

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

PD-16-557

DATE: May 20, 2016

SUBJECT: Public Meeting and Recommendation Report - Town Initiated Housekeeping Amendment - Winston Park West Employment Lands - Z.1405.15 - By-law 2016-065

LOCATION: 2087 Upper Middle Road East

WARD: 6

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RECOMMENDATIONS:

1. That the Town Initiated Housekeeping Zoning Amendment be approved; and
2. That Zoning By-law 2016-065 be passed.

KEY FACTS:

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

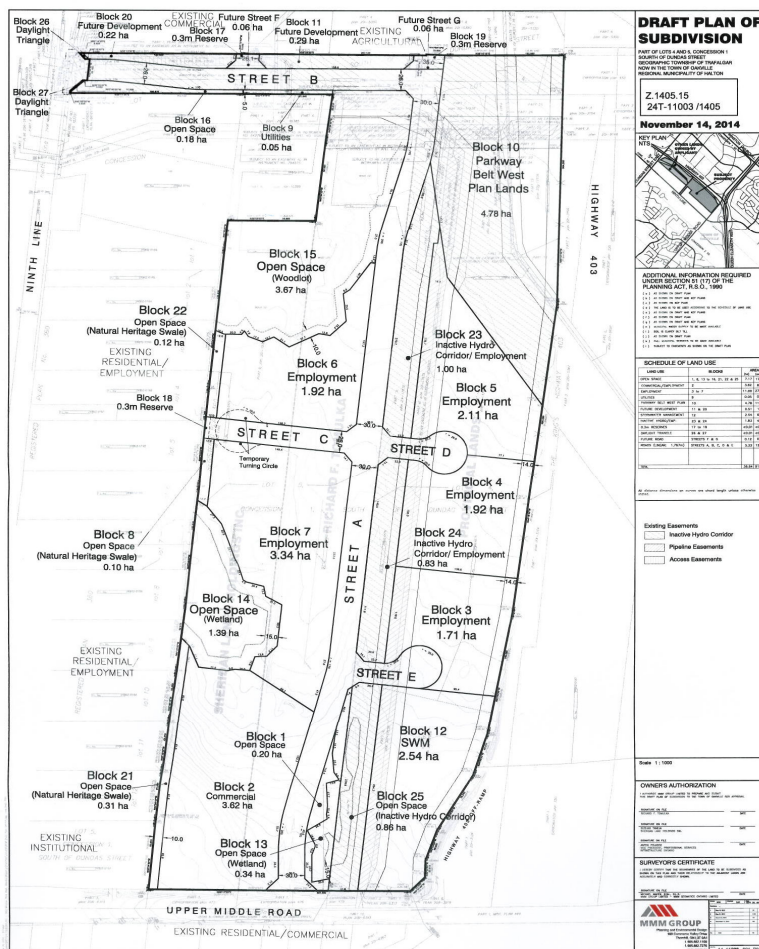
- The purpose and effect of this application is to correct a mapping error on Schedule A of By-law 2016-010 which was passed by Oakville Council on April 18, 2016.
- The proposed revision would restore the previous Parkway Belt Public Use (PB1) and Utility (U) zoning to a portion of the draft plan of subdivision which was rezoned E2 (373) through the passing of By-law 2016-010.
- The revised zoning by-law only affects Block 10 and Street B and does not impact the permitted uses and regulations contained within By-law 2016-010 for the balance of the lands within the draft plan of subdivision.

BACKGROUND:

On April 18, 2016, Oakville Town Council approved a draft plan of subdivision and zoning amendment application which would have the effect of permitting the

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development of employment and business commercial uses on lands located at the northwest corner of Upper Middle Road West and Highway 403.



At the meeting, Council passed By-law 2016-010, a site specific by-law to permit employment and open spaces uses in accordance with draft plan of subdivision 24T-11003/1405. By-law 2016-010 rezoned a portion of the subject lands (Block 10 and Street B) from Parkway Belt (PB1) and Utility (U) to E2 (373).

The purpose of this application is to restore the previous Parkway Belt and Utility zoning which was removed by By-law 2016-010. The revised zoning would be consistent with the Parkway Belt land use identified in the Livable Oakville Plan.

The zoning as approved by By-law 2016-010 is shown on Figure 1 and the zoning as proposed by By-law 2016-056 is shown on Figure 2.

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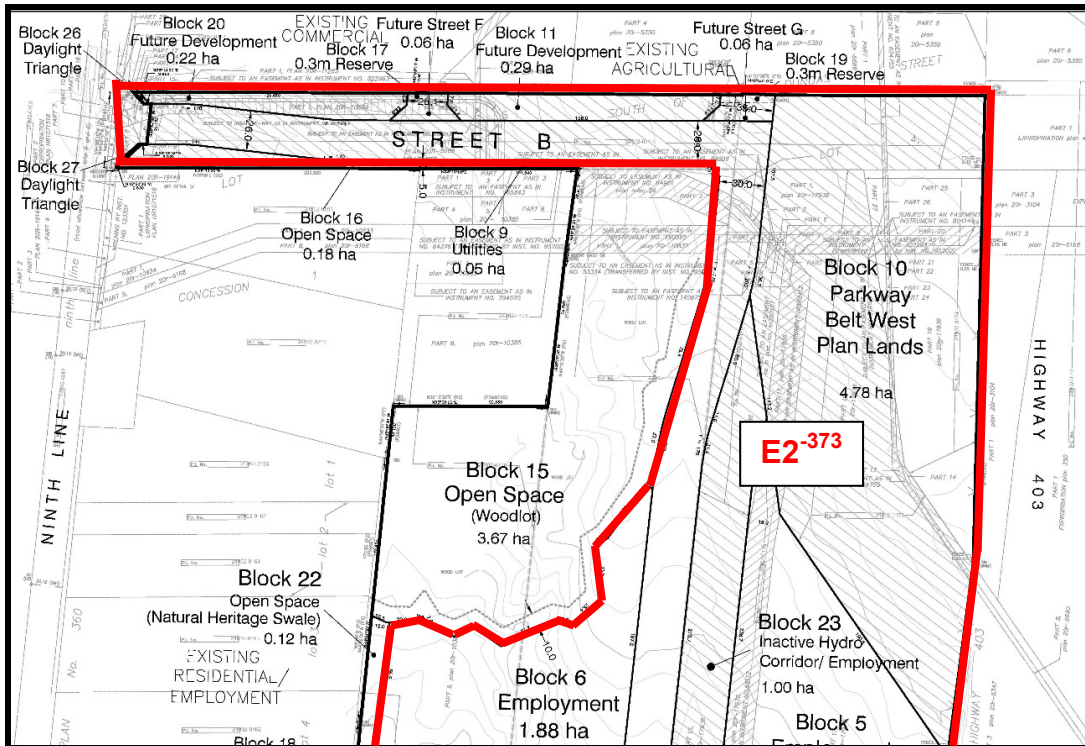


Figure 1: Approved Zoning (2016-010)

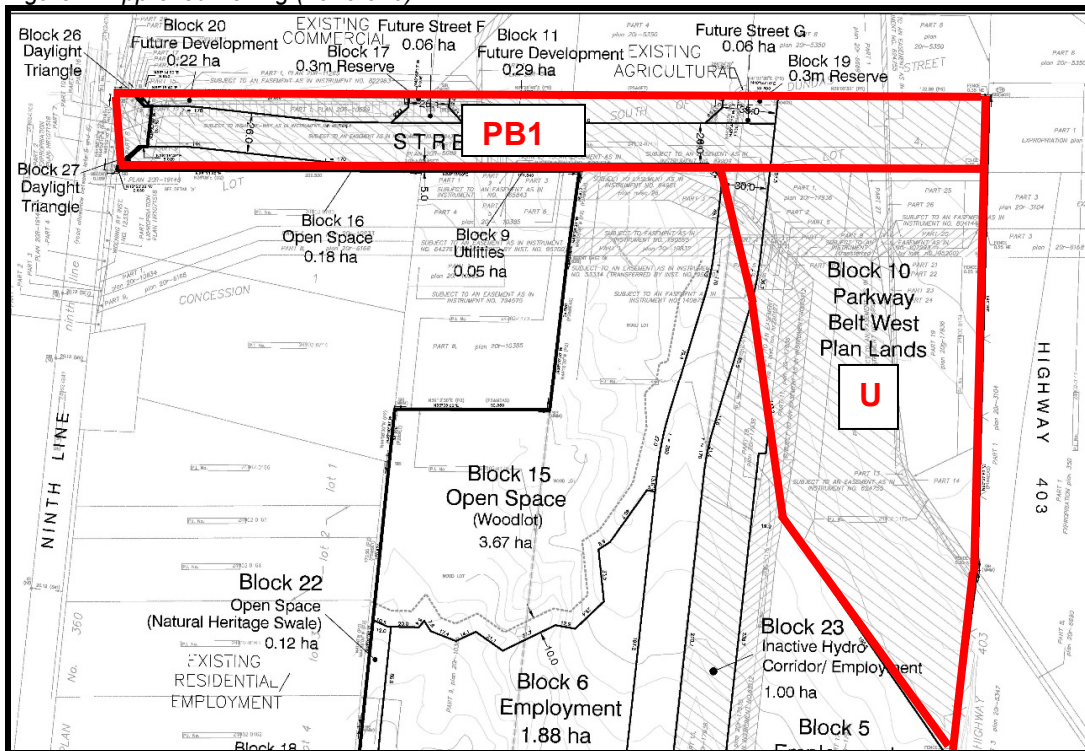


Figure 2: Proposed Zoning (2016-065)

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PLANNING ANALYSIS:

By-law 2016-065 would restore the previous *Parkway Belt Public Use (PB1)* and *Utility (U)* zoning to these parcels in compliance with the Livable Oakville Plan and the Parkway Belt West Plan.

Roads are permitted within the *Parkway Belt Public Use (PB1)* and *Utility (U)* zones and the existing hydro corridor is permitted within the *Utility (U)* zone.

The Planning Staff report related to the approval of the original application is found in the report from the Planning Services Department dated March 31, 2016, forming part of the agenda for the April 18, 2016, meeting of Planning and Development Council.

CONCLUSION:

The subject report recommends approval of By-law 2016-065 as it conforms to the land use and planning policies of the Livable Oakville Plan and the Parkway Belt West Plan.

CONSIDERATIONS:

(A) PUBLIC

Notice has been provided in accordance with the *Planning Act*.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

n/a

(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 proposal furthers the sustainability principles established within the Livable Oakville Plan.

Prepared and Recommended by:
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