



Planning and Development Council

Meeting Date: October 20, 2025

FROM: Planning and Development Department

DATE: October 6, 2025

SUBJECT: Public Meeting Report – Plan of Subdivision and Zoning By-law Amendment, 210 Burnhamthorpe Road East, File No. 24T-25005.1314, Z.1314.10, Argo Oakville Woods Corporation

LOCATION: 210 Burnhamthorpe Road East

WARD: Ward 7

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RECOMMENDATION

1. That comments from the public with respect to the proposed Plan of Subdivision and Zoning By-law Amendment submitted by Argo Oakville Woods Corporation (File No. 24T-25005.1314, Z.1314.10) 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 the Application:** The applicant has applied for a Plan of Subdivision and Zoning By-law Amendment. The purpose of the applications is to amend the Zoning By-law 2009-189 (the “Zoning By-law”) and subdivide the subject property to permit the residential development of the lands and introduce site-specific regulations.

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- **Proposal:** The proposal seeks to amend the Zoning By-law to permit the residential development and subdivision of the lands for townhouse and detached dwelling units with site-specific regulations, accessed by a public road network. A total of 221 dwelling units are proposed, along with the provision of a 0.3-hectare Village Square block and 1.08-hectare Natural Heritage System (NHS) block to be conveyed to the Town.
 - **Public Consultation:** The applicant hosted a Public Information Meeting (“PIM”) on March 18, 2025 which was attended by Town staff and Councillors Xie and Nanda.

BACKGROUND

The property municipally identified as 210 Burnhamthorpe Road East (the “Subject Lands”) is located west of Trafalgar Road, on the south side of Burnhamthorpe Road East, and east of Eternity Way. The subject property is currently vacant and was previously used for agricultural purposes prior to being used as residential. A temporary use (T1) was previously approved for the lands that permitted the manufacturing and fabrication of boats, which expired in December 2020.

Development of the Subject Lands is contingent upon the completion of servicing infrastructure planning, detailed design approval and construction for the lands to the south along the west side of Trafalgar Road. Applications that would enable the review of relevant plans and reports to support these matters have not been submitted. Further coordination between landowners is necessary to ensure the comprehensive, and orderly development of the Subject Lands and surrounding area.

APPLICATION SUMMARY

Applicant/Owner: ARGO Oakville Woods Corporation

Purpose of the Applications: The purpose of the applications is to facilitate the development of 221 residential units including townhouse and detached dwellings together with new public roads, a Village Square, and the conveyance of a NHS block to the Town.

An aerial photograph, existing Secondary Plan land use schedules and an existing Zoning Map excerpt from By-law 2009-189 are included in **Appendix ‘A’**.

Effect of the Applications: The effect of the Plan of Subdivision and Zoning By-law amendment applications is to:

- Amend the Zoning By-law 2009-189, to permit the residential development of the lands for townhouse and detached dwelling units with site-specific permissions for permitted encroachments, maximum driveway widths, and various architectural built form elements.
- Subdivide the lands to create conveyable parcels of land for future residential development served by a local road network including the extension of Settlers Road, as well as create a 0.3-hectare Village Square block, a 1.08-hectare NHS block and an open space block south of the future extension of Settlers Road.

A copy of the applicant's Draft Plan of Subdivision, and conceptual elevations are included as **Appendix 'B'**.

A copy of the applicant's draft Zoning By-law is included as **Appendix 'C'**.

Submitted Plans/Reports:

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal Town departments. A full circulation and assessment of the application has been undertaken. The following studies and supporting documentation are accessible on the Town's website by visiting www.oakville.ca and searching 24T-25005.1314 or Z.1314.10.

Property Location: The subject property is located on the south side of Burnhamthorpe Road East, west of Trafalgar Road and east of Eternity Way.

Surrounding Land Uses:

Surrounding the site is the following:

- North – Agricultural uses
- East – Residential and Agricultural uses
- South – Natural Heritage System (Settlers Wood)
- West – Residential subdivision (Mattamy Petgor)

Key Milestones:

Public Information Meeting	March 18, 2025
Pre-Consultation Meeting	April 16, 2025
Pre-submission Review	N/A
Application Submitted	August 28, 2025

Application Deemed Complete	August 28, 2025
P & D Council – Public Meeting	October 20, 2025
Date Eligible for Appeal	December 26, 2025

Planning staff are targeting the December 8, 2025 Planning and Development Council meeting with a recommendation for Council’s consideration.

PLANNING POLICY CONTEXT

The Subject Lands 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

A full analysis of the Provincial Planning Statement (2024), Halton Region Official Plan, and North Oakville East Secondary Plan will be included within the future recommendation report.

Official Plan extracts are attached as **Appendix ‘D’** 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 external 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:

- Public and Council comments/concerns
- Climate change/sustainability goals
- Consideration of applicable Provincial and Regional policy
- Conformity with North Oakville East Secondary Plan
- Proposed zoning performance standards such as proposed setbacks
- Proposed use and density
- Context and transition to adjacent properties and built form
- Integration/impact on adjoining and adjacent properties including the Trafalgar Urban Core lands to the east, specifically relating to stormwater management and availability of suitable facilities
- Area Design Planning, and urban design matters

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- Road network configuration and alignment with the North Oakville East Secondary Plan Master Plan (Appendix 7.3)
 - Transportation implications (including travel demand management strategies, and parking utilization)
 - Pedestrian connections and walkability including connection to the NHS
 - Tree Preservation and Canopy Coverage
 - Environmental Implementation and Functional Servicing
 - Archaeological significance

CONCLUSION

Planning staff will continue to review and analyze the Plan of Subdivision and Zoning By-law amendment applications and address all technical matters, 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 March 18, 2025 which was attended by Town staff, Councillors Xie and Nanda, and six members of the public. The applicant has included a Public Information Meeting report which includes a summary of feedback received and responses during the Public Information Meeting. This report is appended as **Appendix 'F'**. No public comments have been received as of the writing of this report.

(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

The 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': Draft Plan of Subdivision, and Conceptual Elevations

Appendix 'C': Applicant's draft Zoning By-law

Appendix 'D': Official Plan extracts

Appendix 'E': Zoning By-law extracts

Appendix 'F': PIM Report

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