



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: October 20, 2025

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**FROM:** Planning and Development Department

**DATE:** October 6, 2025

**SUBJECT:** Public Meeting Report – Official Plan Amendment and Zoning By-law Amendment, Valgo LP., 1320 Wheat Boom Drive, File No. OPA.1308.07, Z.1308.07

**LOCATION:** 1320 Wheat Boom Drive

**WARD:** Ward 6

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#### RECOMMENDATION

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Valgo Limited Partnership (File No. OPA.1308.07, Z.1308.07) 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 an Official Plan Amendment and Zoning By-law Amendment. The purpose of the application is to amend the North Oakville East Secondary Plan (“NOESP”) and the Zoning By-law 2009-189 (the “Zoning By-law”) for the subject property to permit the residential development of the lands and introduce site-specific regulations.

- **Proposal:** The proposal seeks to amend the NOESP to permit the development of a neighbourhood activity node without a minimum of one mixed-use or non-residential use building at the intersection of an identified node. The proposal seeks to amend the Zoning By-law to permit a stacked townhouse built form with site-specific regulations. A total of 60 dwelling units is proposed and will be served by at-grade and underground parking.
- **Public Consultation:** The applicant hosted a Public Information Meeting (“PIM”) on May 7, 2025 which was attended by Town staff, Councillors Adams and Lishchyna and two members of the public.

## **BACKGROUND**

The property, municipally identified as 1320 Wheat Boom Drive, is located at the southeast corner of Wheat Boom Drive and Meadowridge Drive. The subject land is identified as Block 297 on Plan 20M-1270 and was created through the approval of the Argo Joshua Creek Developments Plan of Subdivision (24T-20002/1308) in 2021. Further, the subject lands were included as a part of the Zoning By-law Amendment (Z.1308.03) that implemented the subdivision and identified the permitted building types and uses for the lands. The subject lands have site-specific permissions for non-residential and mixed uses in various building typologies. The applicant is seeking to further amend the in-effect site-specific zoning (special provision 98) through this application.

The property is currently vacant and being used as part of the construction operations for the surrounding subdivision.

The subject lands are designated Neighbourhood Centre and are identified as forming part of the neighbourhood activity node. Neighbourhood activity nodes are intended to accommodate a range of medium density residential, mixed use and limited commercial and civic uses to serve neighbourhood residents. The NOESP identifies 14 neighbourhood activity nodes, which requires that a minimum of one mixed-use or non-residential building be located at the intersection of each neighbourhood activity node.

The lands are the only remaining corner of the Wheat Boom Drive and Meadowridge Drive neighbourhood activity node that has not undergone development and can accommodate the required non-residential or mixed-use building. Existing uses on the corners of the neighbourhood activity node are described below in the “Current Neighbourhood Activity Node Land Uses” section.

## APPLICATION SUMMARY

**Applicant/Owner:** Valgo Limited Partnership

**Purpose of the Applications:** The purpose of the applications is to provide residential uses exclusively on the lands, where non-residential uses are also required.

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 Official Plan amendment and Zoning By-law amendment applications is to:

- Amend the NOESP to eliminate the requirement for a minimum of one non-residential or mixed-use building located at the intersection of a neighbourhood activity node.
- Amend the existing special provision 98 to permit a stacked townhouse built form and reduce the minimum height of the first storey.

A copy of the applicant's Site Plan, 3D rendering and elevations are included as **Appendix 'B'**.

A copy of the applicant's draft Official Plan and Zoning By-law amendments are 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](http://www.oakville.ca) and searching Z.1308.07.

**Property Location:** The subject property is located on the southeast corner of Meadowridge Drive and Wheat Boom Drive and is municipally known as 1320 Wheat Boom Drive.

### **Surrounding Land Uses:**

Surrounding the site in the neighbourhood activity node are:

- Northwest – Wheat Boom Park and Harvest Oak Public School

- Southwest – Future townhouse dwellings
- Northeast – Townhouse dwellings and detached dwellings
- Southeast – Vacant land (subject lands)

**Key Milestones:**

Pre-Consultation Meeting	January 15, 2025
Public Information Meeting	May 7, 2025
Pre-submission Review	N/A
Application Submitted	August 22, 2025
Application Deemed Complete	August 22, 2025
P & D Council - Public Meeting	October 20, 2025
Date Eligible for Appeal	December 20, 2025

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

**PLANNING POLICY CONTEXT**

The 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

- Consistency with applicable Provincial policy
- Conformity with the Regional Official Plan and North Oakville East Secondary Plan
- Appropriateness of the removal of non-residential/mixed-use requirements from a neighbourhood activity node
- Alignment of proposal with the findings the North Oakville East Commercial Study
- Commercial Market Study

Staff note that a Commercial Market Study was submitted with the application and is currently subject to a Peer Review. Results of the Peer Review will be included in the recommendation report back to Council.

## **CONCLUSION**

Planning staff will continue to review and analyze the Official Plan amendment and rezoning application and address all technical matters, if any, 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 May 7, 2025 which was attended by Town staff and Councillors Adams and Lishchyna and two 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.

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 the *Planning Act*.

### **(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': Site Plan, 3D Rendering and Elevations

Appendix 'C': Applicant's draft by-law

Appendix 'D': Official Plan extracts

Appendix 'E': Zoning By-law extracts

Appendix 'F': PIM Report

Prepared by:

Colin Westerhof, MA, RPP, MCIP  
Senior Planner, Current Planning –  
East

Recommended by:

Kate Cockburn, MCIP, RPP  
Manager of Current Planning – East

Submitted by:

Gabriel A.R. Charles, MCIP, RPP  
Director, Planning and Development