Section 37 Agreement per the <u>Planning Act</u> , for Dundas Urban Core Block 283, where applicable.	

The existing H50 provision, as provided above will be further modified to include the following condition as shown in the By-law, attached as Appendix “A”.

*c) Ensure the Ministry of Environment acknowledged Record of Site Condition (RSC) and Environmental Site Assessment (ESA) have been received. If any inherent contaminations are found on the subject site, the lands must be remediated as per the listed recommendations in the report.*

Additionally, the 0.07-hectare remnant portion of lands subject to this amendment will be rezoned from FD to DUC sp:99. It is noted that sp:99 includes bonusing provisions applicable within 50 m of Dundas Street. The *COVID-19 Economic Recovery Act, 2020* allowed for the retention of existing bonusing by-laws under the former section 37 of the *Planning Act* but removed the town's ability to pass new by-laws with bonusing requirements. The remnant lands are beyond the 50 m limit. While the remnant lands would be included in the same future development, they would not be subject to bonusing. As a result, incorporating the lands into the existing sp:99 is not contrary to the revised provisions of the *Planning Act*

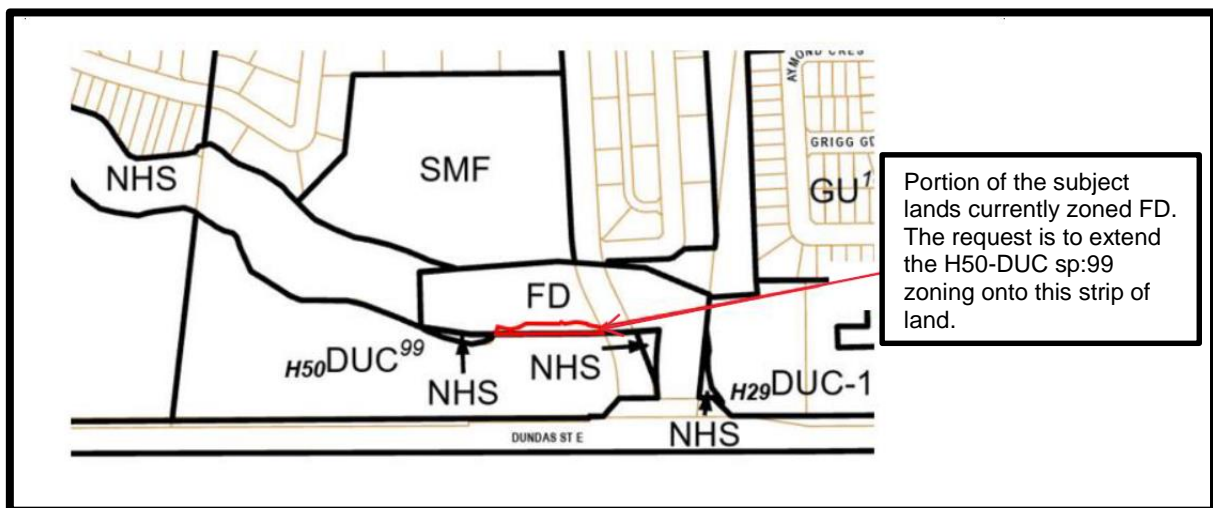


Figure 6 – Remnant Lands

On this basis, the effects of the application are to amend the zoning on the remnant portion shown in Figure 6 above from FD to H50-DUC sp:99. The intent is to ensure that the entire property falls under the same zoning requirements after the holding provisions are lifted, allowing for the comprehensive development of the subject site at a later date.

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## **TECHNICAL & PUBLIC COMMENTS**

Planning staff circulated the development application to internal departments and external agencies for a full assessment of the proposal. There were no concerns raised by staff or external agencies on the Zoning By-law Amendment application.

### Analysis

As discussed in this report, the purpose of amending the current zoning on the subject land, including the remnant parcel is to modify the existing H50 holding provision that is in effect, and unify the zoning of the remnant parcel with the existing DUC lands to facilitate development consistent with the DUC zone in a comprehensive manner. There is no proposed development associated with this current Zoning By-law Amendment application. Future development of the site will be subject to site plan approval.

At the time the draft plan of subdivision was approved, staff did not anticipate there would be a phased approach to registration, and expected that the RSC and ESA requirements would be satisfied for the entire subdivision lands. Condition 74 of the draft plan approval states:

*“Prior to final approval, the Owner is required to submit to Halton Region a Ministry of the Environment (MOE) acknowledged Record of Site Condition for the entire limits of the plan of subdivision which indicates that the environmental condition of the site is suitable for the proposed land use. All supporting environmental documentation shall also be submitted to the Region of Halton for review. The Owner is required to comply with Ontario Regulation 153/04 and Halton’s Protocol for Reviewing Development Applications with respect to Contaminated or Potentially Contaminated Sites.*

*Note: An Environmental Site Assessment (ESA) shall be completed for the additional lands at 1297 Dundas Street East, including any supplementary remediation/risk assessments to ensure there are no inherent contaminations within the lands prior to any site alteration. The ESA shall be completed in accordance with Ontario Regulation 153/04 standards and the authors of the studies must extend third party reliance to the Region of Halton.” All environmental reports and letters of reliance must be current (within 18 months) of submission.”*

As a means of ensuring that the ESA and the Ministry of Environment acknowledged RSC are addressed before development occurs on the subject lands, staff support the modification of H50 on the DUC block including the portion of the subject lands currently zoned FD. The change in zoning provides greater certainty on the completion of the ESA for the subject lands including the remnant parcel, and allows for the subdivision to be registered in phases.

The application supports an expedited registration of the balance of the draft plan of subdivision, instead of waiting for the Record of Site Condition to be completed for the DUC block. Registering the subdivision in phases supports the construction of additional housing units into the market at a more expedited pace. Registering the DUC block as part of a future phase of the draft plan of subdivision also provides the landowners some additional flexibility in the timing to clear the conditions of approval placed on the subject lands.

### 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 is satisfied that the proposed development is consistent with the Provincial Planning Statement, has regard for matters of Provincial interest, conforms to the Halton Region Official Plan and Oakville Official Plan (NOESP), 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 future comprehensive development of the entire site within a planned growth area.
- The application supports the delivery of new housing options within the town.
- There were no comments received from members of the public and no internal department or external agencies raised any concerns.

## **CONSIDERATIONS**

### **(A) PUBLIC**

An applicant-initiated virtual Public Information Meeting (“PIM”) was held on October 24, 2024 and no members of the public were in attendance. 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**

Climate change matters have been addressed through the draft approved plan of subdivision.

**APPENDICES**

Appendix "A" – By-law 2025-093

Prepared by:  
Brian O'Hare  
Planner, Current Planning

Recommended by:  
Kate Cockburn, MCIP, RPP  
Manager, Current Planning – East District

Submitted by:  
Gabe Charles, MCIP, RPP  
Director, Planning and Development