



# 1320 Wheat Boom Drive, Oakville

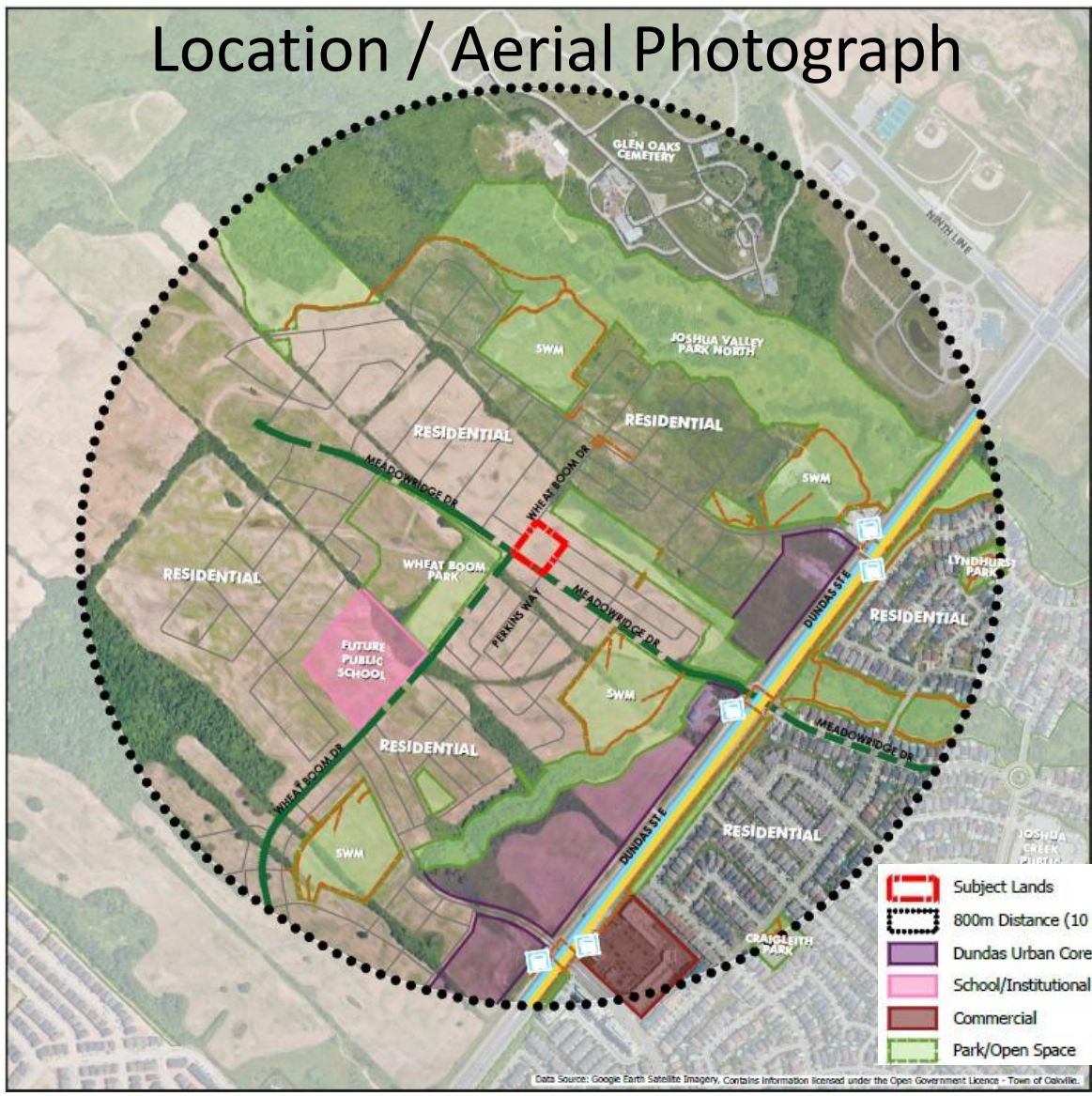
Official Plan Amendment & Zoning By-law Amendment

Planning and Development Council Meeting – October 20, 2025



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# Location / Aerial Photograph



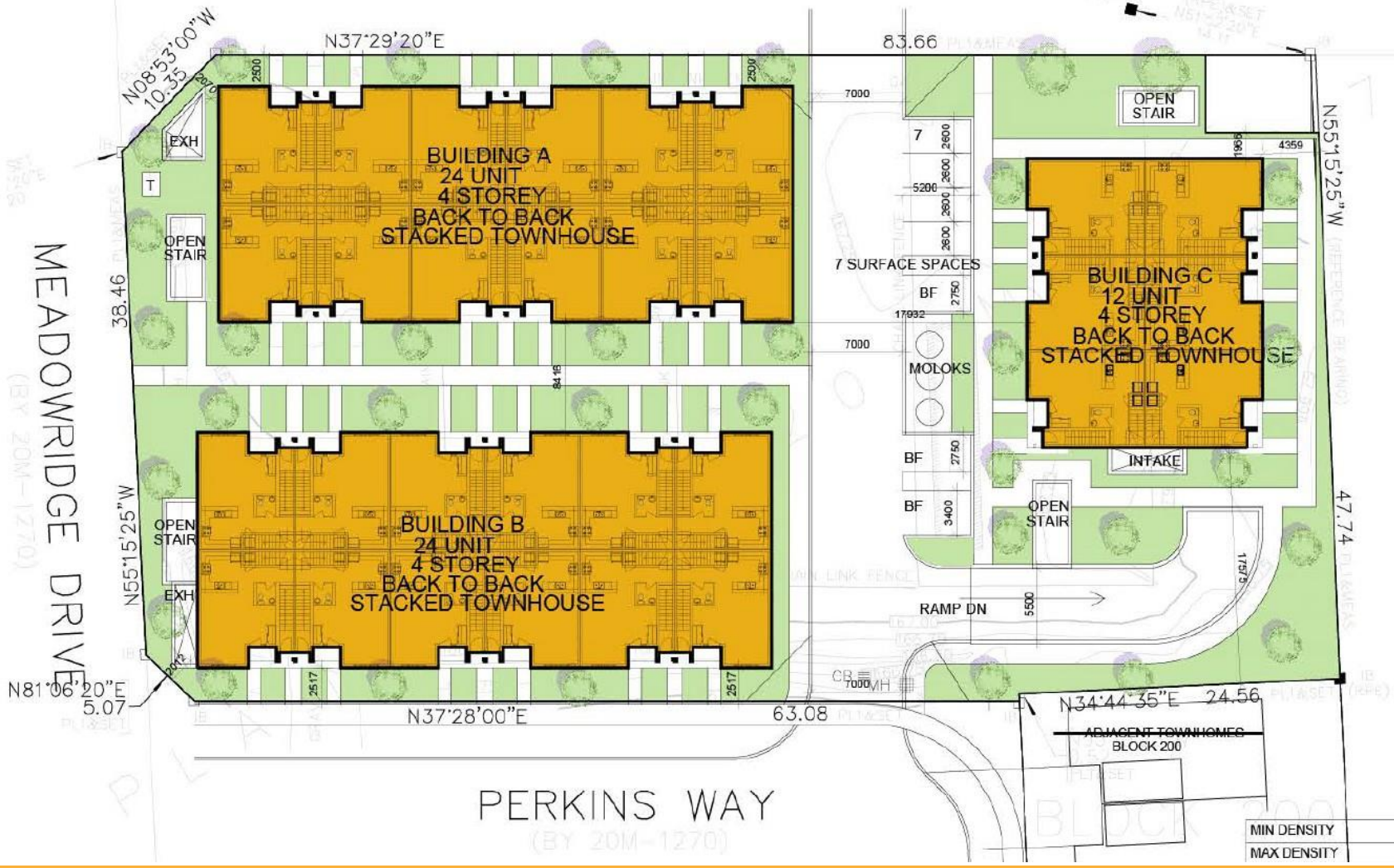
- Subject Lands
- 800m Distance (10 min. walk)
- Dundas Urban Core
- School/Institutional
- Commercial
- Park/Open Space
- Trails
- Multi-Use Path
- Signal Bike Route
- Bus Route
- Bus Stop

Data Source: Google Earth Satellite Imagery. Contains information licensed under the Open Government Licence - Town of Oakville.

# Concept Plan

## WHEAT BOOM DRIVE

(BY 20M-1270)



# Official Plan

## **Region of Halton Official Plan**

- The subject lands are identified as a 'Urban Area' in the Region of Halton Official Plan.

## **North Oakville East Secondary Plan**

- The subject lands are identified as 'Neighbourhood Centre Area" in the North Oakville East Secondary Plan.

## **Official Plan Amendment**

- The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to allow stacked townhouses as a permitted use, as Policy 7.6.7.1.b of the North Oakville East Secondary Plan requires the intersection of each neighbourhood activity node to contain a mixed-use or non-residential building.

# Zoning By-law

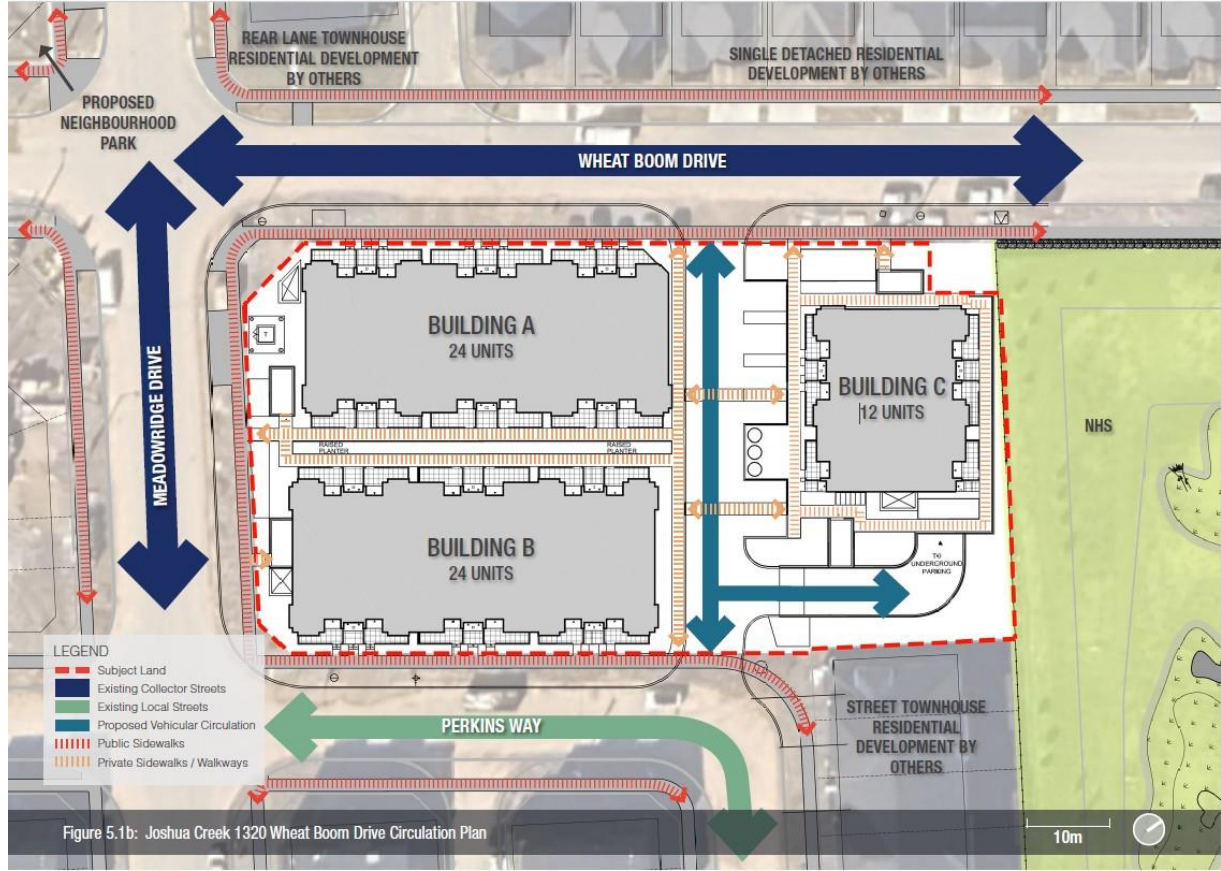
## **Town of Oakville Zoning By-law 2009-189**

- The subject lands are currently zoned 'Holding Provision 50 – Neighbourhood Centre – Special Provision 98 (H50-NC-SP98)' within the Town of Oakville Zoning By-law 2009-189.

## **Zoning By-law Amendment**

- The purpose of the Zoning By-law Amendment is to amend the Town of Oakville Zoning By-law to:
  - Permit stacked townhouses
  - Increase permitted yard encroachments (exterior stairways, balconies/porches)
  - Decrease the minimum height of the first storey.

# Additional Information



# Public Engagement

- A virtual Public Information Meeting was held for the proposed development of the subject lands on May 7, 2025.
- The members of the public who were in attendance had comments regarding:
  - Building height of the proposed townhouses
  - Shadows and privacy impacts
  - Traffic, access and parking
  - Pedestrian connectivity
  - Waste collection
  - Snow removal
  - Architectural design
- As a result of feedback and comments received, the following have been updated on the plans:
  - The location of the proposed moloks was reviewed to determine optimal placement on-site for resident access. The central location provides the most efficient servicing access for garbage collection vehicles, while providing equal access distance for residents within the proposed three buildings.
  - Snow storage was added along the exterior of the subject site adjacent to access points. This will allow the development to operate efficiently for pedestrians and vehicles without impeding access or movement through the site.
  - Building A elevations were updated to enhance the visual appearance of the building at the intersection of Wheat Boom and Meadowridge Drive.

# Conclusion

- The proposed Applications are consistent with the Provincial Planning Statement (2024).
- The proposed Applications implement the objectives and conform to the Halton Region Official Plan.
- The proposed applications support the objectives and direction of the Town's Official Plan, including the North Oakville East Secondary Plan.
- The Applications will support the Town in achieving population forecasts and housing targets and contribute to the range and mix of housing options in the area.
- The subject lands are well located for the proposed residential use considering its proximity to established and planned commercial, community uses, recreational uses, parks, schools and public transit routes.



# Thank you!

## Questions?

Any comments/questions can be sent to Colin Westerhof at [colin.westerhof@oakville.ca](mailto:colin.westerhof@oakville.ca) and the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca).

