



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: May 4, 2026

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**FROM:** Planning and Development Department

**DATE:** April 21, 2026

**SUBJECT:** **Statutory Public Meeting Report, Zoning By-law Amendment and Draft Plan of Subdivision, Hulme Development Limited, File Nos.: Z.1217.04 and 24T-26001/1217**

**LOCATION:** North side of Burnhamthorpe Road West, midway between Sixth Line and William Halton Parkway and extending to Hwy 407

**WARD:** Ward 7

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### RECOMMENDATION

1. That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Hulme Development Limited, File Nos: Z.1217.04 and 24T-26001/1217, be received.
2. That staff consider comments as provided by Council and the Public.

### KEY FACTS

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

- **Nature of the Application:** Hulme Development Limited has applied for a Zoning By-law Amendment and Draft Plan of Subdivision.
- **Proposal:** The purpose of the Zoning By-law Amendment application is to amend the North Oakville Zoning By-law 2009-189. The employment blocks located south of William Halton Parkway are proposed to be rezoned to Service Area Employment (SA-1) to accommodate a range of service commercial and employment uses. Lands situated north of William Halton Parkway are proposed to be rezoned to General Employment (GE-1) to facilitate the development of a modular assembly plant intended to support construction of new dwelling units in the broader area.

The proposed plan of subdivision seeks to divide the subject lands into three employment blocks with a total area of approximately 7.74 hectares. The plan also includes the creation of one new public road, a stormwater management pond and lands forming part of the Natural Heritage System.

- **Public Consultation:** The applicant hosted a Public Information Meeting (PIM) on January 29, 2026, which was attended by the Ward Councillors and Town staff.

## **BACKGROUND**

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification, and identify matters to be considered. The report is to be received. No recommendations on the application are being made in this report.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

## **APPLICATION SUMMARY**

**Applicant/Owner:** Hulme Development Limited

**Purpose of the Application:** The purpose of the application is to amend the North Oakville Zoning By-law and to permit the development of the subject lands for employment purposes.

An aerial photograph, an excerpt from the North Oakville East Secondary Plan land use schedule (NOE2), and a schedule excerpt from Zoning By-law 2009-189 are included in Appendix 'A'.

**Effect of the Application:** The Zoning By-law Amendment proposes to utilize existing zoning regulations/performance zones for the General Employment (GE-1) and Service Area-Employment (SA-1) zones with the addition of a new special provision (NHS-1) related to utility infrastructure.

The proposal reflects a Draft Plan of Subdivision on a portion (11.9 ha) of the overall Hulme property comprising of seven blocks as follows:

- a) Block 1 (employment block, 4.88 ha) – to accommodate a modular assembly plant with outside storage (subject to a future site plan application).
- b) Blocks 2 and 3 – employment blocks, 2.86 ha.
- c) Block 4 – stormwater management pond, 2.76 ha.
- d) Block 5 – NHS block, 0.41 ha, Core 6
- e) Blocks 6 and 7 – ancillary open space, 0.10 ha.
- f) Road (Street A) – 22-metre-wide right-of-way connecting William Halton Parkway and Burnhamthorpe Road West.

A copy of the applicant's concept plan for Block 1 is included as Appendix 'B'.

A copy of the applicant's proposed Zoning By-law Amendment and Draft Plan of Subdivision are included as Appendix 'C'.

**Submitted Plans/Reports:** The proponent has provided various technical supporting studies and plans which have been circulated and are currently under review by various public agencies and internal Town departments.

The supporting documentation is accessible on the Town's website [here](#) .

**Property Location:** The site area is approximately 11.9 hectares in size, is currently vacant, and used for agricultural purposes. It should be noted that these lands are only a portion of the applicant's landholding.

The site is located on the north side of Burnhamthorpe Road West, midway between Sixth Line and William Halton Parkway. The site is also bisected by William Halton Parkway as seen on the Draft Plan of Subdivision. The site is municipally known as 145 Burnhamthorpe Road West.

The Draft Plan of Subdivision reflects approximately 30 metres of frontage along Burnhamthorpe Road West (Street A only) with approximately 550 metres of frontage on William Halton Parkway.

### **Surrounding Land Uses**

North	Additional lands owned by the applicant and Highway 407
East	Vacant agricultural lands, additional lands owned by the applicant, NHS (Core 6)
South	Burnhamthorpe Road West, additional lands owned by the applicant, Residential development south of Burnhamthorpe Road West
West	Vacant agricultural lands, farm property fronting onto Burnhamthorpe Road West

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## Key Milestones

Pre-Consultation Meeting	December 3, 2025
Public Information Meeting	January 29, 2026
Application Deemed Complete	March 27, 2026
P & D Council Public Meeting	May 4, 2026
Date Eligible for Appeal	July 25, 2026

## PLANNING POLICY & ANALYSIS

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

- 2024 Provincial Planning Statement
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

### Employment Areas Review

Provincial changes to the definitions of “area of employment” in the *Planning Act* and “employment areas” in the Provincial Planning Statement, 2024 came into effect on October 20, 2024. The intent of these changes was to protect “areas of employment” for traditional (industrial) employment uses.

The Town of Oakville’s Official Plans must abide by the *Planning Act* and be consistent with the Provincial Planning Statement, 2024, which necessitated a comprehensive Employment Areas Review.

At the December 8, 2025 Planning and Development Council meeting, the Statutory Public Meeting was held on Town-initiated Official Plan Amendments as it affects employment lands within the town.

Within the North Oakville East Secondary Plan (Figure NOE2), the subject lands are already designated as Employment District.

A full analysis of the planning framework including emerging policy will be included within a forthcoming recommendation report.

## 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;
- Conformity and consistency with applicable Provincial and Regional policy;
- Consideration of the North Oakville East Secondary Plan and emerging policies related to the Town of Oakville Employment Areas review;
- Zoning performance standards;
- Context and transition to adjacent properties and built form;
- Integration with adjoining and adjacent properties;
- Stormwater management;
- Functional servicing;
- Transportation implications (including travel demand management strategies, and parking utilization); and,
- Land use compatibility.

## **CONSIDERATIONS**

### **(A) PUBLIC**

The applicant held a PIM on January 29, 2026, which was attended by the Ward Councillors and Town staff.

The applicant has included the Public Information Meeting information within the Planning Justification Report and shown in Appendix 'F'. At the time of writing this report, no public comments were received on this proposed development.

Notice of complete application and this public meeting were distributed to property owners within 240 m of the subject property in accordance with the Town's current notice requirements and the *Planning Act*.

### **(B) FINANCIAL**

None with this report.

### **(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 North Oakville East Secondary Plan.

**CONCLUSION**

Planning staff will continue to review and analyze the Zoning By-law Amendment and Draft Plan of Subdivision application and address all technical matters, along with any 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.

**APPENDICES**

Appendix 'A': Mapping

Appendix 'B': Concept Plan

Appendix 'C': Applicant's Draft Zoning By-law Amendment and Draft Plan of Subdivision

Appendix 'D': Official Plan Extracts

Appendix 'E': Zoning By-law Extracts

Appendix 'F': Applicant Hosted Public Information Meeting Information

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