



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

16-562

DATE: May 20, 2016

SUBJECT: **Public Meeting and Recommendation Report -
Temporary Use By-law Extension - Vic Hadfield Golf Centre
(1463083 Ontario Limited) - File Z.1312.08, By-law 2016-057**

LOCATION: 340 Burnhamthorpe Road East

WARD: 6

Page 1

RECOMMENDATIONS

1. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary;
2. That the Temporary Use By-law Extension application (File Z.1312.08) submitted by 1463083 Ontario Inc., c/o Vic Hadfield Golf and Learning Centre, to permit the lands to be used as a golf driving range as a temporary use for a period of three years be approved; and
3. That By-law 2016-057 be passed.

KEY FACTS

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

- An application was submitted in February 2016 to allow an extension to the Temporary Use By-law to permit a golf driving range, sales/pro shop and storage shed for an additional three years;
- These lands have been used for the golf driving range and associated uses since 2001. The current Temporary Use By-law expires on July 2, 2016;
- The lands are designated *Trafalgar Road Urban Core Area* in the North Oakville East Secondary Plan and zoned *Existing Development* and *Temporary Use Performance Zones (ED-T2)*;
- 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

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developed in accordance with the Trafalgar Urban Core policies of the North Oakville East Secondary Plan; and,

- Staff recommend that Zoning By-law 2016-057 to permit the golf driving range and associated uses as temporary uses for an additional three years (until July 2, 2019) be passed.

BACKGROUND

Proposal

The 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 submitted on February 29, 2016 and deemed complete on March 23, 2016. The proposed temporary use by-law would carry forward the regulations contained within the current by-law, such as minimum lot area (9.7 ha), maximum floor area for the pro shop/sales office (112 m²), storage shed (140 m²), maximum number of driving tees (65) and minimum parking spaces (70). The current Temporary Use By-law expires on July 2, 2016. The Temporary Use By-law has been in effect since 2001 and was extended in 2004, 2007, 2010 and 2013.

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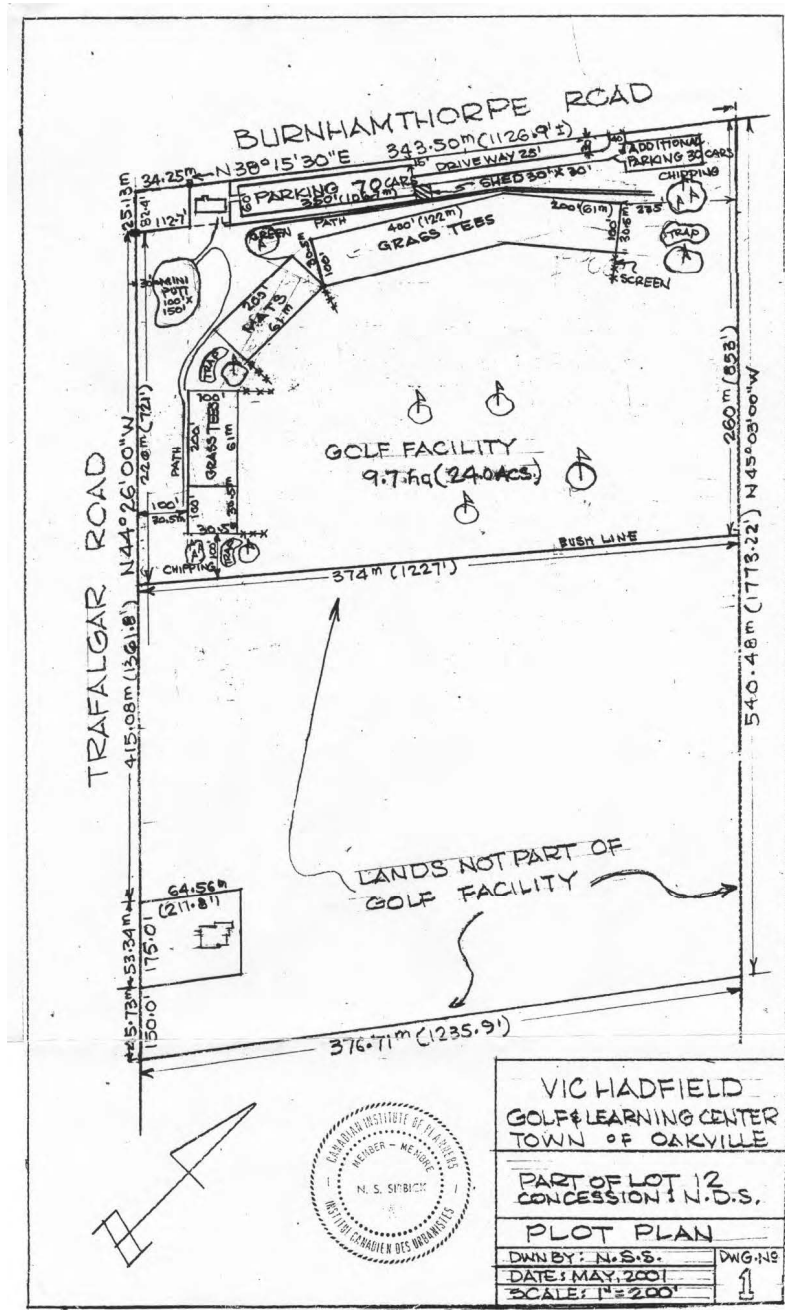
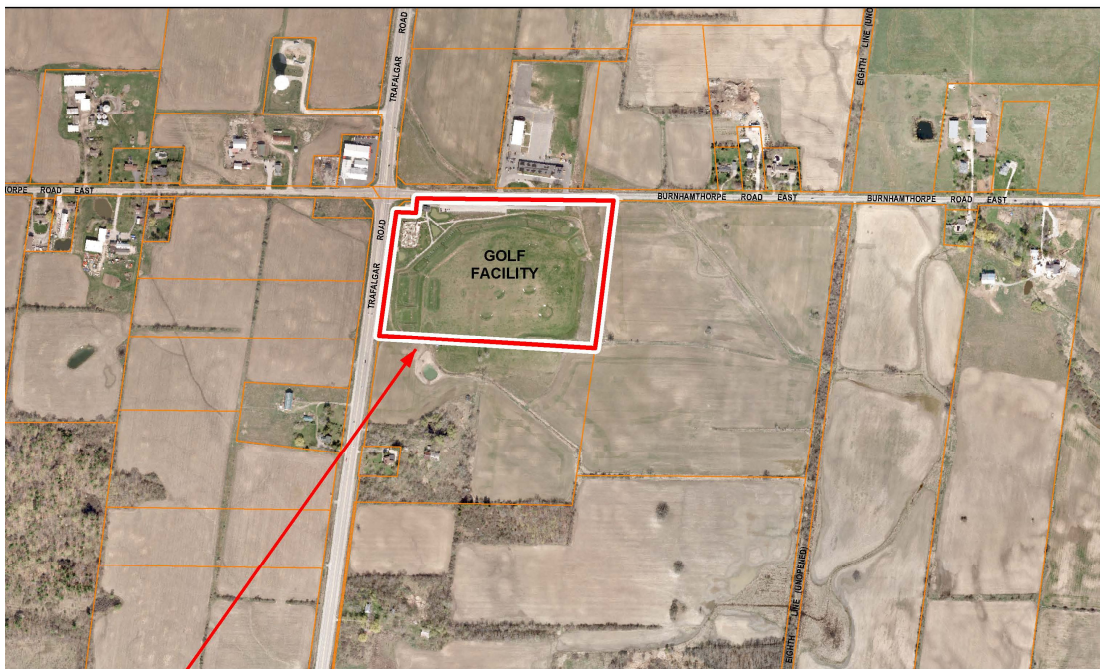


Figure 1 Existing Golf Facility

From: Planning Services Department
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Subject: **Public Meeting and Recommendation Report - Temporary Use By-law Extension - Vic Hadfield Golf Centre (1463083 Ontario Limited) - File Z.1312.08, By-law 2016-057**

Location

The lands are located on the southeast corner of Burnhamthorpe Road and Trafalgar Road. The municipal address is 340 Burnhamthorpe Road East.



subject lands

Figure 2 Air Photo

Site Description

The lands are approximately 9.7 hectares in area and has approximately 344 metres of frontage on Burnhamthorpe Road.

A golf driving range is located on the subject lands.

Surrounding Land Uses

The surrounding land uses are as follows:

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

POLICY FRAMEWORK

The applications are subject to the following policy framework: the Provincial Policy Statement (PPS 2014), the Growth Plan for the Greater Golden Horseshoe (2006), the Halton Region Official Plan, and the Oakville Official Plan and Zoning By-law.

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Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognises 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.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new Provincial Policy Statement (PPS) 2014 under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

The subject application is consistent with the new PPS.

Growth Plan for the Greater Golden Horseshoe

In 2006, the Growth Plan was approved and provides a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

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North Oakville East Secondary Plan

In 2008 the North Oakville East Secondary Plan was approved through OPA 198. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan. It is recognized that while the Growth Plan for the Greater Golden Horseshoe, 2006 was not legally applicable to the North Oakville East Secondary Plan, it was reviewed as part of the preparation of the Plan.

The lands are designated *Trafalgar Road Urban Core Area* in the North Oakville East Secondary Plan. The Trafalgar Road Urban Core 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)

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

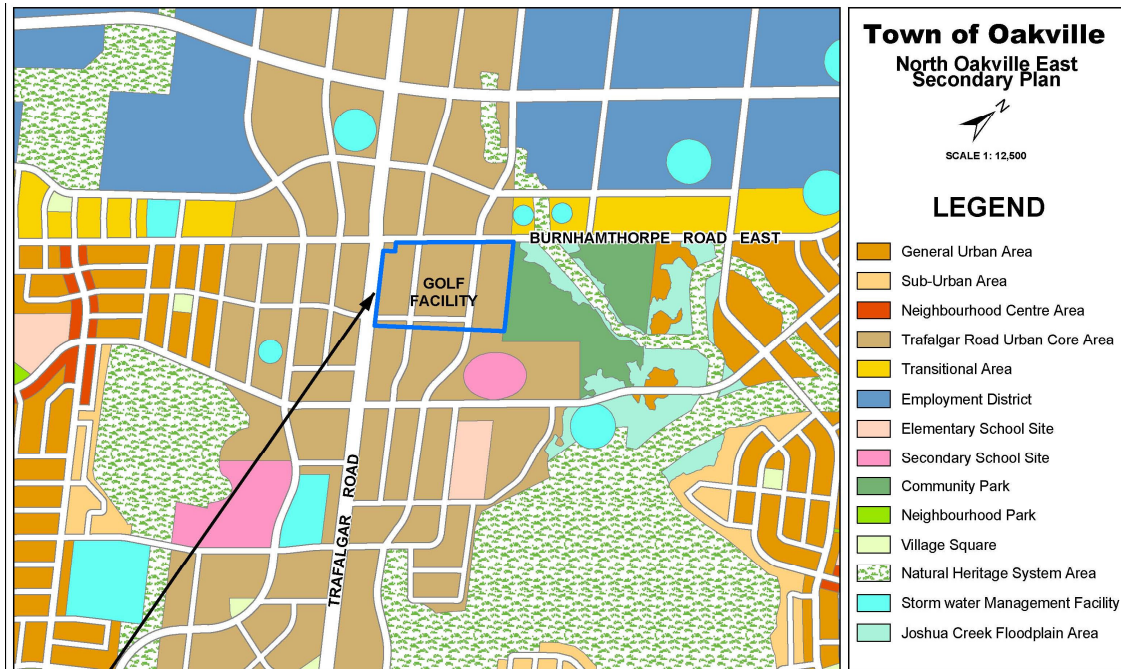
“notwithstanding any other provision of this Plan or of the Official Plan, this Plan is not intended to prevent the continuation, expansion or enlargement of existing uses which do not conform to the designation or provisions of this Plan” (Section 7.10.3).

Until such time as these lands are proposed for development, it is appropriate to allow the lands to continue to be used as a golf driving range.

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subject lands

Figure 3 Official Plan

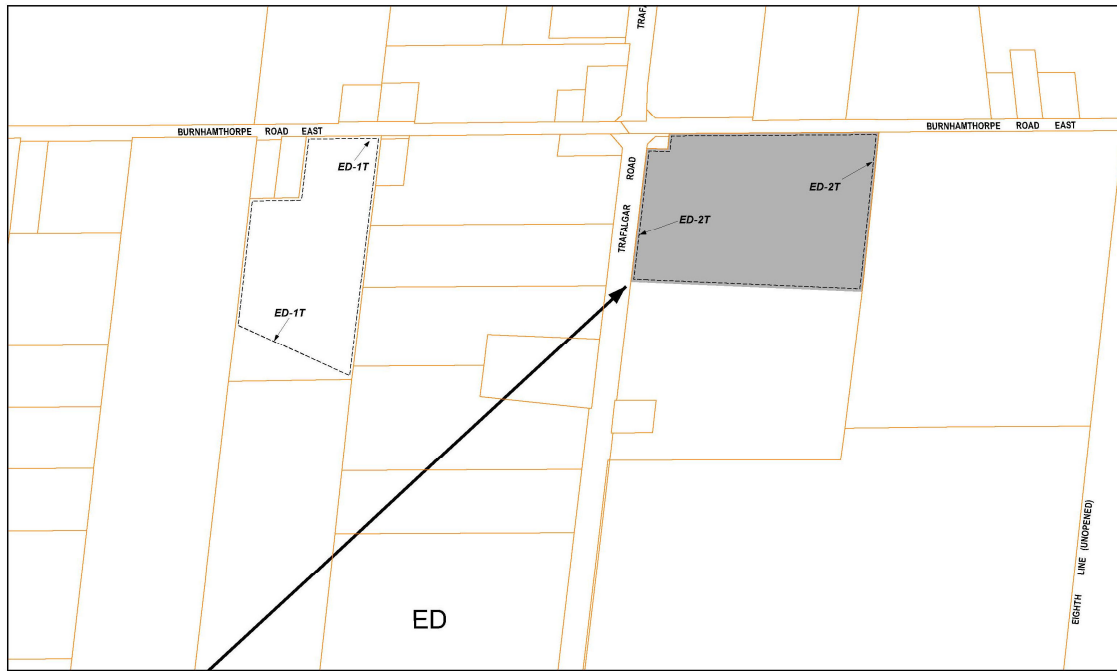
Zoning

The lands are zoned *Existing Development* and *Temporary Performance Zones* (ED-2T). The Zoning By-law for the lands north of Dundas Street permits the existing use of the lands as a golf driving range, sales/pro shop and an accessory storage structure for the storage of maintenance equipment until July 2, 2016. The Temporary Performance Zone also provides regulations for minimum lot area (9.7 ha), maximum floor area for the pro shop/sales office (112 m²) and storage shed (140 m²), maximum number of driving tees (65) and minimum parking spaces (70). An amendment is required to the Temporary Performance Zone to permit the existing uses and regulations for an additional three years.

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subject lands

Figure 4 Zoning

PLANNING ANALYSIS:

Planning matters considered

Conformity with North Oakville East Secondary Plan

The golf driving range and associated uses have existed on the lands for 15 years. Approval is requested for an additional three years. At the end of the three years, the applicant will be required to make an application to allow the lands to be used as a golf centre for a further three year duration.

No concerns have been raised with the proposed extension of the existing use as a golf driving range. Planning staff recommend that the Temporary Use be extended for an additional three years (until July 2019), given that municipal infrastructure will not be available within the next three years.

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 commencing from July 2, 2016.

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CONCLUSION

The Planning Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

The lands have been used for the golf driving range and associated uses since 2001. Staff is satisfied that the application to extend the temporary use permissions for the subject property conforms to the overall policy direction of the North Oakville East Secondary Plan and other relevant policy documents, and recommends approval of the application.

CONSIDERATIONS:

(A) PUBLIC

As this is the fifth extension of the Temporary Use By-law and as there has been minimal public interest in the application over the years, the Public Information Meeting requirement has been waived. The combined public statutory meeting and recommendation meeting being held on June 13, 2016 satisfies the public meeting requirement for this application.

(B) FINANCIAL

No financial implications resulting from this application.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

No concerns or issues were raised as a result of the circulation to Town departments and agencies.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The proposed extension allows the lands to be used as an interim use before future development proceeds.

Prepared by:
Tricia Collingwood, MCIP, RPP
Senior Planner, East District – Planning Services

Recommended by:
Heinz Hecht, MCIP, RPP
Manager, East District – Planning Services

Submitted by:
Mark H. Simeoni, MCIP, RPP
Director, Planning Services