

## REPORT

### Commissioners Delegated Authority Meeting

Meeting Date: August 6, 2025

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**FROM:** Planning and Development Department

**DATE:** July 23, 2025

**SUBJECT:** Public Meeting and Recommendation Report, Temporary Use By-law, Vic Hadfield Golf Centre (1463083 Ontario Limited), File No.: Z.1312.13, By-law 2025-128

**LOCATION:** 340 Burnhamthorpe Road East

**WARD:** Ward 7

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#### RECOMMENDATION:

1. That comments from the public with respect to the Temporary Use Zoning By-law Amendment application, File No. Z.1312.11, be received;
2. That the Temporary Use Zoning By-law Amendment application, File No. Z.1312.11, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and 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 Services Department dated July 23, 2025;
3. That By-law 2025-128, an amendment to Zoning By-law 2009-189, as amended, be passed; and,
4. That notice of the Commissioner's decision reflects that the Commissioner of Community Development has fully considered all written and oral submissions related to this matter and that these comments have been appropriately addressed.

#### KEY FACTS:

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

- An application was submitted on June 17, 2025 to allow for a Temporary Use By-law to permit a golf driving range, sales/pro shop and storage shed for three years;
- These lands have been used as a temporary golf driving range with associated uses since 2001. The existing Temporary Use By-law lapses on September 29, 2025;
- The lands are designated Trafalgar Road Urban Core Area in the North Oakville East Secondary Plan and zoned FD (Future Development);
- The continued use of the lands as a golf driving range, sales/pro shop and storage shed as temporary uses for an additional three years is appropriate until municipal services are available and these lands are ready to be developed in accordance with the Trafalgar Urban Core policies of the North Oakville east Secondary Plan; and,
- Staff recommends that Zoning By-law 2025-128 to permit the golf driving range and associated uses as temporary uses for an additional three years (until September 29, 2028) be passed.

## **BACKGROUND:**

The purpose of this report is to provide an overview of the application and recommendation on the proposed Temporary Use Zoning By-law Amendment application.

Temporary Use By-laws have been in effect for the subject lands since 2001 and were extended in 2004, 2007, 2010, 2013, 2016, 2019, and 2022. The three-year time period for the subject land's temporary use permissions lapses on September 29, 2025. The previous temporary use by-laws included the following regulations: a minimum lot area (9.7 ha), maximum floor area for the pro shop/sales office (112 m<sup>2</sup>), storage shed (140 m<sup>2</sup>), maximum number of driving tees (65) and minimum parking spaces (70).

## **Proposal**

The application is to provide an extension and continue to permit the existing golf driving range and associated use on a temporary basis on the subject lands. It does not change the previous permissions or regulations, and would remain consistent with the most recently approved extension of the temporary use in By-law 2022-144. The current application to allow the lands to continue to be used as a golf driving range, sales/pro shop and an accessory storage structure for maintenance equipment, was deemed complete on July 2, 2025.

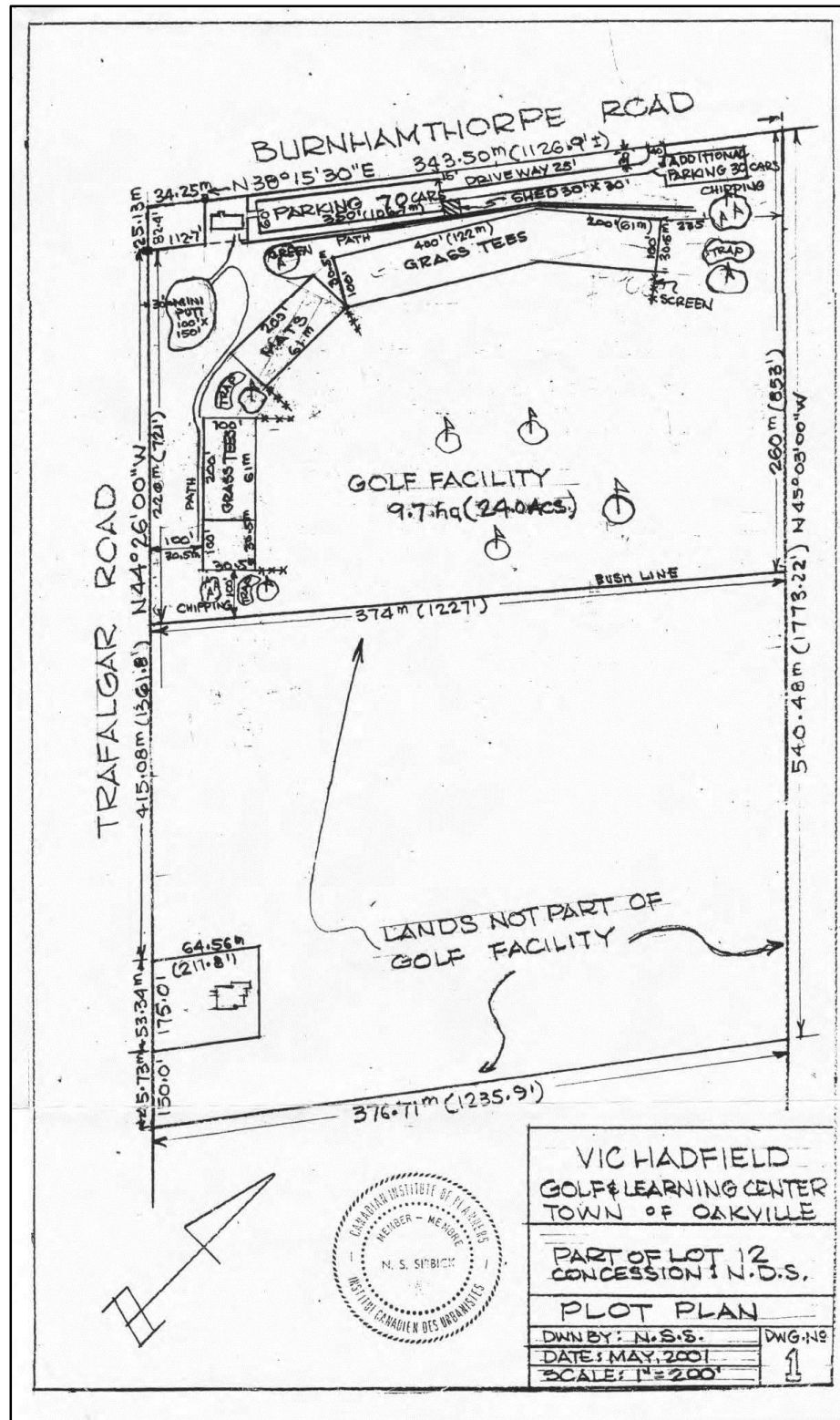


Figure 1: Existing Golf Facility Site Plan

### **Location & Site Description**

The subject lands are approximately 9.7 hectares (23.96 acres) in size and are located on the south east corner of Trafalgar Road and Burnhamthorpe Road East, as seen in Figure 2. The municipal address is 340 Burnhamthorpe Road East.

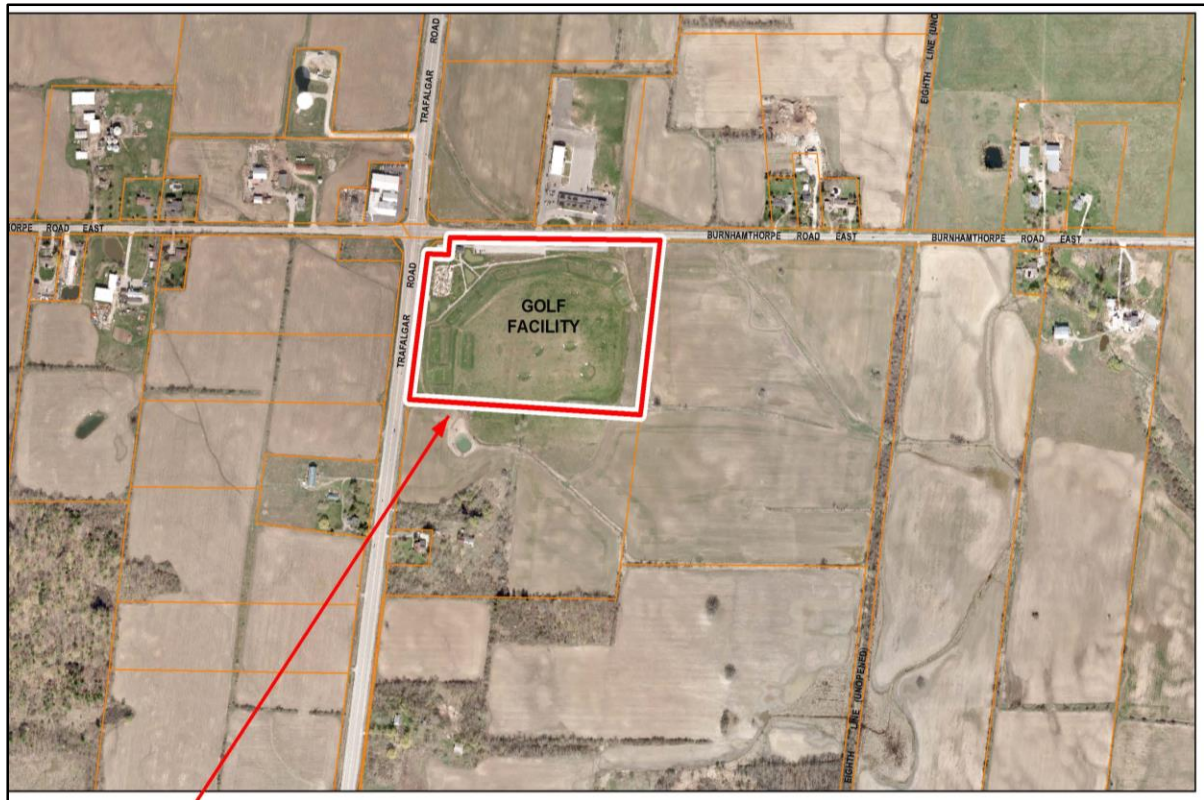


Figure 2: Air Photo

### Surrounding Land Uses

The surrounding land uses are as follows:

North : private school and vacant  
East: agricultural  
South: agricultural  
West: animal feed/pet store

### **POLICY FRAMEWORK:**

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

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

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### Provincial Planning Statement

The new Provincial Planning Statement, 2024 (PPS) is intended to promote a policy-led system, which recognizes 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 by promoting a compact development form. All planning decisions must be consistent with the PPS.

The subject application for the continuation of the temporary use is consistent with the Provincial Planning Statement, 2024.

### Halton Region Official Plan

As of July 1, 2024 (Bill 185), the responsibility of the Regional Plan rests with the Town of Oakville.

The subject lands are designated as “Urban Area” and located within the Greenfield Area and is in proximity to Trafalgar Road and to Dundas Street East, Higher Order Transit Corridors, which is part of a Regionally identified Intensification Area. The policies of the Urban Area designation support a form of growth that is compact, supportive of transit and the development of vibrant and healthy mixed use communities, which afford maximum choices for residence, work and leisure.

While the ultimate form of development of these lands is anticipated when full municipal services are available, interim uses may exist in accordance with the policies of the Regional Official Plan 89.4(b) and North Oakville East Secondary Plan.

The subject application for the continuation of the temporary use conforms with the Regional Official Plan.

### Livable Oakville Plan – Urban Structure

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10, 2011 and is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the latest Provincial and Regional policies, support the Town’s strategic goals, and reflect the visions and needs of the community.

The subject lands are identified on Schedule A1 – Urban Structure as forming part of the Residential Area, and is adjacent to the Town’s system of Nodes and Corridors along Trafalgar Road, which is identified as a Regional Transit Priority Corridor. Intensification along the Trafalgar Road corridor is anticipated when full municipal services are available.



### North Oakville East Secondary Plan

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board (OMB) through OPA 272. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

The subject lands are designated Trafalgar Urban Core (TUC) on Figure NOE2, Land Use Plan in the NOESP. The TUC Area provides for the creation of a major node, a dense mixed use development concentration that is pedestrian and transit oriented. The permitted uses include a “full range of employment, commercial, including retail commercial, accommodation, institutional, cultural, health and medical, and entertainment uses, medium and high density residential uses, and related public uses such as urban squares and parking.” (Section 7.6.4)

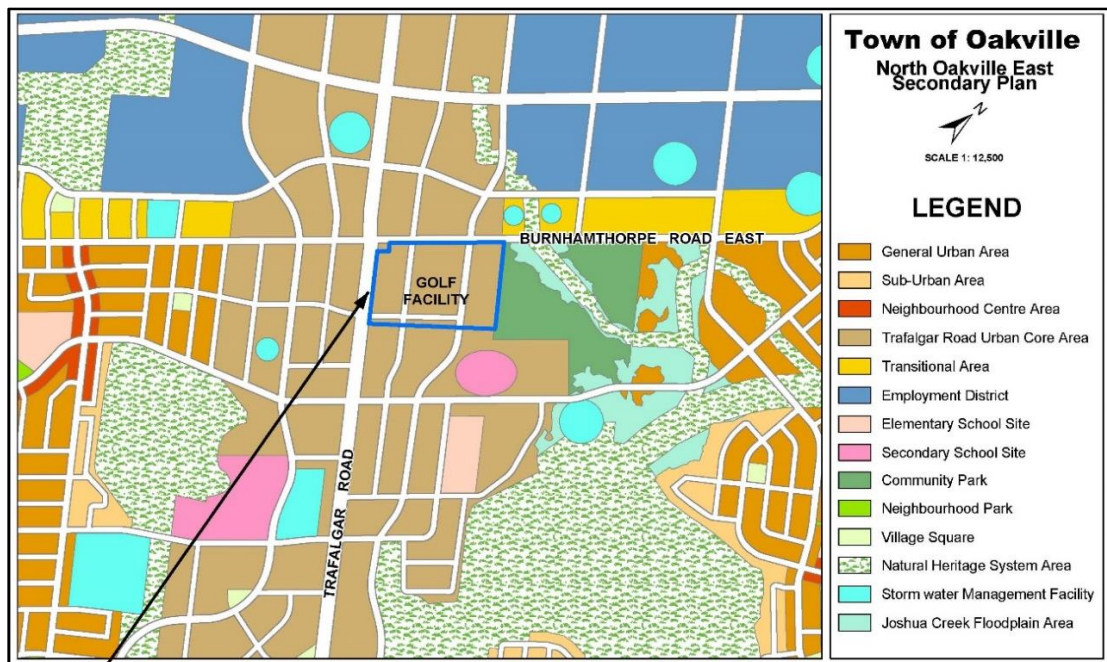


Figure 3: NOESP Land Use Schedule

The NOESP also contains policies with respect to existing non-conforming uses which states that:

*“Notwithstanding any other provision of this Plan or of the Official Plan, this Plan is not intended to prevent the continuation, expansion or enlargement of existing uses which do not conform to the designation or provisions of this Plan” (Section 7.10.3).”*

Until such time as these lands are on municipal services and are proposed for development, it is appropriate to allow the lands to continue to be used as a golf centre/driving range. Approving the temporary use permissions of the golf centre

does not preclude future development of a mixed use transit supportive development as envisioned in the NOESP.

On this basis, the proposal...

#### Zoning By-law 2009-189

The lands are zoned T2-FD (Future Development). The Zoning By-law for these lands north of Dundas Street permit the existing use of the lands as a golf driving range, sales/pro shop and accessory storage structure of the storage of maintenance equipment. The effect of the current application is to carry forward these permissions as described for an additional three years.

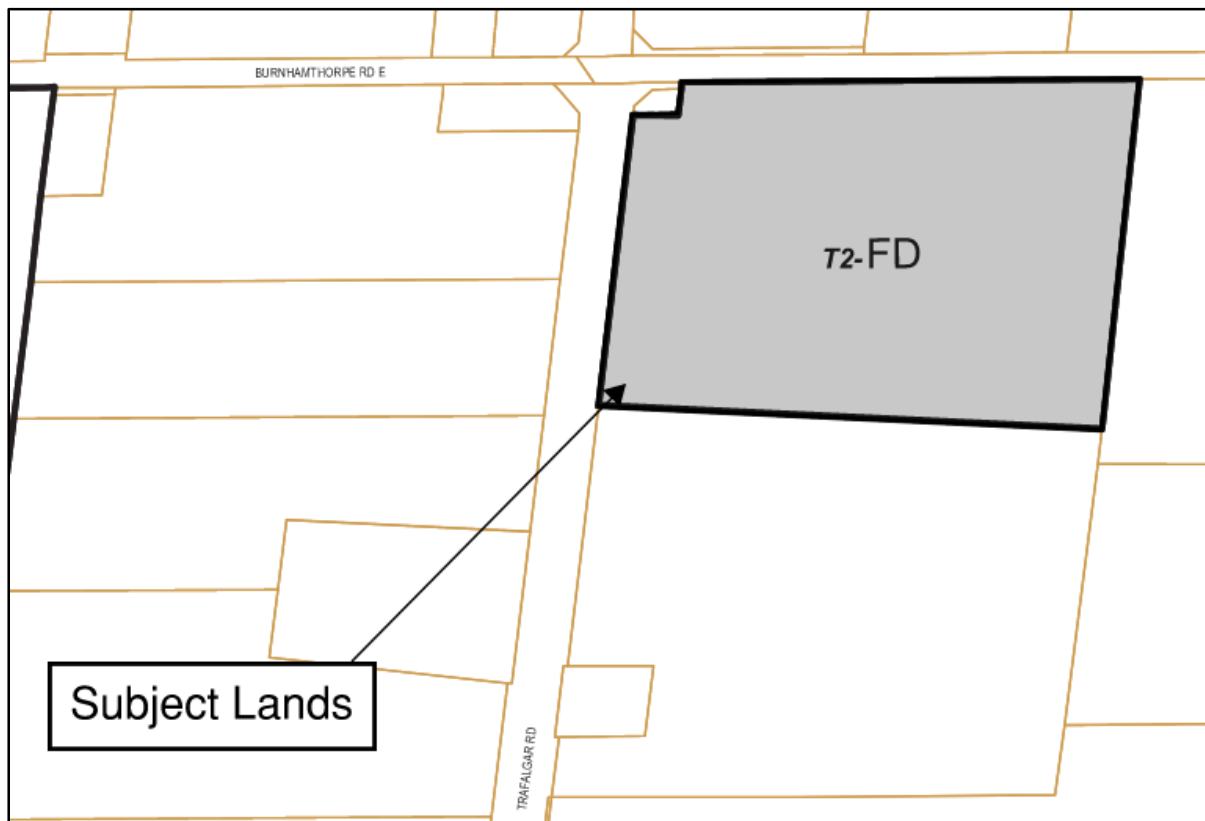


Figure 4: 2009-189 Zoning Excerpt

#### **TECHNICAL & PUBLIC COMMENTS:**

The development application was circulated to internal departments and external agencies for a full assessment of the proposal. No concerns were raised as a result of the circulation.

#### Conformity with North Oakville East Secondary Plan

The golf driving range and associated uses have existed on the lands for 24 years. Approval is requested to extend the temporary use that currently exists for the lands to permit the aforementioned uses. At the end of the three years, if there remains to be no municipal servicing available, the applicant will be required to submit an extension request to allow the lands to be used as a golf centre for a further three year duration.

The site is currently on private servicing with no municipal services in this area presently available. Staff recommend that the Temporary Use be extended for an additional three years, given that municipal infrastructure is currently not available.

Additionally, the proposed extension of the existing use provides an appropriate temporary, interim use that will not preclude or constrain the ultimate development of the subject lands in accordance with the North Oakville Secondary Plan.

#### Proposed Zoning By-law Amendment

A site specific temporary use by-law is proposed which reflects the interim nature of the use on the subject property for a maximum period of three years expiring on September 29, 2028. The Temporary Performance Zone provides regulations for a minimum lot area (9.7 ha), maximum floor area for the pro shop/sales office (112 m<sup>2</sup>) and storage shed (140 m<sup>2</sup>), maximum number of driving tees (65) and minimum parking spaces (70).

#### **CONCLUSION:**

Staff recommends the approval of the temporary use by-law, as the application is consistent with the Provincial Planning Statement, does not conflict with provincial priorities or the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the application is consistent with the principles and policy direction of the North Oakville East Secondary Plan and Zoning By-law 2009-189. The following requirements have been satisfied:

- The extension of the existing use provides an appropriate temporary, interim land use that will not preclude or constrain the ultimate development of the subject lands in accordance with the North Oakville Secondary Plan;
- The proposed development complies with the site specific Zoning By-law regulations applicable to the subject lands;



- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved; and,
- Opportunities for public participation were provided as part of the Notice of Complete Application and Notice of Public Meeting through a mailing to all properties within 240 metres of the subject property. No comments have been received from the public in response to the notices.

Staff recommend approval of the Zoning By-law Amendment as the proposal represents good planning and is in the public interest.

**CONSIDERATIONS:**

**(A) PUBLIC**

Notice for the meeting regarding this development has been provided to the property owner and land owners within 240 metres of the subject lands pursuant to Section 36 of the *Planning Act* and Councils resolution to provide enhanced public notification. There were no comments received from the public with respect to this application.

**(B) FINANCIAL**

None arising from this report.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None of the circulated departments/agencies raised any issues with respect to the proposal.

**(D) COUNCIL'S STRATEGIC PRIORITIES:**

This report addresses the corporate strategic goal(s) to be a vibrant and liveable community for all.

**(E) CLIMATE CHANGE/ACTION**

The temporary use generally complies with the sustainability objectives of the North Oakville East Secondary Plan.

**APPENDICES:**

Appendix A – By-law 2025-128

**Submitted by:**

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Senior Planner, Current Planning - East District

**Reviewed by:**

Kate Cockburn, MCIP, RPP

Manager, Current Planning - East District

**Approved by:**

Gabe Charles, MCIP, RPP

Director, Planning Services