

PLANNING JUSTIFICATION REPORT

JULY 2026

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

Ruland Properties Inc.

275 Polly Dr, Oakville
ON L6M 4K1

PREPARED FOR:
The Remington Group

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1.0 INTRODUCTION

Korsiak Urban Planning has been retained by Ruland Properties Inc. (The Remington Group) to prepare this Planning Justification Report in support of Official Plan Amendment and Zoning By-law Amendment applications. The applications are required to permit the development of the lands owned by Ruland Properties Inc. (The Remington Group), located at 275 Polly Drive, which is on the north side of Polly Drive, east of Carding Mill Trail (hereinafter the "subject lands"). Ruland Properties Inc. has retained the assistance of additional specialized consultants. Our opinions rely on the conclusions of the materials prepared by those specialized consultants. The following plans and reports have been prepared under separate cover in support of the proposed Official Plan and Zoning By-law Amendment applications:

- Geotechnical Investigation — Shad & Associates Inc.
- Archaeological Assessment — Archaeological Services Inc.
- Urban Design Brief & Landscape Details — NAK Design Strategies
- Site Servicing Plan — DSEL
- Grading & Drainage Plan — DSEL
- Erosion & Sediment Control Plan — DSEL
- Arborist Report — Kuntz Forestry Consulting Inc.
- Functional Servicing Report — DSEL

The purpose of this Planning Justification Report is to support the proposed Official Plan Amendment and Zoning By-law Amendment for single-detached residential use. The report evaluates the proposed development in the context of the related policies of the Planning Act, the Provincial Planning Statement, 2024, the Livable Oakville Plan, and the Town of Oakville Official Plans (Region of Halton Official Plan and the North Oakville East Secondary Plan).

1.1 SITE DESCRIPTION AND CONTEXT

The subject lands comprise approximately 4,085 square metres and are municipally known as 275 Polly Drive (***Figure 1: Aerial Photo***). The lands correspond to Block 301 on Registered Plan 20M-1198 and are currently vacant. The site is irregularly shaped, with approximately 80 metres of frontage on Polly Drive and 25 metres of frontage on Carding Mill Trail. A trail abuts the northern property boundary and separates the site from the adjacent Natural Heritage System (NHS). The surrounding area consists primarily of rear-lane townhouses and single detached dwellings (***Figure 2: MPlan 20M-1198***).

Surrounding land uses are as follows:

- North: Natural Heritage System (NHS), future developable lands.
- South: low-density and medium-density residential.
- East: low-density and medium-density residential, Preserve Drive, and Sixth Line.
- West: SWM pond, NHS, future developable lands, and Neyagawa Boulevard.



Figure 1: Aerial Photo



Figure 2: M-Plan 20M-1198

2.0 PROPOSED DEVELOPMENT

2.1 DESCRIPTION OF PROPOSAL

The proposed Lotted Concept (***Figure 3 - Concept Plan***) consists of six single-detached dwellings with backyards on a 4,085-square-metre block. The lot widths are 13.75m, the front yard setback is 2.5m, and the lot depth is 27.4m.

The subject lands are currently zoned Neighbourhood Centre sp: 52; therefore, a Zoning By-law Amendment is required to permit the proposed use.

Moreover, the lands are categorized as Neighbourhood Centre in the North Oakville East Secondary Plan (NOESP) Master Plan; therefore, an Official Plan Amendment that introduces an exception to permit single detached dwellings is required.

A pre-consultation meeting was undertaken on January 7, 2026, with the Town of Oakville and Halton Region to review the proposed Official Plan Amendment and Zoning By-law Amendment.



Figure 3: Concept Plan

2.2 SUPPORTING STUDIES

Supporting technical studies submitted in support of the application include:

a) Functional Servicing Report and Stormwater Management Report Conformity Memorandum: Demonstrates that the existing water, wastewater, and stormwater infrastructure can adequately service the proposed development at 275 Polly Drive, outlines the proposed servicing and stormwater management works, and confirms conformity with the approved Environmental Implementation Report and Functional Servicing Study for the Preserve Phase 3 Subdivision.

b) Arborist Report and Tree Inventory and Preservation Plan: Identifies and assesses existing trees on and adjacent to the subject lands, evaluates potential impacts associated with the proposed development, and outlines tree protection, preservation, and compensation measures in accordance with municipal requirements.

c) Archaeological Assessment and Ministry Clearance Letters: Documents the completion of the required archaeological assessments for the subject lands and confirms that the Ministry has issued the necessary clearance, indicating that no further archaeological investigation is required prior to development.

d) Urban Design Brief Addendum and Landscape Details: Incorporates the detailed design vision and architectural parameters for 275 Polly Drive. Describes the specific built form and site level refinements for 275 Polly Drive to remain consistent with the overarching design principles established in the original Urban Design Brief.

3.0 POLICY FRAMEWORK

3.1 THE PLANNING ACT, R.S.O. 1990, c.P.13

The *Planning Act* is Ontario's legislation for land use planning, aimed at ensuring transparent and fair planning processes, promoting sustainable development, and integrating provincial interests. It establishes the framework for official plans, land use regulations, land division, and public consultation, while emphasizing municipal council authority in land use decision-making. *Planning Act* policies applicable to the proposal are described in *Appendix A*.

The proposal has regard for matters of provincial interest identified in Section 2 of the *Planning Act* for the following reasons:

- The proposal is compatible with the surrounding residential neighbourhood and represents an appropriate form of development within the existing community context;
- The proposal contributes to the provision of housing within a designated urban area;
- The proposal promotes the orderly development of land by facilitating the development of a vacant parcel within an existing community;
- The proposal makes efficient use of existing municipal infrastructure and services, including roads, water, and stormwater management facilities; and
- The proposal recognizes and maintains the interface with the adjacent Natural Heritage System (NHS).

The proposed Official Plan Amendment and Zoning By-law Amendment comply with Sections 22 and 34 of the *Planning Act*. The applications seek to amend the existing planning framework to permit the development of six single detached dwelling units on a vacant development block within an existing residential neighbourhood. The proposal represents an efficient use of land and existing municipal services, is compatible with surrounding land uses, maintains appropriate consideration for the adjacent NHS, and represents good land use planning in the public interest.

3.2 THE PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20th, 2024, and applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date.

PPS 2024 policies applicable to the proposal are further discussed in ***Appendix B***, including: Section 2.3 for 'Settlement Areas', 3.9 for 'Public Spaces, Recreation, Parks, Trails and Open Space', and Section 4.1 for 'Natural Heritage'.

The proposed development is consistent with the Provincial Planning Statement, 2024 for the following reasons:

- The subject lands are located within a Settlement Area where growth and development are directed;
- The proposal facilitates the development of a vacant block within an existing built-out residential neighbourhood;
- The subject lands are connected to the surrounding road and trail network, supporting opportunities for active transportation and community connectivity; and
- The proposal has been designed with regard to the adjacent Natural Heritage System and can be accommodated without adverse impacts on adjacent natural heritage features and functions.

3.3 REGION OF HALTON OFFICIAL PLAN

As of July 1, 2024, the Region of Halton Official Plan is no longer an official plan for the Regional Municipality of Halton and instead is considered an official plan of the Town of Oakville until such time as it is revoked or amended.

The Halton Official Plan provides direction as to how physical development should take place in Halton to meet the current and future needs of its residents. As shown on Map 1 – Regional Structure (***Figure 4***), the subject lands are designated 'Urban Area'. On Map 1H – Regional Urban Structure (***Figure 5***), the subject lands are designated 'Urban Area' as well.

The Region of Halton policies applicable to this proposal are further described in ***Appendix C***, which includes ***'Urban Area and the Regional Urban Structure'*** (Sections 72, 74, 84, 85); and ***'Natural Heritage System'*** (Section 114). The proposed development conforms to the aforementioned policies of the Halton Official Plan for the following reasons:

- The proposed development is located within the Urban Area, where urban services are planned and available to support the provision of housing;
- The proposed development contributes to housing targets and is an appropriate density for the Local Municipalities and the Region as a whole;
- The proposal efficiently uses the surrounding existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of the existing neighbourhood; and
- The proposal has regard to the adjacent NHS in accordance with regional policy.

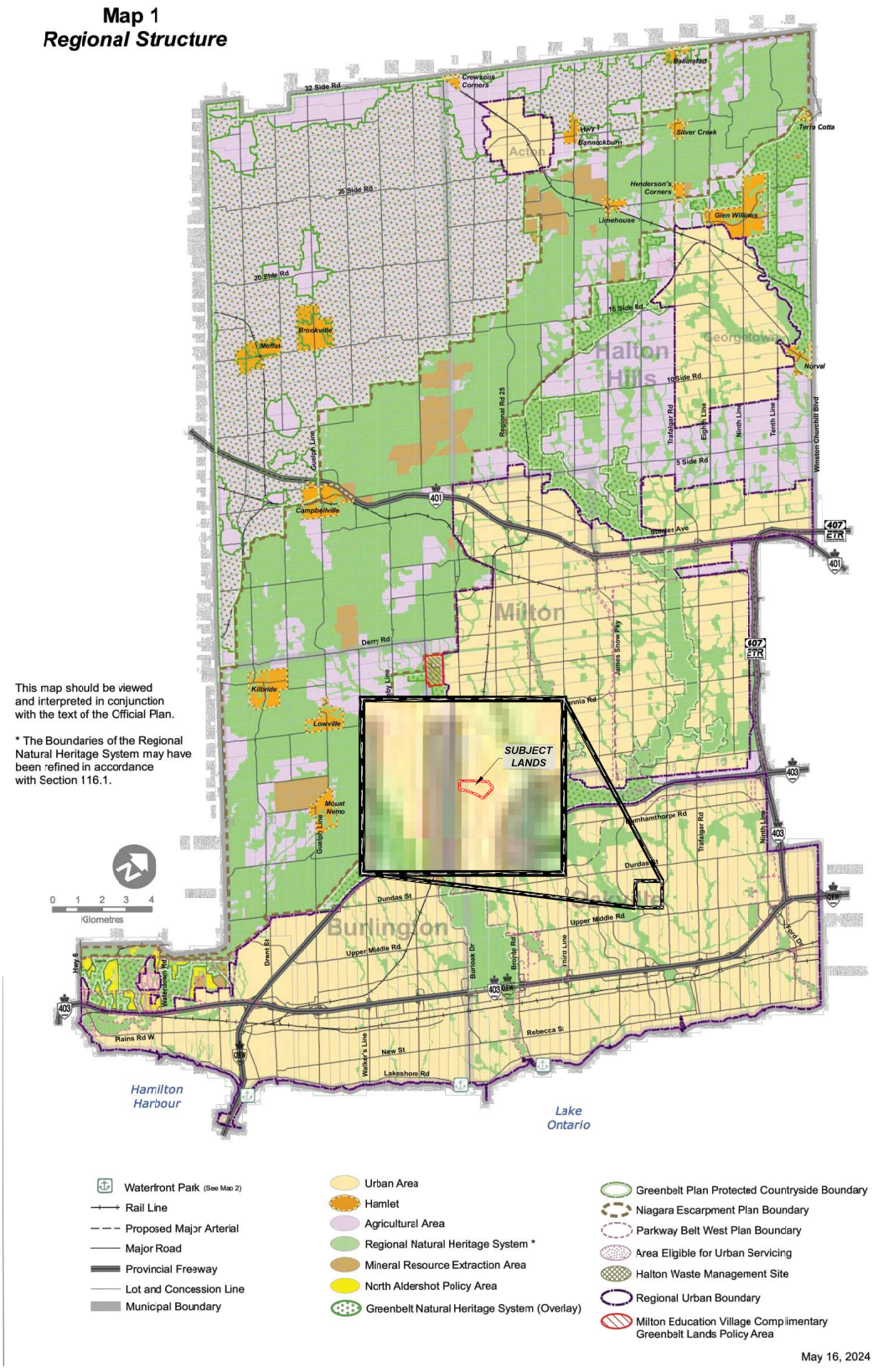


Figure 4: Halton Region Official Plan – Map 1 Regional Structure

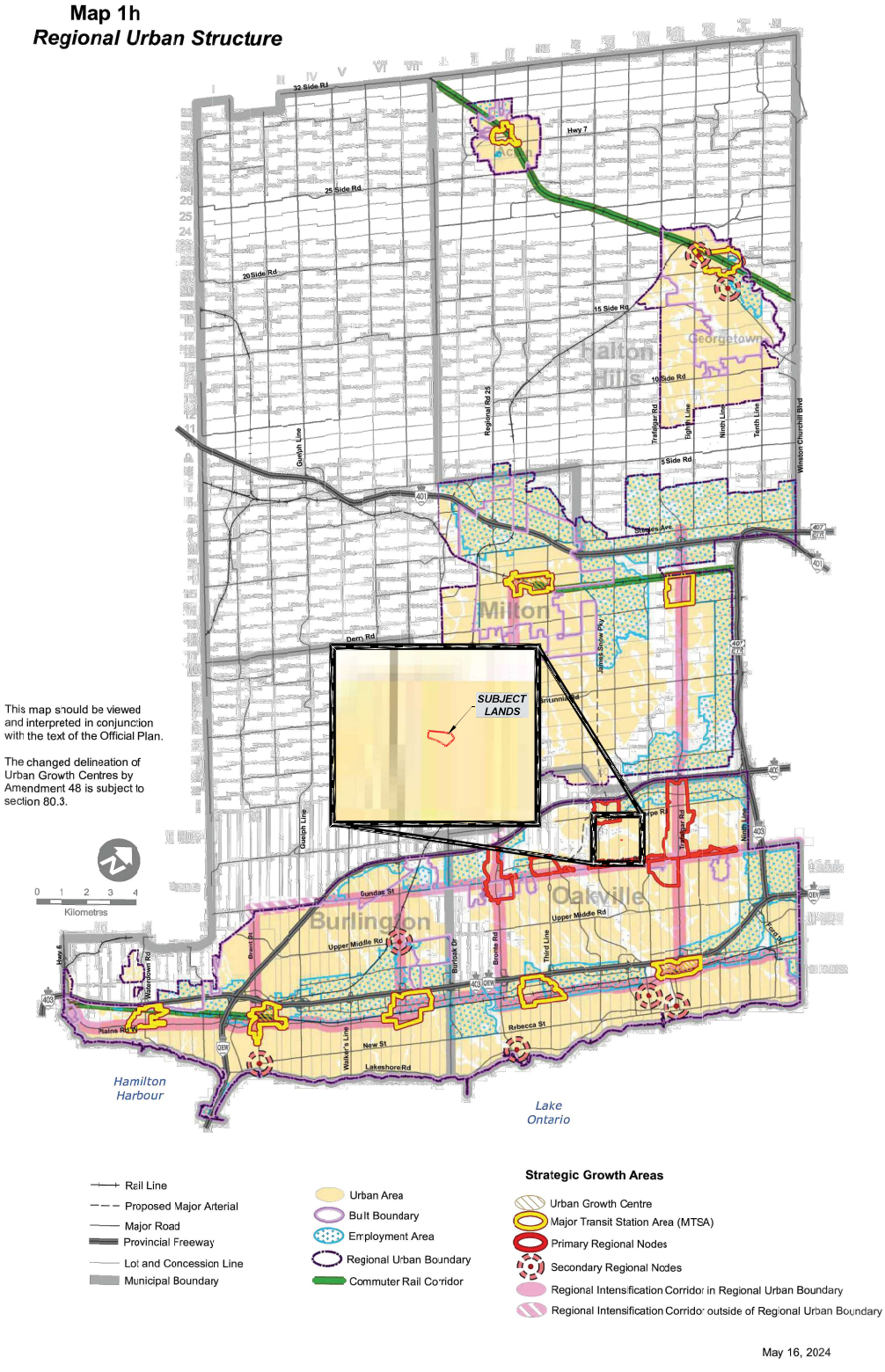


Figure 5: Halton Region Official Plan – Map 1H Urban Regional Structure

3.4 TOWN OF OAKVILLE – NORTH OAKVILLE EAST SECONDARY PLAN (NOESP)

The site is located within the North Oakville East Secondary Plan (NOESP). The NOESP includes detailed policies that establish general development objectives to guide future development of the area. The NOESP policies applicable to this proposal includes *Sections 7.3.5 Natural Heritage and Open Space System, 7.3 Sustainable Development Strategy, 7.3.6.2 Housing Mix Target, 7.4 Land Use Strategy, 7.4.1 Purpose, 7.4.2 Development Form, and 7.6.7.2 General Urban Area.*

As per the NO – Master Plan (***Figure 7***), the subject lands are designated 'Neighbourhood Centre Area'. Further, as per the NOE 2 – Land Use Plan (***Figure 8***), the subject lands are designated 'Neighbourhood Area'.

The proposal seeks to request an exception within the current category, as the policies of Neighbourhood Area do not permit the proposed single detached dwellings.

General relevant policies include:

7.3 SUSTAINABLE DEVELOPMENT STRATEGY

7.3.5 NATURAL HERITAGE AND OPEN SPACE SYSTEM

The Natural Heritage and Open Space System for North Oakville East is part of a larger system which is intended to extend through all of North Oakville. It forms a central feature of the North Oakville East Planning Area. It is comprised of two components, a Natural Heritage component and an Open Space component.

a) *The Natural Heritage component of the System is comprised of the following key areas as identified by the policies in the Plan:*
   i. *Core Preserve Areas*
      1. *The Core Preserve Areas include key natural features or groupings of key natural features, together with required buffers and adjacent lands intended to protect the function of those features and ensure the long term sustainability of the Natural Heritage component of the System within the urban context*

b) *The Open Space component of the Natural Heritage and Open Space System includes open space areas such as stormwater facilities, cemeteries, public parks and schools. The Open Space component of the System will be designed, where possible, to connect to, and enhance the Natural Heritage component of the System*

As per NOE 3 - Natural Heritage Component of Natural Heritge and Open Space System including Other Hydrological Features *(Figure 6*), the subject lands fall adjacent to the Core Preserve Area. These areas are designated to protect key natural features and maintain ecological connectivity, while development is focused on the remaining lands.

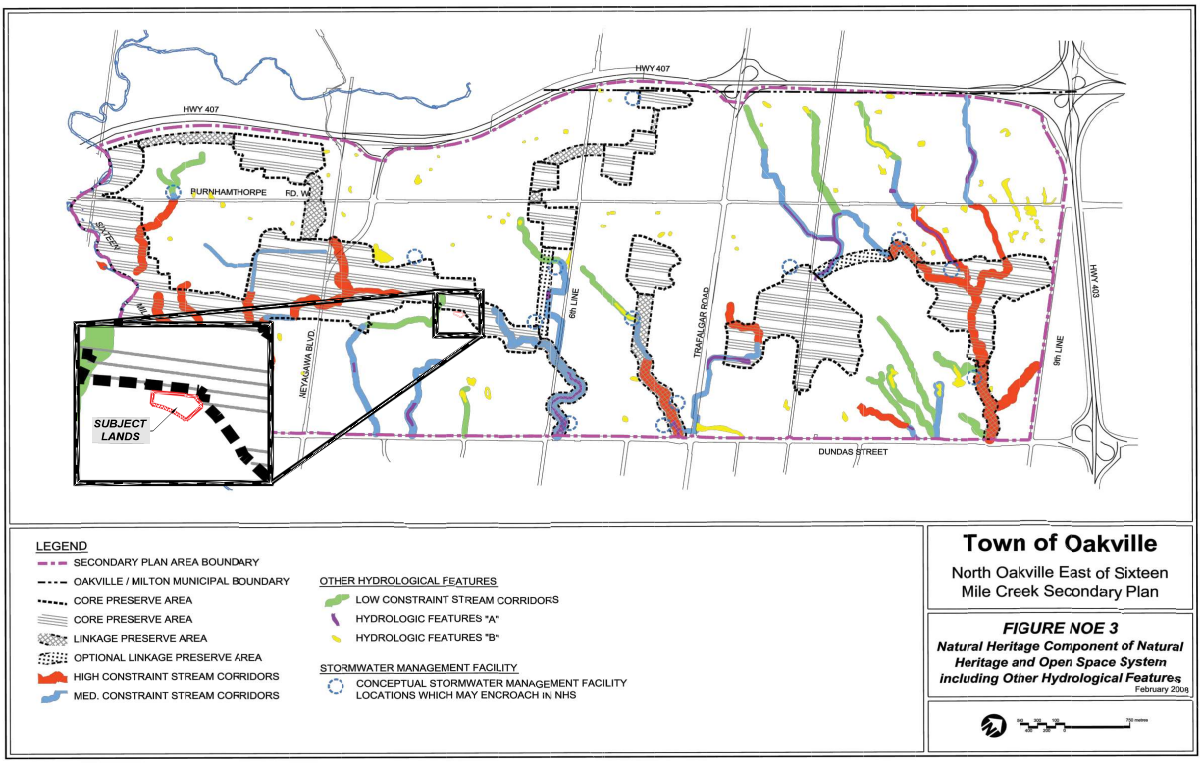


Figure 6: NOE 3 - Natural Heritage Component of Natural Heritge and Open Space System including Other Hydrological Features

7.3.6.2 HOUSING MIX TARGET

a) *The housing unit mix targets for the ultimate development of North Oakville East, which may not be achieved within the 2021 planning period, are outlined below and for each density type a target range is provided. The achievement of a housing mix which lies between the target ranges on a yearly basis shall not be required, however, the Town will review the achievement of the targets every five years and will monitor on an annual basis. Any such review shall not result in a reduction of the population target contained in Section 7.3.6.1 or the population related component of the employment target. Sections 7.9.5.2 and 7.9.5.3 of this Plan set out the Monitoring Program and Monitoring Report requirements.*

	Low	*High*
Low Density	*55%*	*45%*
Medium Density	*25%*	*20%*
High Density	*20%*	*35%*

The proposed development contributes to the housing unit mix targets by providing six low-density single detached dwelling units. While the housing mix targets are intended to be achieved across the broader North Oakville East community over time, the proposal supports the long-term achievement of these targets through the addition of low-density housing.

7.4 LAND USE STRATEGY

As stated, per the NOE 2 - Land Use Plan (*Figure 8*), the subject lands are designated 'Neighbourhood Area'. As per the NO - Master Plan (*Figure 7*), the subject lands are designated 'Neighbourhood Centre Area'.

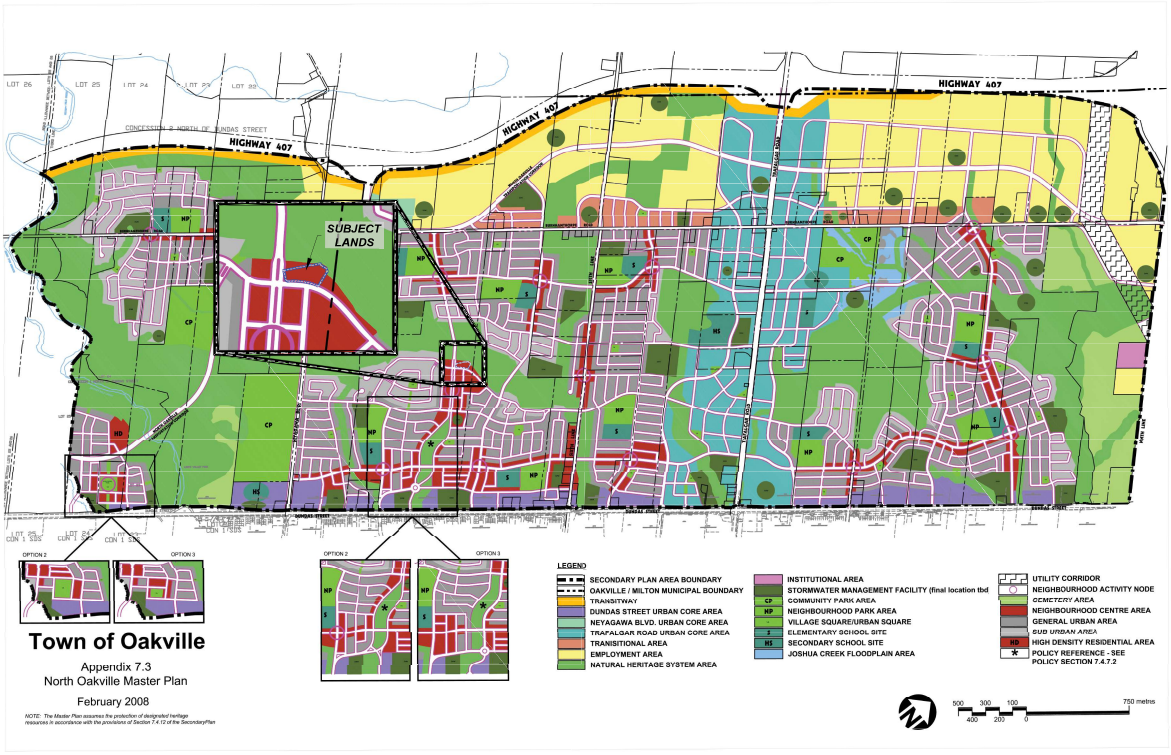


Figure 7: NO - Master Plan

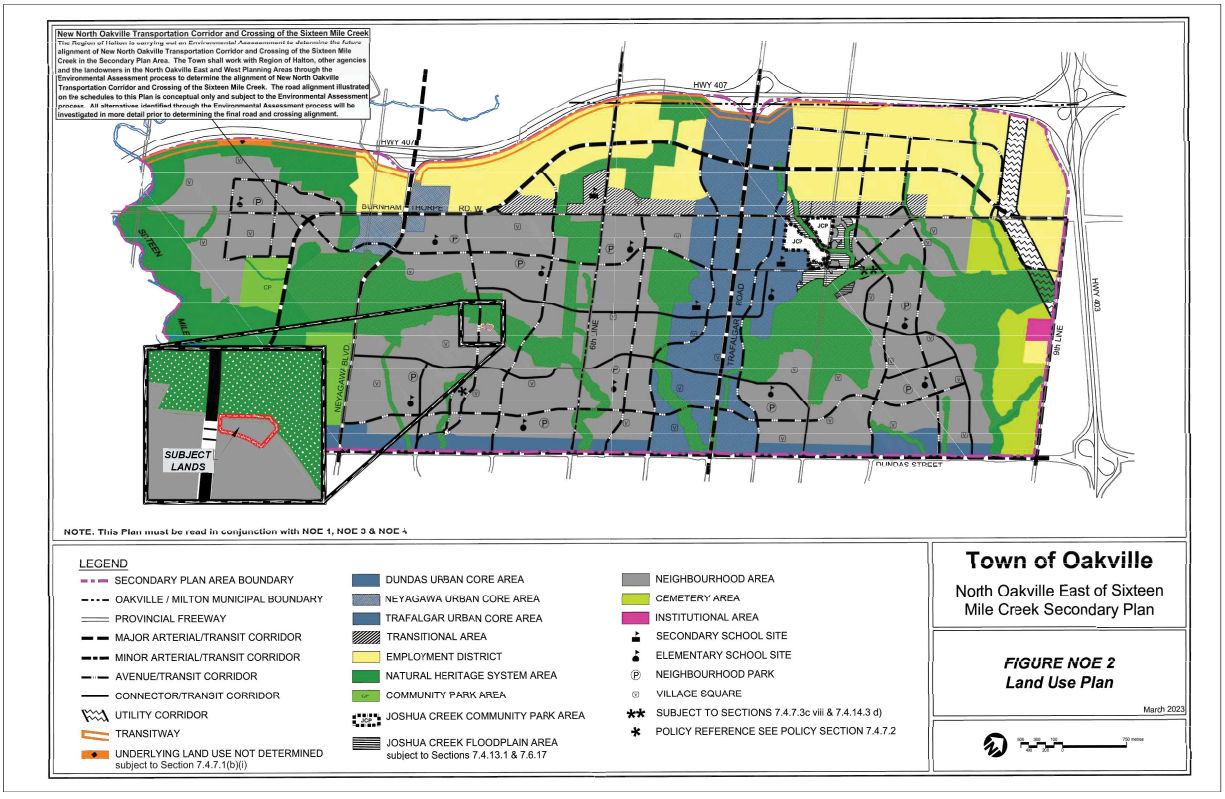


Figure 8: NOE 2 - Land Use Plan

7.4.1 PURPOSE

In keeping with the objectives of this Secondary Plan, the Town of Oakville is committed to the principle of sustainable development in the development of North Oakville East. The Sustainable Development Strategy provides policies with respect to the implementation of this principle as it relates to development form, and specifically to the protection, conservation and enhancement of air, water and ecological features and functions, energy and other resources, and heritage resources.

7.4.2 DEVELOPMENT FORM

The North Oakville East Secondary Plan has been based on a conceptual design which maximizes the potential for sustainable development through such features as mixed use development, a modified grid road system which enhances the opportunity to provide transit, and a Natural Heritage and Open Space System. In addition to the general direction implicit in the Plan, the Town will actively encourage development which is specifically based on the principle of sustainable development, including the development of Town facilities. The Town will also work with other public agencies to encourage them to follow these principles. Such development will be designed to:

a) *reduce the consumption of energy, land and other non-renewable resources;*
b) *minimize the waste of materials, water and other limited resources;*
c) *create livable, healthy and productive environments; and,*
d) *reduce greenhouse gases.*

The proposed development will align with sustainability objectives using ENERGY STAR® Qualified homes featuring high-efficiency mechanical systems, water-saving fixtures, and durable construction materials. Each home will include smart technologies such as a smart thermostat, lighting controls, and a future-ready wiring package. Additional features include rough-ins for electric vehicle chargers, central vacuum, and security systems, all contributing to long-term energy savings, reduced environmental impact, and enhanced livability.

7.6.7 NEIGHBOURHOOD AREA

a) Purpose The Neighbourhood Area designation on Figure NOE2 is applicable to areas intended for the development of residential neighbourhoods. Each neighbourhood is identified on Figure NOE1. The neighbourhoods will each include a neighbourhood central activity node, a five minute walk from most residences, which will include public facilities that serve the neighbourhood. Live/work units and limited commercial uses will also be encouraged to locate in this area.

b) Land Use Policies Each neighbourhood will be developed with a mix of development based on the following land use categories. The land use categories, Neighbourhood Centre, General Urban and Sub-urban, shall be represented in each neighbourhood, with the exception of Neighbourhood 14, generally in accordance with the percentages in Table 1 to this Secondary Plan.

The land use categories, High Density Residential, Neighbourhood Centre and General Urban, shall be represented in Neighbourhood 14 such that development results in a total number of units and population equal to or greater than 800 units and a population of approximately 2,000. North Oakville East Secondary Plan March 2023 Consolidation 62 Notwithstanding the foregoing, development utilizing a land use category distribution which results in densities less than those required by Table 1 will generally not be permitted, but development which utilizes a land use category distribution resulting in increased densities may be permitted subject to conformity with the policies of this Plan.

7.6.7.1 Neighbourhood Centre Area

a) *Purpose The Neighbourhood Centre Area land use category on Appendix 7.3 will generally be used for areas located central to each neighbourhood. It is intended to accommodate a range of medium density residential, mixed use, and limited commercial and civic uses focused at a central neighbourhood activity node to serve neighbourhood residents.*

b) *Permitted Uses, Buildings and Structures:*

- *The permitted uses shall be medium density residential, mixed use, and small scale convenience retail, personal service, restaurants and business activity, as well as public and institutional uses including village squares. Business activity may include a range of small scale uses including offices, medical clinics, workshops for artisans and artists' studios.*
- *Permitted uses shall be primarily located in mixed use or medium density residential buildings. Both mixed use and single use buildings shall be permitted and this may include convenience commercial buildings in accordance with the provisions in Subsection c) below.*
- *Notwithstanding the above, a minimum of one mixed use or nonresidential building, in accordance with the provisions in Section 7.6.7.1.c) is required at the intersection of each neighbourhood activity node identified on Figure NOE1.*

c) *Land Use Policies*

- *Mixed-use development will be focused at neighbourhood activity nodes, identified on Figure NOE1, which will include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes, or mail pickup facilities. In addition, convenience commercial facilities or similar uses will be encouraged to locate in these areas.*
- *A mix of uses shall be permitted at the following heights and densities: o Minimum density - FSI of 0.5 for mixed use; o Maximum density - FSI of 2 for mixed use;*
    - *Minimum density - 35 units per net hectare for residential;*
    - *Maximum density - 150 units per net hectare for residential; North Oakville East Secondary Plan March 2023 Consolidation 63*
    - *Minimum height - 2 storeys; and, o Maximum height - 6 storeys.*

- *The zoning by-law shall establish minimum and maximum setbacks and implement densities and other standards to ensure that development achieves the minimum standards required as a basis for the creation of this centre area. In particular, on-street parking will be permitted and may be utilized to meet parking standards for commercial and other non-residential development, and in such circumstances, live/work buildings may require no additional parking for the "work" component.*
- *The Town will require that a variety of building types be developed throughout the Neighbourhood Centre Area land use category in each neighbourhood. The location of building types shall be controlled through the zoning by-law. In this context, notwithstanding the permitted uses and maximum permitted density and height, consideration may be given by the Town to limited areas of housing, which may include public, convenience commercial or similar uses on the ground floor, with a minimum density of 150 units per net hectare and a maximum density of 250 units per net hectare located in proximity to the Core Preserve Area. However, the Town shall be satisfied that the development is appropriate to the context and may require the submission of studies, models and/or plans which address that consideration. In addition, the Town shall be satisfied that the total number of units and population for the plan of subdivision is the same as, or greater than, that which would be required by land use category distribution in Table 1.*

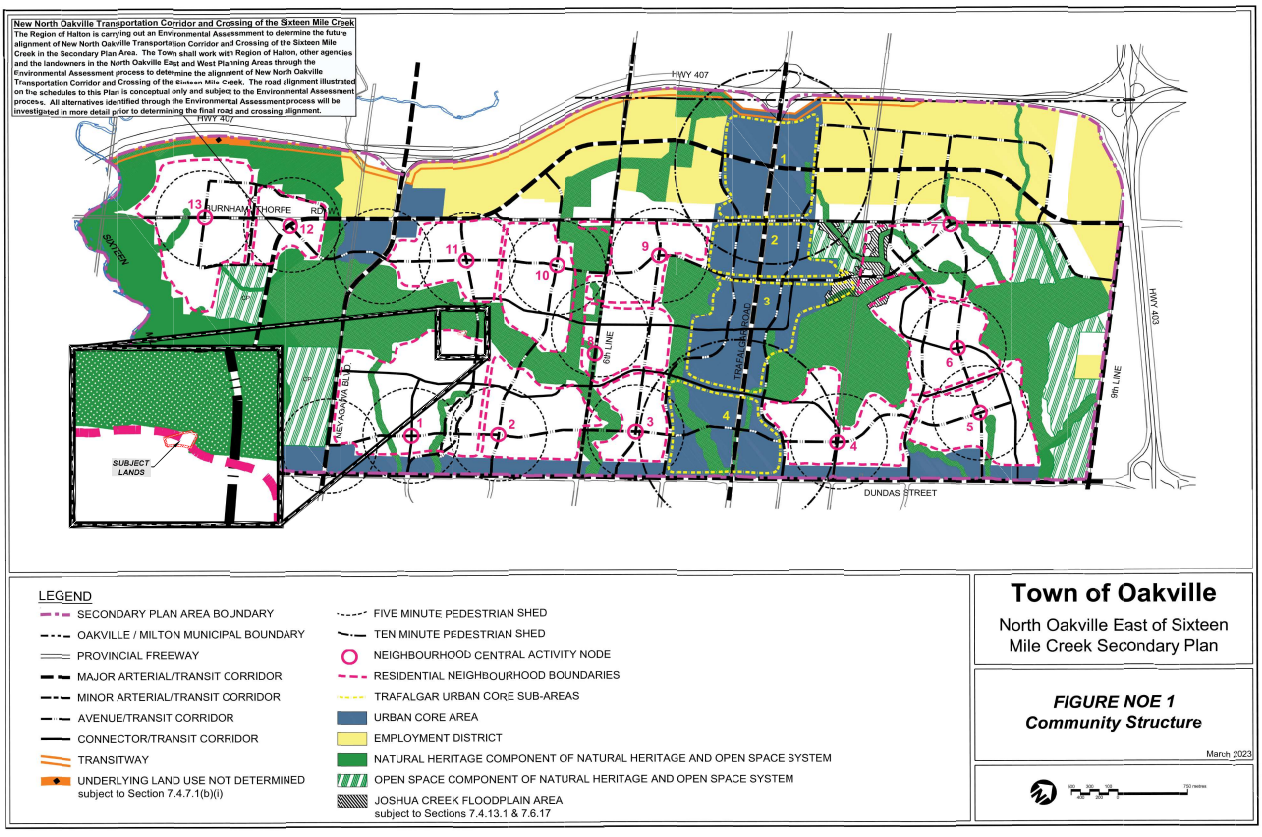


Figure 9: NOE 1 – Community Structure

While the proposed low-density residential use is not permitted within the Neighbourhood Centre category, a site-specific exception is proposed for Block 301 to permit six single-detached dwellings. When Block 301 and its six proposed units are considered together with the lands categorized as Neighbourhood Centre within the Preserve Phase 3 Draft Plan, the combined area would achieve a density of 135.97 units per net hectare, which falls within the prescribed range of 35 to 150 units per net hectare. The Neighbourhood Centre lands include two mixed-use blocks containing 322 apartment units and 20 townhouse blocks containing 381 units.

Based on the Town of Oakville Development Charges Background Study (2022), prepared by Watson & Associates Economists Ltd., the average single-detached dwelling accommodates 3.684 persons per unit. Accordingly, the six proposed single-detached dwellings are anticipated to accommodate approximately 22 residents.

As illustrated on the M-Plan 20M-1198 (***Figure 2***), Blocks 299 and 300 function as the primary neighbourhood activity node within the residential neighbourhood boundary as per NOE 1 – Community Structure (***Figure 9***). These centrally located blocks provide an appropriate location for higher-density residential and mixed-use development, reinforcing the planned community structure and creating a focal point that is readily accessible to surrounding residents.

The concentration of higher-density and mixed-use development within Blocks 299 and 300 ensures that neighbourhood-serving functions continue to be accommodated in a central and appropriate location, supporting a complete community while providing a logical distribution of land uses throughout the subdivision.

The applicant has demonstrated support for accommodating higher-density, mixed-use development in appropriate locations, including through Official Plan Amendment No. 334 for 210 and 374 Burnhamthorpe Road West, which redesignated 3.17 ha of Neighbourhood Area to Neyagawa Urban Core (NUC) Area.

In contrast, the proposed exception to the subject lands' Neighbourhood Centre categorization to permit single detached dwellings reflects the applicant's position that these lands are more appropriately categorized for lower-intensity residential development based on their location, context, and relationship to the surrounding neighbourhood. Collectively, these amendments represent good land use planning by directing higher-intensity development to locations better suited to accommodate it while providing a compatible transition to surrounding residential uses. This is in line with the NOESP policies as well as the broader Town-wide vision contained in the Liveable Oakville Plan.

Although the subject lands do not fall within the Livable Oakville Plan ("Plan") area, the Plan nevertheless provides context regarding Council's broader direction for managing growth and intensification. In particular, the Plan identifies nodes, corridors and other growth areas as the primary focus for future residential intensification. While these policies do not apply directly to the subject lands, they reflect Council's broader vision for the Town's urban structure and provide context in considering the appropriateness of the proposed amendment.

The proposed development conforms to the aforementioned policies of the North Oakville East Secondary Plan (NOESP) for the following reasons:

- The proposed development is located within the Urban Area, where urban services are planned and available to support residential growth;
- The proposal contributes to a mix of housing forms and housing needs;
- The proposed development contributes to housing targets and planned neighbourhood structure;
- The proposal efficiently uses the surrounding existing developed lands, built form context, and available services to increase the supply of housing while maintaining the physical character of the existing neighbourhood; and
- The development appropriately has regard to the adjacent Natural Heritage System (NHS) and Core Preserve Area in accordance with NOESP policy direction.

4.0 ZONING

EXISTING ZONING

The subject lands are currently zoned Neighbourhood Centre Special Provision 52 (NC-2 sp:52). Pursuant to Section 7.5 of Zoning By-law 2009-189, the permitted uses are limited to apartment buildings and specific types of townhouses. Through public consultation, it was decided that low-density residential would better suit the character of the existing surrounding neighbourhood. As such, a Zoning By-law amendment is required to permit the proposed development.

PROPOSED ZONING

The proposal seeks to rezone the subject lands to General Urban (GU-XX), a zone that permits low-density residential development, such as single-detached dwellings. The adjacent lands are also zoned General Urban and are predominantly developed with single-detached dwellings, reflecting a consistent residential character.

The draft amending zoning by-law is appended to this as *Appendix E*.

5.0 PUBLIC ENGAGEMENT STRATEGY

The Public Information Meeting (PIM) for the proposed development at 275 Polly Drive was held on July 2, 2026. The meeting was attended by representatives from Korsiak Urban Planning, Ruland Properties Inc. (The Remington Group), two Ward Councillors, one member of Town staff, and one neighbourhood resident. The purpose of the meeting was to provide an overview of the proposed Official Plan Amendment and Zoning By-law Amendment, which would permit the development of six single detached dwellings. In collaboration with Town staff, notice signs will also be installed on the subject property prior to the Statutory Public Meeting.

Summary of comments from public information meeting:

1. Overview of the proposed development
    - The project team presented the proposal for six single detached dwellings on 275 Polly Drive and provided an overview of the proposed land use change and development concept.
2. Feedback from Ward Councillors
    - The Ward Councillors expressed positive feedback regarding the proposed development and land use change.
    - The Councillors indicated that the proposal represents an appropriate form of development for the subject lands and expressed support for the application proceeding through the planning process.
3. Feedback from the neighbourhood resident
    - One neighbourhood resident attended the meeting and voiced support for the proposed development and land use change.
    - The resident indicated that the proposed six single detached dwellings would be an appropriate addition to the area and expressed support for the application moving forward.
4. Overall comments
    - All attendees indicated that they were content with the proposed development and land use change.
    - No concerns or objections were raised during the meeting, and attendees indicated that they look forward to the proposal proceeding in the future.

6.0 PLANNING OPINION

The proposed Zoning By-law Amendment and Official Plan Amendment are justified and represent good planning for the following reasons:

1. The proposal is compliant with the ***Planning Act***, consistent with the PPS (2024) and conforms to the Town of Oakville Official Plan, NOESP, and Region of Halton Official Plan policies referenced.
2. The subject lands are within a Settlement/Urban Area supported by existing and planned municipal infrastructure, as outlined in PPS (2024), NOESP, and Region of Halton Official Plan policies.
3. The proposal generally conforms to the NOESP Neighbourhood Area policies referenced.
4. The development supports housing objectives under PPS (2024) and NOESP policies discussed.
5. The proposal efficiently uses a vacant parcel and is compatible with the surrounding residential context, consistent with PPS (2024), NOESP, and Planning Act considerations.
6. The proposal has regard to the Natural Heritage System (NHS) and Core Preserve Area in accordance with PPS (2024), Region of Halton Official Plan, and NOESP policies.

Respectfully submitted,

KORSIAK URBAN PLANNING



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Reviewed by: Erika Lindsay, MScPl, RPP, Intermediate Planner

APPENDICES

APPENDIX A: THE PLANNING ACT, R.S.O. 1990, c.P.13

The following sections and policies of the *Planning Act* are applicable to this proposal:

Provincial Interest

Section 2 of the Planning Act establishes matters of provincial interest which decision makers shall have regard to when making decision on planning applications and carrying out their responsibilities under the Act. Section 2 of the Planning Act states:

2. *The minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:*

    a) *The protection of ecological systems, including natural areas, features and functions;*

    e) *The supply, efficient use and conservation of energy and water;*

    f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

    g) *The minimization of waste;*

    h) *The orderly development of safe and healthy communities;*

        1. *The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*

    i) *The adequate provision and distribution of educational, health, social, cultural and recreational facilities;*

    j) *The adequate provision of a full range of housing, including affordable housing;*

    k) *The adequate provision of employment opportunities;*

    l) *The protection of the financial and economic well-being of the Province and its municipalities;*

    m) *The coordination of planning activities of public bodies;*

    n) *The resolution of planning conflicts involving public and private interests;*

    o) *The protection of public health and safety;*

    p) *The appropriate location of growth and development;*

    q) *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

    r) *The promotion of built form that;*

1. *Is well-designed;*
2. *Encourages a sense of place, and;*
3. *Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

s) *The mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

Request for Amendment

22. *(1) If a person or public body requests a council to amend its official plan, the council shall,*

a) *forward a copy of the request and the information and material required under subsections (4) and (5), if any to the appropriate approval authority, whether or not the requested amendment is exempt from approval; and*

b) *hold a public meeting under subsection 17 (15) or comply with the alternative measures set out in the official plan. 1996, c. 4, s. 13; 2004, c. 18, s. 4 (1); 2006, c. 23, s. 11 (1).*

Zoning By-laws

34. *(1) Zoning by-laws may be passed by the councils of local municipalities:*

Prescribed information

(10.1) A person or public body that applies for an amendment to a by-law passed under this section or a predecessor of this section shall provide the prescribed information and material to the council. 1996, c. 4, s. 20 (5).

APPENDIX B: THE PROVINCIAL PLANNING STATEMENT (2024)

Provincial Planning Statement, 2024 (PPS 2024) policies applicable to the proposal are: Section 2.3 for 'Settlement Areas and Settlement Area Boundary Expansions', Section 3.9 for 'Public Spaces, Recreation, Parks, Trails and Open Space', and Section 4.1 for 'Natural Heritage'.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
    a) *efficiently use land and resources;*
    b) *optimize existing and planned infrastructure and public service facilities;*
    c) *support active transportation;*
    d) *are transit-supportive, as appropriate; and*
    e) *are freight-supportive.*

The subject lands are located within a Settlement Area. The proposed development will facilitate the completion of a vacant development block within an existing residential neighbourhood and make efficient use of land, infrastructure, and public service facilities. The subject lands are connected to the surrounding road and trail network, supporting active transportation opportunities

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:
    a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
    b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

The proposed development is located within an existing residential neighbourhood that includes access to publicly accessible open space and recreational amenities. The subject lands abut an existing trail corridor and are located in proximity to a neighbourhood parkette and stormwater management facility. Accordingly, the proposal contributes to a community that supports active transportation, recreation, and connectivity for persons of all ages and abilities.

4.1 Natural Heritage

1. *Natural features and areas shall be protected for the long term.*
2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

The subject lands are located adjacent to the Natural Heritage System; however, the existing trail corridor provides separation between the proposed development and the NHS. The proposed development is confined to a vacant development block and has been designed to maintain the long-term protection of adjacent natural features and areas. Accordingly, the proposal has regard for the protection and long-term ecological function of the Natural Heritage System.

APPENDIX C: REGION OF HALTON OFFICIAL PLAN

The Halton policies applicable to this proposal are *'Urban Area and the Regional Urban Structure'* (Sections 72, 74, 84, 85,); and *'Natural Heritage System'* (Section 114).

72. The goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.

74. The Urban Area consists of areas so designated within the Regional Urban Boundary as delineated on Map 1, where urban services are or will be made available to accommodate existing and future urban development and amenities.

The proposed development supports the Urban Area designation by facilitating urban development within the Regional Urban Boundary, where urban services are available or planned to accommodate existing and future growth. The proposal promotes the efficient use of existing and planned municipal infrastructure while contributing to the orderly development of urban uses and amenities in accordance with the Region's long-term growth management framework.

84. The goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.

The proposed development supports the Region's housing goal by contributing to the supply of housing that responds to the needs of Halton's growing population. The proposal provides an appropriate housing form that contributes to the overall variety of housing while supporting the accommodation of differing physical, social, and economic needs in accordance with the Region's long-term housing objectives.

85. The objectives for housing are:

(1) To establish housing targets by type and appropriate density for the Local Municipalities and the Region as a whole.

The proposed development supports the Region's housing objectives by contributing to the achievement of housing targets through the provision of an appropriate housing type and density. The proposal assists in expanding the housing supply while supporting the existing pattern of residential development consistent with the Region's long-term housing and growth management objectives.

114. The goal of the Natural Heritage System is to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations.

The proposed development supports the goal of the Natural Heritage System by recognizing natural heritage features and their ecological functions through appropriate development. The proposal ensures that development will have regard to the Region's long-term environmental objectives.

APPENDIX D: OFFICIAL PLAN AMENDMENT

Town of Oakville

Official Plan Amendment Number _____

Part 1 – Constitutional Statement

Parts 1 and 2 do not constitute operable parts of this Amendment.

Part 3 constitutes Amendment Number _____ to the North Oakville East Secondary Plan (NOESP).

Part 2 – The Preamble

1. Purpose:

The purpose of this Amendment is to permit the development of six single detached dwellings on the lands municipally known as 275 Polly Drive.

2. Location:

The lands are located at 275 Polly Drive, which is on the north side of Polly Drive, east of Carding Mill Trail.

3. Basis:

The Official Amendment is based on the following:

- The proposed development is located within the Neighbourhood Area designation, where municipal services are planned and available to support residential growth.
- The proposed development will increase the housing supply while maintaining compatibility with the existing built form and physical character of the surrounding neighbourhood.
- The proposed lot configuration, scale and built form are compatible with the surrounding low-density residential development.

Part 3 – The Amendment

Item 1

Section 7.6.18, Exceptions, is amended by adding the following policy:

7.6.18.XXX 275 Polly Drive

Notwithstanding Section 7.6.7.1b), single detached dwellings shall be permitted at the north side of Polly Drive, east of Carding Mill Trail, municipally known as 275 Polly Drive.

APPENDIX E: ZONING BY LAW AMENDMENT

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-XXX

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of lands described as Part of Lot 18, Concession 1, N.D.S., Town of Oakville (The Remington Group, File No.Z.1317.05)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.

2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.## as follows:

##	**The Remington Group** - Part of Lot 18, Concession 1, N.D.S.	Parent Zone: GU
Map 12(4)		(2026-###)
8.##.1 Zone Provisions		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three *storeys* in *height* and which may include a door.	4.0 m
b)	For *corner lots* or *lots* abutting the Park (P) *zone*, a *porch* shall have a minimum depth from the exterior of the *building* to the outside edge of the *porch* of 1.5 metres. Required depths shall be provided for a minimum of 40% of the *porch*. However, steps and columns may encroach into the required depth.	
c)	*Porches* shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the *building* or insect screening.	

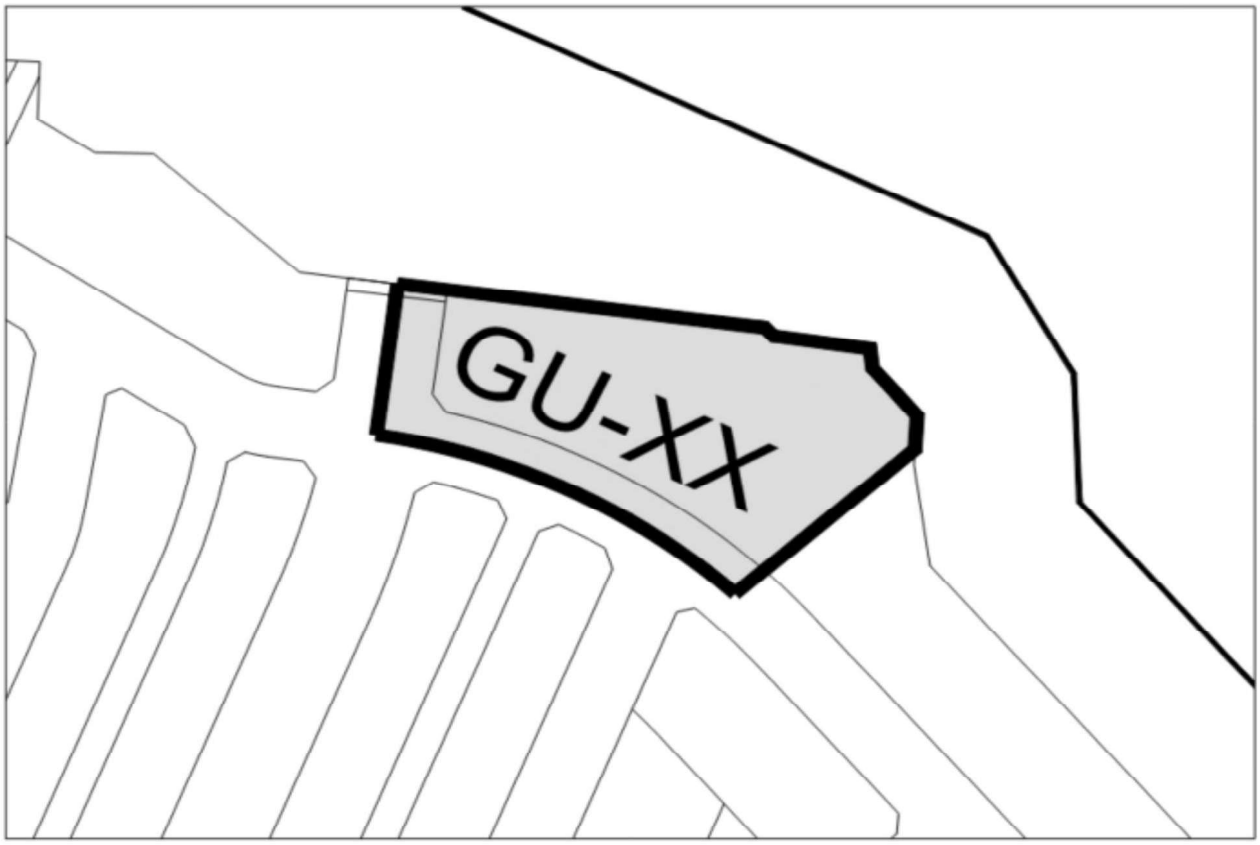
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2026

_____ MAYOR

_____ CLERK

Schedule 'A' to



AMENDMENT TO BY-LAW 2009-189

Re-zoned From: Neighbourhood Centre (NC-2 sp:52) to General Urban (GU-XX)

EXCERPT FROM MAP 12 (4)

1:1500