



# 4243 Sixth Line, Oakville - Planning Rationale Report

Zoning By-law Amendment

East & West Inc.

February 2026



→ The Power of Commitment

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**GHD**

Contact: Steph Matveeva, Planning Lead | GHD  
 100 Milverton Drive, Suite 404  
 Mississauga, ON L5R 4H1  
 T +1 416 456 5182 | E [steph.matveeva@ghd.com](mailto:steph.matveeva@ghd.com) | [ghd.com](http://ghd.com)

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# 1. INTRODUCTION

This Section provides an overview of the purpose for this Report, its limitations and a summary of the requested implementing instrument.

## 1.1 PURPOSE OF THIS REPORT

GHD Limited has been retained by East & West Inc. (the 'Owner') to assist with planning approvals to implement redevelopment of the lands municipally known as 4243 Sixth Line, in the Town of Oakville (the 'Subject Lands' or 'Site'). The Subject Lands are located on the east side of Sixth Line, north of William Halton Parkway and is legally described as:

PT LT 15, CON 2, Trafalgar North of Dundas Steet,  
Town of Oakville

The Site is currently improved with an existing detached dwelling, referred to as Glenclare Farmhouse (a designated heritage resource), and a Bell Mobility radio transmission tower.

This Planning Rationale Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of a Zoning By-law Amendment ('ZBA' or 'Amendment') application to facilitate development of the Subject Lands. More specifically, the proposed development will introduce an adaptive re-use of the heritage resource and two (2) multi-tenant industrial structures. The existing radio transmission tower is also to be retained. The proposed Amendment has been prepared to implement a more contextually appropriate development than the current local policy permissions allow.

This Report demonstrates that the proposed development and corresponding Amendment serve to further implement Provincial, Regional and local policy directions. It further outlines the nature of the proposed development and presents a comprehensive assessment and justification for the proposed changes to the North Oakville Zoning By-law 2009-189 ('By-law 2009-189').

## 1.2 SCOPE AND LIMITATIONS

*This report: has been prepared by GHD for East & West Inc. and may only be used and relied on by East & West Inc. for the purpose agreed between GHD and East & West Inc. as set out in Section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than East & West Inc. arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer Section(s) 1.1 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

### ***Accessibility of documents***

- a. *If this brief is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

### 1.3 PROPOSED ZONING BY-LAW AMENDMENT

The Subject Lands are subject to the North Oakville Zoning By-law 2009-189 ('By-law 2009-189') and are currently zoned as 'Future Development (FD)'. This zoning reflects current conditions, but not the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is required.

The proposed ZBA seeks to re-zone the Subject Lands to the 'Light Employment (LE)' Zone and implement modified site-specific permissions.

A summary of the in-effect and requested zone provisions has been prepared and is presented in **Section 4.7** of this Report. A copy of the draft Zoning By-law Amendment has also been prepared and is provided in **Appendix A** of this Report.

This Report presents an analysis of the proposed ZBA and demonstrates its consistency and conformity with the Provincial Planning Statement (2024), Halton Regional Official Plan (2024), Livable Oakville Plan (2024) and the North Oakville East Secondary Plan (2023).

## 2. BACKGROUND AND CONTEXT

This Section of the Report provides a summary of the process undertaken to date and an analysis of the Subject Lands in relation to the surrounding local context.

### 2.1 PROCESS & ENGAGEMENT

This Application began in accordance with the in-effect legislative requirements. More specifically, a Pre-Application Consultation Meeting was held.

The proposed strategy for public consultation with respect to the Application will follow the requirements of the Planning Act, as amended, for statutory meetings as well as the Town of Oakville's Zoning By-law Amendment process. As required by legislation, a statutory Public Meeting is required for the Amendment and will be held at the appropriate time before the Town of Oakville Planning and Development Council.

As such, it is anticipated that the Town will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed development. This communication program will assist in better informing local stakeholders and manage the implementation of the planning and development of the Subject Lands.

We note that a formal Pre-Application Consultation ('PAC') meeting was held in 2022 to present a preliminary concept for the Subject Lands and to determine submission requirements. Given the legislative changes that have occurred since this PAC Meeting, a subsequent PAC Meeting was held in October 2023 to re-confirm submission requirements. Prior to the formal application being made, collaborative discussions with Staff were had and it was confirmed that the submission requirements identified following this October 2023 PAC Meeting remain applicable. As such, the identified submission requirements, including subsequent collaborative discussions with Town Staff in July 2025, have been prepared and are provided under separate cover. Further detail is provided in **Section 3.2** of this Report.

We further note that a virtual Public Information Meeting was held on October 16, 2025. This Meeting enabled the Project Team to share a preliminary concept for the Subject Lands with community members and to receive feedback, prior to a formal position being taken by Town Council. Feedback received was documented.

## 2.2 SITE CONTEXT

As demonstrated on Figure 1 on the next page, the Subject Lands are located on the east side of Sixth Line, south of Highway 407, and north of William Halton Parkway.

The Site has an area of approximately 3.89 hectares (9.62 acres), with a frontage of approximately 201.2 metres along Sixth Line.

The Subject Lands are currently improved with a detached dwelling, which is a designated heritage resource, and a Bell Mobility radio transmission tower. The Site is also relatively flat, due to the presence of a retaining wall along the eastern property line.

## 2.3 AREA CONTEXT

The Subject Lands are located within the evolving North Oakville East community. As further demonstrated in **Figure 1**, surrounding land uses are as follows:

- An agricultural field, associated with the Highway 407 corridor, is immediately north. Further north is the Highway 407, an active garden centre operation and the Town of Oakville border.
- An active industrial development is immediately south. Further south is William Halton Parkway, a rural residential dwelling, active agricultural fields, mature forested areas and a Neighbourhood segment comprised of various low-rise residential built forms, situated north of Burnhamthorpe Road.

- A Stormwater Management Pond and low-rise structures, components of an active industrial development, are immediately east. Further east are active agricultural fields, a mature forested area, an existing Highway 407 park and ride facility and Trafalgar Road.
- Sixth Line is immediately west. Further west are active agricultural fields, Highway 407 and William Halton Parkway.

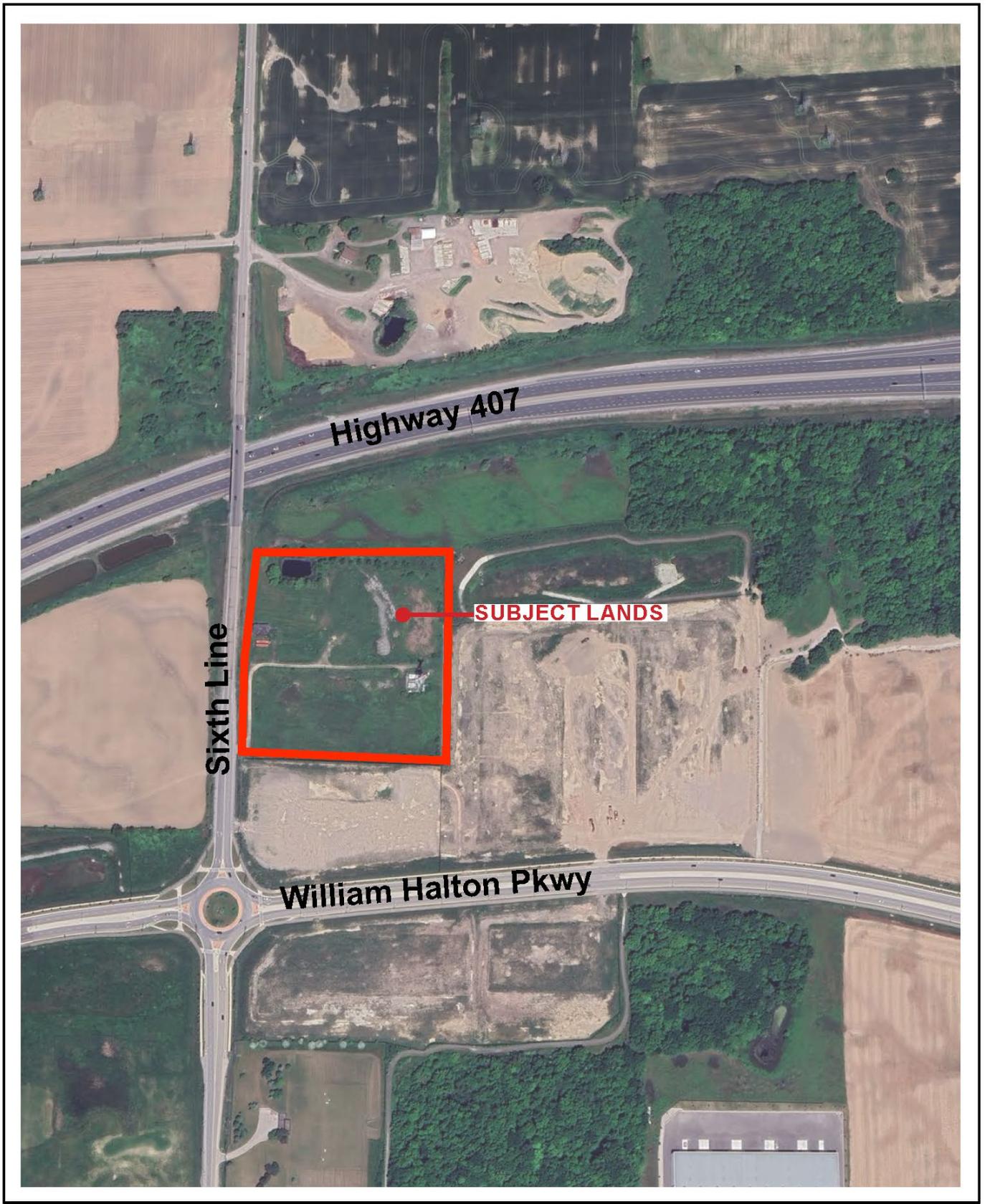
## 2.4 TRANSIT CONTEXT

As demonstrated in **Figure 2** on page 5, the Subject Lands are surrounded by transit services. A summary of these transit services is provided below.

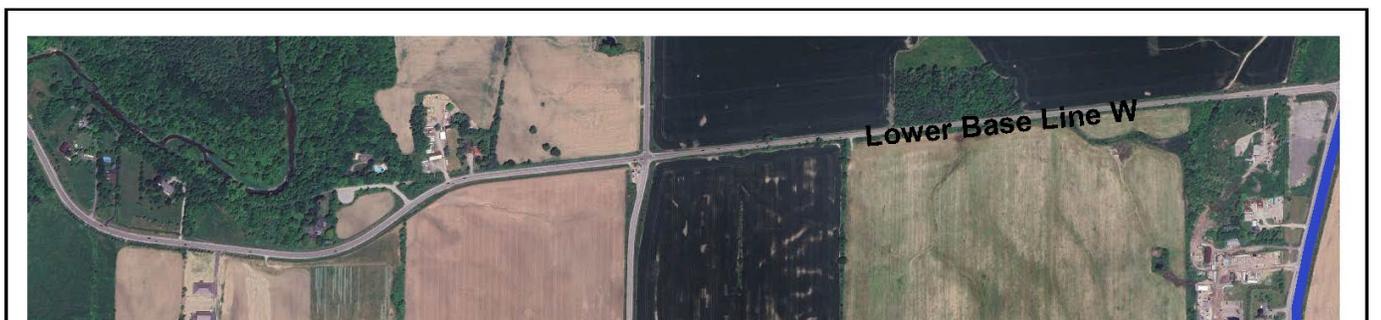
### *Public Transit*

The Subject Lands are not currently serviced by local transit, operated by Oakville Transit. There are existing bus routes operating along Trafalgar Road, approximately 2 kilometres east of the Site. However, as the North Oakville East community continues to evolve, opportunities for local transit services to be introduced will be further explored.

As demonstrated on **Figure 2**, the Subject Lands are located along the Highway 407 Transitway network, a bus rapid transit network that provides connectivity for residents and employees to destinations across the Town of Oakville and beyond. The Subject property is also located approximately 1.8 kilometres southwest of the planned Trafalgar and Highway 407 Transitway Station as well as the planned Trafalgar Road Bus Rapid Transit ('BRT') network, providing connectivity between the North Oakville east community and the Oakville GO Station. Once complete, the Trafalgar Road BRT network will provide further transit services to support the growing North Oakville East community and provide safe, comfortable and convenient connections to destinations.



Project No. 19A7R188



### *Regional Public Transit*

The Oakville GO Station, located approximately 7.4 kilometres southeast of the Subject Property, is on the Lakeshore West GO Transit Line (Route 18) with service to Downtown Toronto. Route 18, operated by Metrolinx, has a service frequency of approximately 30 minutes during the a.m. and p.m. peak periods, and a service frequency of approximately 60 minutes during the off-peak periods, daily.

As stated above, there is a planned Trafalgar Road BRT network that will provide service between southern Oakville and the North Oakville East community, with connections to the Highway 407 Transitway network. Once complete, the Trafalgar Road BRT network will provide safe, comfortable and convenient transit service to various destinations across Oakville and beyond.

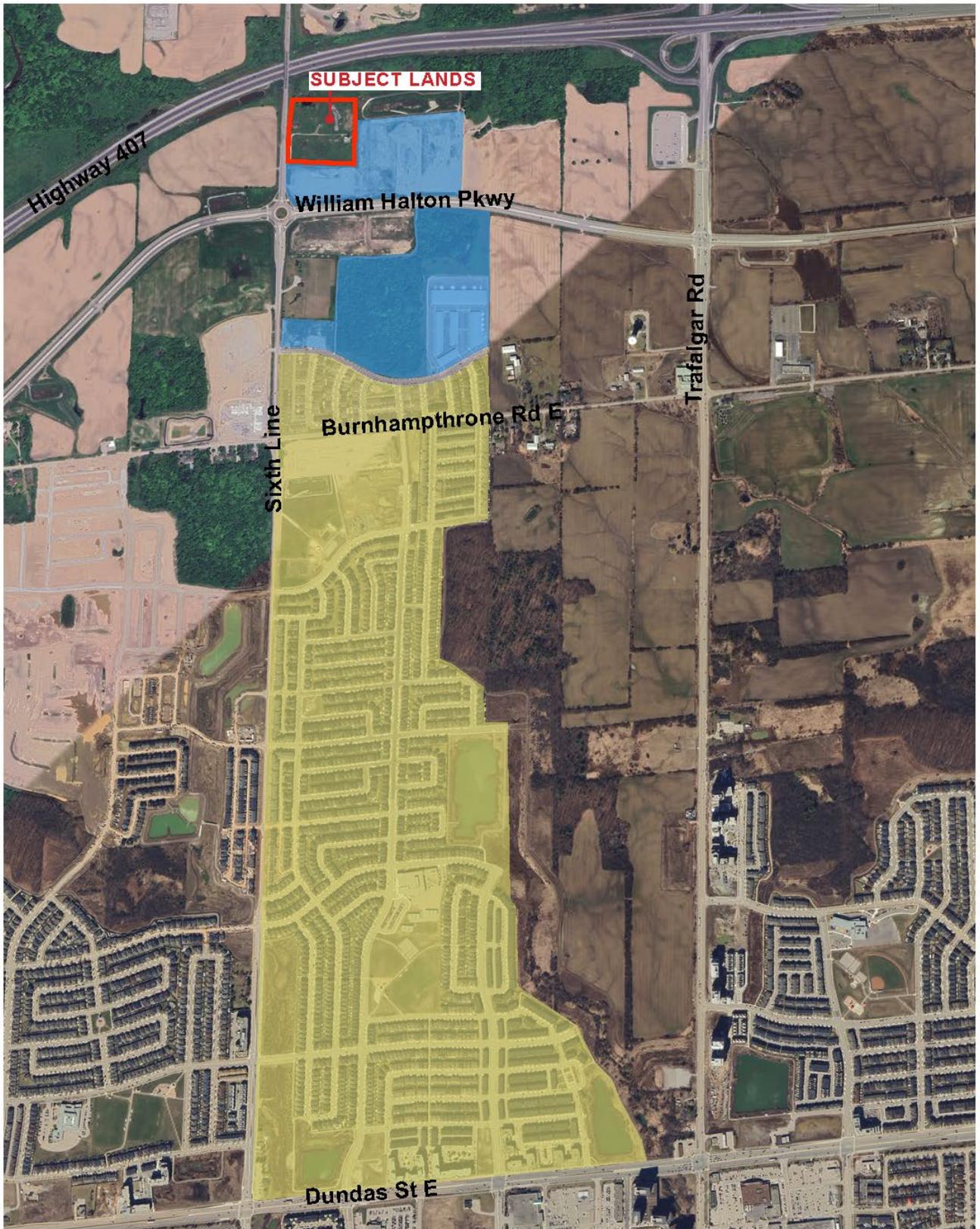
Based on the above, the Subject Property is connected by existing and planned regional transit networks.

### *Road Network*

Sixth Line is classified as 'Minor Arterial/Transit Corridor' and has an ultimate Right-of-Way ('ROW') width of 26 metres specified by the in-effect Livable Oakville Plan. The Subject Property are surrounded by and have frontage on Sixth Line. The current approximate width of Sixth Line, in proximity to the Site, is approximately 23.2 metres.

## 2.5 DEVELOPMENT CONTEXT

As demonstrated in **Figure 3** on the next page and further described below, development is occurring across Ward 7 and in proximity to the Subject Property. More specifically, the lands immediately to the south and east of the Site are subject to recent development approvals.



**LEGEND:**

- Subject Lands
- Evolving Neighbourhood Lands
- Evolving Employment Lands



**East & West Inc.**  
4243 Sixth Line, Oakville

**Development Context**

Project No. 12678188  
Revision A  
Date FEB 2026

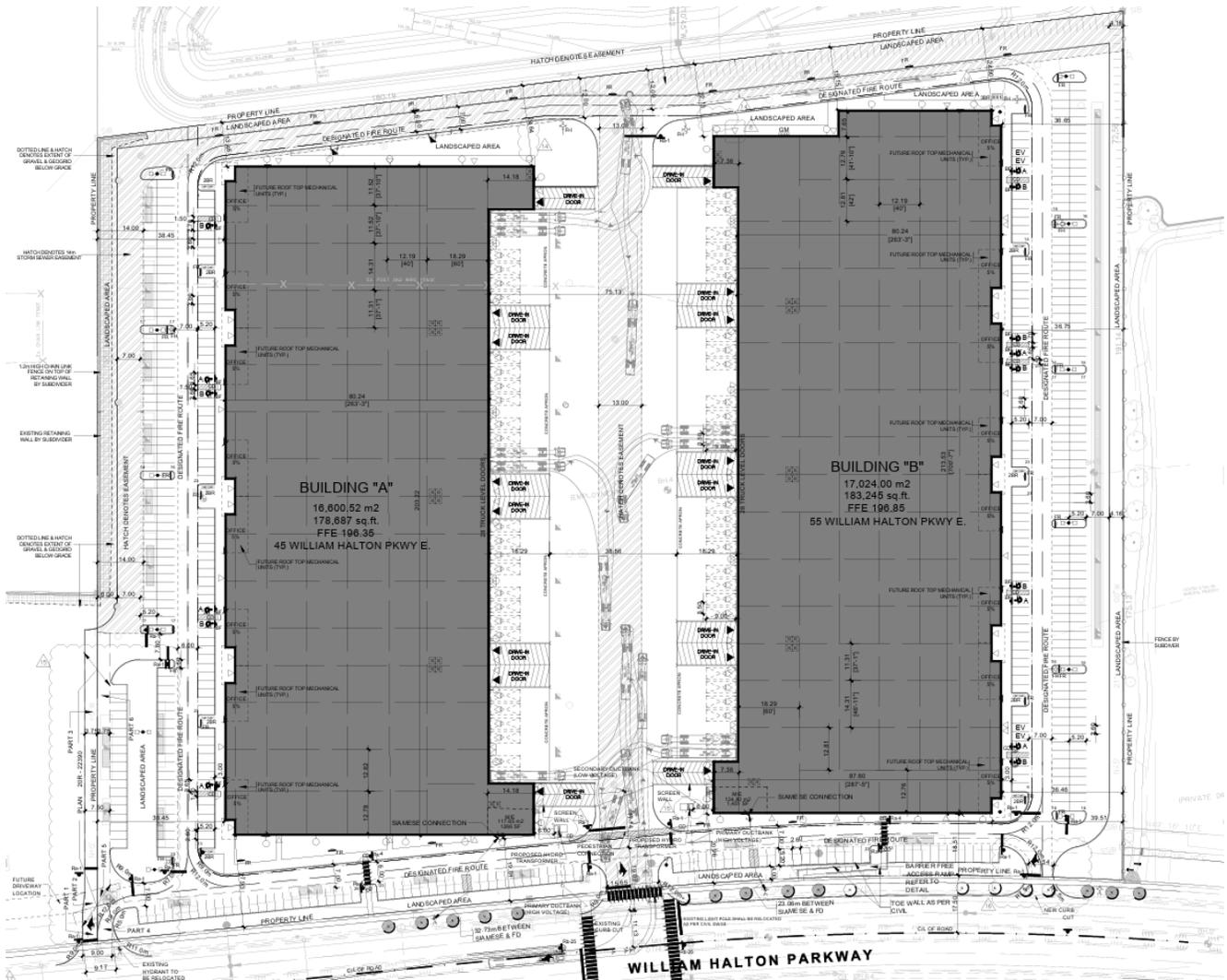
**Figure 03**

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Plot Date: October 2025

## 0 William Halton Parkway

The lands to the east, municipally known as 0 William Halton Parkway and legally described as Part of Lots 14 and 15, Concession 2, North of Dundas Street, are to be developed for a compact industrial development comprised of two (2) low-rise structures with surface parking areas around the perimeter and a centralized loading area (see Concept Plan below).

The proposed development is subject to an ongoing Site Plan Approval process with Town Staff. Overall, the proposed development, as currently contemplated, will provide for approximately 33,624.5 square metres (381,932 square feet) of industrial space, which is planned for warehousing uses.



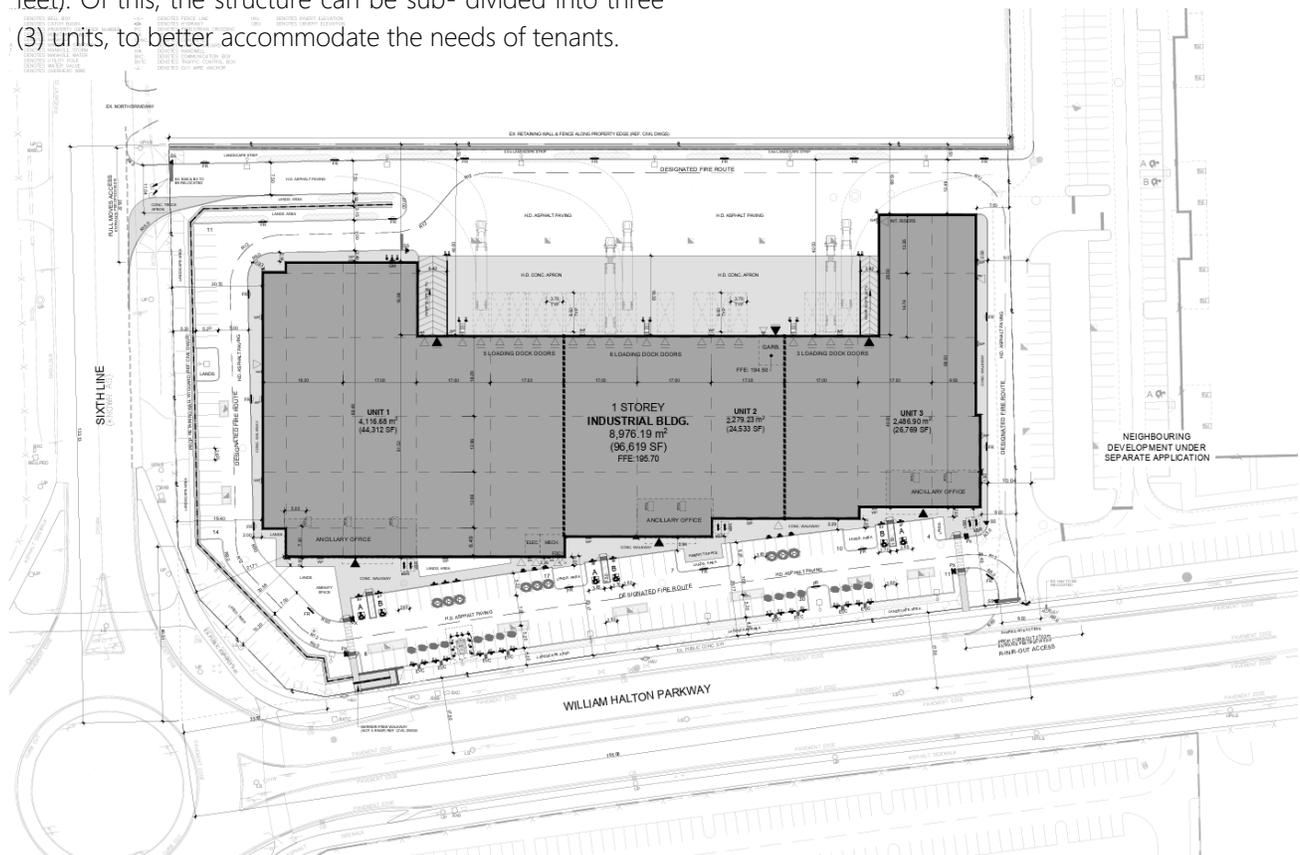
View of 0 William Halton Parkway Site Plan, prepared by Baldassara Architects Inc., dated December 4, 2023.

## 15 William Halton Parkway

A complimentary employment-related development is also planned for the lands immediately east of the above- noted Application and immediately south of the Subject Lands on the lands municipally known as 15 William Halton Parkway East. As further demonstrated on the Site Plan below, the Owner of the lands is currently seeking Site Plan Approval to facilitate the development of a multi-tenant, low-rise industrial structure on the Site. The structure is to have an area of approximately 8,976.2 square metres (96,619 square feet). Of this, the structure can be sub- divided into three (3) units, to better accommodate the needs of tenants.

## 65, 71, 77, 83, 89 Loyalist Trail

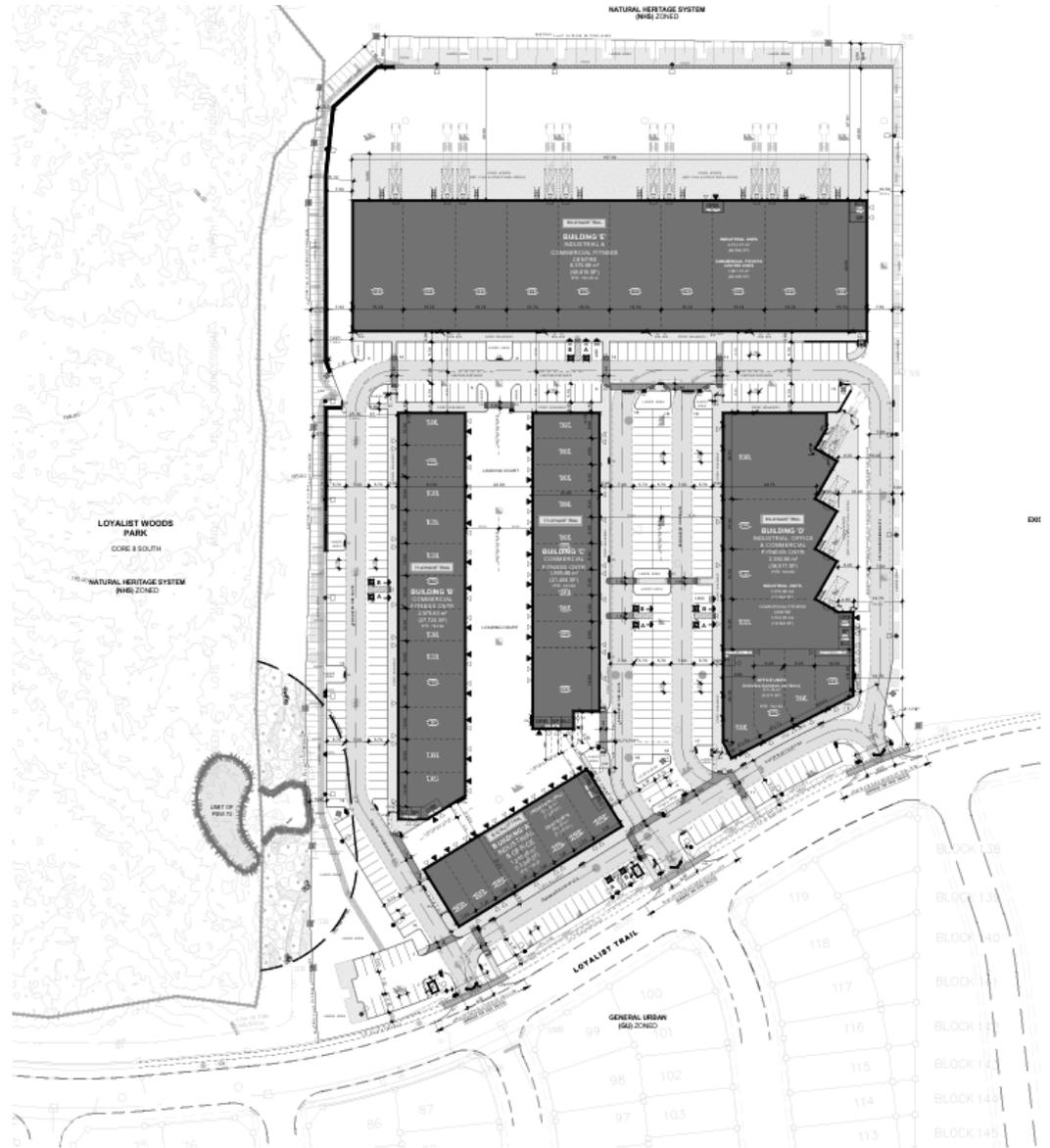
In support of the evolving North Oakville East community context, the Owner of the lands municipally known as 65 – 89 Loyalist Trail recently received Council approval for an employment-related Zoning By-law Amendment application. More specifically, the recent Zoning By-law Amendment approval enabled the introduction of a commercial fitness centre use on the Site.



*View of 15 William Halton Parkway East Site Plan, prepared by Baldassara Architects Inc., dated March 21, 2025*

Surface parking is to be provided and has been positioned along the perimeter of the proposed structure. Loading spaces have been strategically positioned to the rear of the structure and are internal to the Site. Given the placement of building segments, the loading area is visually screened from public view.

As further demonstrated on the Site Plan on the right, the commercial fitness centre use is to be introduced within various structures on the overall Site. Furthermore, the commercial fitness centre use is to be co-located and co-exist with other employment-related uses, such as industrial and office uses. This development demonstrates that notwithstanding Bill 97 restrictions on permitted uses within Employment Areas, there are instances where the otherwise limited range of permitted uses for Employment Area lands can be supported. Given this, a range of complimentary and compatible employment-related uses on a lot is appropriate and is good planning



(Top, Right) View of the 65-89 Loyalist Trail Site Plan, prepared by Baldassara Architects Inc., dated June 14, 2024

Collectively, the above-noted developments support the planned vision and evolving nature for the Employment District area of the North Oakville East community. Given the Subject Property is a component of this Employment District, the above-noted development support the development vision for the Subject Property as well. More specifically, the surrounding employment-related developments contemplate similar, optimal site designs in

that surface parking areas are positioned along the perimeter of the sites, with loading areas that are necessary for business operations located at the rear of the structures and internal to the Site. Positioning of loading spaces in this manner enables high-quality built forms to be provided that also serve to visually screen these servicing areas of the overall Site. We also highlight that the proposed development for the Subject Property is similar to that contemplated for the lands immediately east.

Furthermore, lands further south are evolving as residential development, supported by parks and open space are being developed in the northeast quadrant of Burnhamthorpe Road and Sixth Line. Finally, the evolution of the surrounding area is being further supported and informed by planned development across the Trafalgar Urban Core area.

The above-noted surrounding developments are informative and serve to support the creation of North Oakville East as a vibrant, complete community. These surrounding developments also serve to inform how land use compatibility can be maintained given the introduction of sensitive land uses south and east of the Subject Property. These sensitive uses are however visually and functionally screened by planned employment-related developments that surround the Subject Property. As a result, the Subject Property is an appropriate and desirable location for employment-related development to occur. Development of the Subject Property as currently contemplated will also serve to support the creation of North Oakville East community as a vibrant, complete community and will also support achievement of the Town of Oakville's employment growth targets.

### 3. PROPOSAL

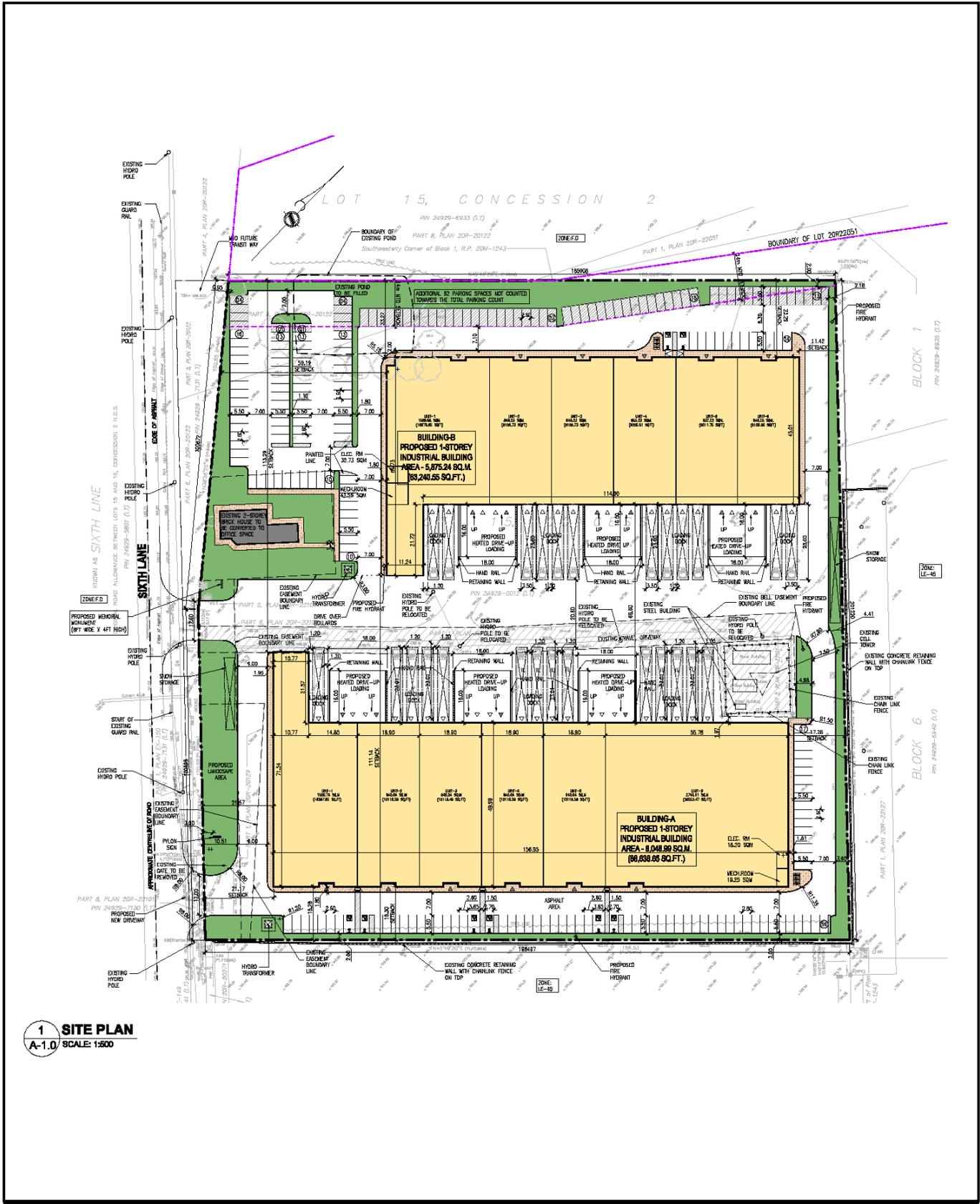
This Section of the Report provides a summary of the proposed development and the supporting studies.

#### 3.1 THE PROPOSAL

The proposed development is the result of careful planning and design undertaken by the Project Team, including consideration of the Provincial, Regional and local policy frameworks for managing and directing growth and the evolving North Oakville East community context.

The proposal contemplates a compact, high-quality, employment-related development. More specifically, the proposal contemplates the retention of the existing Bell Mobility radio transmission tower in the eastern quadrant of the Site, the retention and adaptive re-use of the existing dwelling, which is a heritage resource for a range of complementary, accessory uses and the introduction of two (2) new, low-rise, multi-tenant structures of varying size (see **Figure 4** on the next page). The new structures have been planned to be able to accommodate principal industrial and warehousing uses, as well as a broad range of complimentary accessory uses.

Overall, the proposal serves to implement a complimentary and compatible development for the Site that is informed by the surrounding context. As further described in **Section 2.5** above, the surrounding context is evolving and the co-existence of industrial, manufacturing, warehousing and other employment-related uses such as commercial fitness centres, office and other uses is not uncommon nor out of place. A further design consideration has been the placement of the new structures in relation to the Bell Mobility tower. The proposed structures have been strategically located on the lot in order to ensure the effective and fluid operation of the existing Bell Mobility radio transmission tower can continue uninterrupted. This is to be achieved through the strategic placement of the proposed structures with sufficient distance from the perimeter of the radio tower.



East & West Inc.  
 4243 Sixth Line, Oakville

Site Plan  
 Prepared by: n Architecture Inc

Project No. 12678188  
 Revision A  
 Date FEB 2026

Figure 04

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 Plot Date: October 2025

When considered collectively, the proposal and structures will have a total gross floor area of approximately 14,259.17 square metres (153,484.45 square feet).

165 shared surface parking spaces are to be provided, organized across four (4) surface parking areas. A series of 26 shared loading spaces, strategically positioned along the rear of the proposed structures and internal to the Site so that loading is out of public view, are also to be provided. Access is to be provided via a full-moves driveway in the southern quadrant of the Site off Sixth Line and drive aisles internal to the Site. Due to grading and operational considerations, this access arrangement is appropriate, desirable and has been previously approved by Staff. Landscape and public realm enhancements are also to be provided.

Overall, the proposed development has been planned and designed to provide an appropriate interface with the surrounding North Oakville East and Employment District context. This includes consideration being given to the existing and future uses on the Subject Property and in the surrounding area. Furthermore, the proposal serves to support local, Regional and Provincial objectives for this area of the Town.

The components of the proposed development are identified in Table 1 on the right.

Table 1 Summary of Proposed Development Statistics

DEVELOPMENT CHARACTERISTIC	DESCRIPTION
Total Site Area	3.89 hectares (9.62 acres)
Total Gross Floor Area ('GFA')	14,259.17 square metres (153,484.45 square feet)
<i>Building 'A'</i>	8,048.99 square metres (86,638.52 square feet)
<i>Building 'B'</i>	5,875.24 square metres (63,240.55 square feet)
<i>Heritage Structure</i>	334.94 square metres (3,605.25 square feet)
<b>Proposed Building Heights</b>	
<i>Building 'A'</i>	1 storey (8.7 metres)
<i>Building 'B'</i>	1 storey (8.7 metres)
<i>Heritage Structure</i>	2 storeys (9.0 metres)
Proposed Parking Spaces	165 NOTE: This total does not include those spaces along the northern property line, located within the Parkway Belt West Plan area
Proposed Loading Spaces	26
Proposed Landscaped Area	4,331.53 square metres

## 3.2 SUPPORTING STUDIES

In order to ensure the proposed development fully addresses all policy and technical requirements, a number of required supporting studies have been completed. Each has been prepared and is provided under separate cover. Supporting studies include the following:

- An Arborist Report, prepared by Strybos Barron King ('SBK');
- A Functional Servicing Study and Environmental Information Report, prepared by C.F. Crozier & Associates ('Crozier');
- A Geotechnical Report, prepared by Soil Engineers Limited;
- A Heritage Impact Assessment, prepared by Parslow Heritage Consultancy Inc.;
- A Phase One Environmental Site Assessment, prepared by AiMS Environmental;
- A Phase Two Environmental Site Assessment, prepared by MTE Consultants;
- A Stage 1 and 2 Archaeological Assessment, prepared by AMICK Consultants Limited;
- A Transportation Impact Study, prepared by Crozier; and,
- An Urban Design Brief, prepared by The MBTW Group.

A summary of the above-noted supporting studies is provided below.

### *Arborist Report*

An Arborist Report ('Report') has been prepared by Strybos Barron King Limited ('SBK') and is provided under separate cover. The Report was undertaken to identify the location, species and health of trees on and within six (6) metres of the Subject Lands.

Overall, the Report concluded that fifteen (15) trees will require removal, and fifty-two (52) compensation trees are required. All other inventories trees can be preserved.

### *Functional Servicing Study and Environmental Information Report*

A Functional Servicing Report and Preliminary Stormwater Management Report (otherwise known as a Functional Servicing Study and Environmental Information Report ('FSS/EIR')) has been prepared by C.F. Crozier & Associates ('Crozier') and is provided under separate cover. The FSS/EIR was undertaken to analyze existing servicing infrastructure and capacities in order to identify a servicing scheme for the proposed development, identify an appropriate stormwater management scheme for the proposed development and to characterize and analyze the natural heritage features and functions within a Study Area to determine and address the potential impacts of the proposed development on the Natural Heritage System ('NHS').

Overall, the FSS/EIR found that municipal services (water and wastewater) are available and capable of accommodating the proposed development, subject to upgrades.

With regards to stormwater management, the proposed below-grade infiltration tank was found to be appropriate to accommodate on-site storage. A range of other contextually appropriate low impact design features are also highlighted. The Report concludes that the proposed development is appropriate from a functional servicing and stormwater management perspective.

Finally, with regards to the natural environment, the FSS./EIR found that there are no segments of the Regional and local NHS on-site. Natural areas are present in the surrounding area; however, these areas are buffered by an adjacent industrial development site. Overall, the EIR found that the development is not contemplated within the limits of the natural area nor on adjacent lands. As such, the Report concludes that the proposed development is appropriate and will not result in adverse impacts to the natural areas in the North Oakville East community.

### ***Geotechnical Report***

A Geotechnical Report ('Report') has been prepared by Soil Engineers Limited and is provided under separate cover.

The Report was undertaken to assess the subsurface conditions of the Site and provide recommendations for implementation of the proposed development. Based on the findings of the investigation, the Report recommends the topsoil be removed for development and can only be re-used for landscaping in designated areas. The engineered fill and sound native soils are suitable for supported the proposed development, underground services, and road pavement.

### ***Heritage Impact Assessment***

A Heritage Impact Assessment ('HIA') has been prepared by Parslow Consultancy Inc. and is provided under separate cover. The HIA was undertaken to evaluate the potential impact of the proposed development on the heritage resource and recommend mitigation strategies, if appropriate.

Overall, the HIA found that the proposed retention and adaptive re-use of the heritage resource was appropriate. No further mitigation measures were recommended.

### ***Environmental Site Assessments***

A Phase 1 Environmental Site Assessment and a Phase 2 Environmental Site Assessment ('ESA') have been prepared by MTE and AiMS Environmental, respectively and are provided under separate cover. The ESAs were undertaken to assess the environmental condition of the Subject Lands, including whether any Potentially Contaminating Activities ('PCAs') may be present on the Subject Lands as well as whether there were any Areas of Potential Environmental Concern ('APECs') due to the presence of PCAs on the Site or within 250 metres.

Overall, the ESAs found the Site was previously used for agricultural and residential purposes prior to 1985, after which time it was redeveloped for a range of uses. It was after 1985 that the current radio transmission tower and below-grade wire infrastructure was introduced. Given the past uses of the Site, five (5) APECs were identified. Based on the presence of APECs, further analysis was recommended. A Phase Two ESA was undertaken and concludes that no unacceptable exceedances for commercial uses were found in the soil or groundwater on the Site. Given this, a risk assessment is not warranted and no further analysis is necessary.

### ***Stage 1 & 2 Archaeological Assessment***

A Stage 1 & 2 Archaeological Assessment ('Assessment') has been prepared by AMICK Consultants Limited and is provided under separate cover. The Assessment was undertaken to assess the archaeological potential of the Subject Lands, including whether any resources are present.

Overall, the Assessment found that no archaeological resources were found and the Site was cleared of archaeological potential. No further assessment was recommended due to a high level of disturbance attributed to previous earth moving and installation of the below-grade radio transmission infrastructure.

### *Transportation Impact Study*

A Transportation Impact Study ('TIS') has been prepared by Crozier and is provided under separate cover.

The TIS was undertaken to assess the traffic impacts of the proposed development on the nearby road network and if required, provided recommendations for enhancement. The TIS also analyzed the proposed parking standard as well as reviewed the site circulation pattern.

Overall, the TIS found that there is sufficient capacity in the surrounding road network to accommodate the traffic generated by the proposed development. It also found that the proposed site circulation patterns are appropriate and desirable. Finally, it found that the proposed parking standards are appropriate to accommodate anticipated user demands.

### *Urban Design Brief*

An Urban Design Brief ('UDB') has been prepared by the MBTW Group and is provided under separate cover. The UDB was undertaken to assess the proposed development with regards to conformity and adherence to the North Oakville East Secondary Plan, Livable Oakville Plan and Livable by Design Manual urban design policies, goals and objectives. Overall, the UDB found that the proposed development is appropriate and will serve to advance the Town's urban design goals, objectives and policies.

## 4. POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local policies and regulations that apply to the Subject Property. This Section also provides a rationale for how the proposed development and corresponding Amendment align with and serve to implement the in-effect policy and regulatory framework.

### 4.1 PARKWAY BELT WEST PLAN, 1978

The Parkway Belt West Plan ('PBWP'), prepared under the Parkway Belt Planning and Development Act (1973), was approved on July 19, 1978. The PBWP serves as a component of the broader Provincial planning policy framework for specified property. More specifically, the PBWP applies to specified lands across the Greater Toronto Area (GTA) and serves to further define how those lands are to be used and managed.

In accordance with the in-effect PBWP, a segment of the Subject Property (along the northern property line) is designated 'General Complementary Use Area'. This designation permits existing agricultural uses, institutional uses, recreational uses, public uses, single residential dwellings on legally existing lots, and other uses that secure the open space character of the area. Given the PBWP does not permit the proposed development, a Parkway Belt West Plan Amendment was submitted in January 2025 and is currently under review by the Ministry of Municipal Affairs and Housing. Based on collaborative discussions with Ministry Staff, it is understood and anticipated that the Ministry will make an approval decision on the Application in the near future.

## 4.2 BILL 97, OPA 68, OPA 332 & THE TOWN'S EMPLOYMENT AREA REVIEW

Bill 97, the *Helping Homebuyers, Protecting Tenants Act*, was enacted by the Province of Ontario in June 2023. Bill 97 is part of a series of legislative amendments introduced by the Province to spur the development of new housing and to stimulate economic growth.

Of relevance to the Subject Lands, Bill 97 enacted a revised definition in Section 1(1) of the *Planning Act* for 'area of employment'. As such, the *Planning Act* definition for area of employment is as follows:

*'means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:*

1. *The uses consist of business and economic uses, other than uses referenced to in paragraph 2, including any of the following:*
  - i) *Manufacturing uses.*
  - ii) *Uses related to research and development in connection with manufacturing anything.*
  - iii) *Warehousing uses, including uses related to the movement of goods.*
  - iv) *Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.*
  - v) *Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.*
  - vi) *Any other prescribed business and economic uses.*
2. *The uses that are not any of the following uses:*
  - i) *Institutional uses*
  - ii) *Commercial uses, including retail and office uses not referred to in subparagraph 1 iv.'*

Based on the above, the in-effect definition (as a result of Bill 97) for area of employment has restricted the range of permitted uses within delineated Employment Areas. Put another way, in light of the current definition of area of employment, the range of permitted uses for Employment

Area lands has been narrowed from what was previously permissible to warehousing, manufacturing and related uses. Institutional and commercial uses such as retail establishments, commercial gyms and offices are now excluded from the definition, unless they are associated with manufacturing or warehousing. Given this, the range of permitted uses on the Subject Lands, given it is within a delineated Employment Area within the Town of Oakville, is restricted. Notwithstanding, it is our opinion that a

broader range of complimentary, accessory uses is appropriate and should be permitted by Oakville Council. The arrangement of principal industrial uses to be provided on the Site as a part of the proposal and these uses being able to seamlessly and cohesively co-exist with a broad range of complimentary, accessory uses that are not industrial or manufacturing in nature is well documented in various areas across the Town of Oakville. The proposed development seeks permission for this relationship of uses to continue. We highlight that the in-effect local policy framework (as further described in **Section 4.6** below) would permit this blending of uses, which supports that this arrangement was previously found to be appropriate by Staff and Council.

Given the revisions to permitted uses and the planning for Employment Areas as a result of Bill 97, we highlight that the Town of Oakville is completing an Employment Area Review initiative. This initiative, which is proceeding as a component of the broader Official Plan Review initiative, reviewed the legislative changes brought about by Bill 97, the recent Provincial objectives identified in the Provincial Planning Statement, 2024 and culminated in two (2) local Official Plan Amendments – OPA 86 and OPA 332. The review has also culminated in draft OPAs that were presented to Town Council in December 2025. OPAs 86, 332 and the draft OPAs presented as the last stage of the Employment Area Review are further described below.

### *OPAs 68 & 332*

As stated above, the Town initiated Official Plan Amendments 68 and 332 to modify and update the Employment Area-related policy frameworks provided in the Livable Oakville Plan and North Oakville Secondary Plan, respectively, following the introduction of the new PPS in 2024 and amendments to the *Planning Act* through Bill 97.

On October 15, 2024, Town Council adopted OPAs 68, 332 and 333 (OPA 333 does not apply to the Subject Property given it modified the North Oakville West Secondary Plan). Collectively, OPAs 68, 332 and 333 served to update the Town's employment area policies so that they are consistent with PPS, 2024 and Bill 97.

Subsequent to Council adoption of OPAs 68, 332 and 333, the OPAs were appealed in their entirety. As a result, the policy modifications as presented in the Council adopted OPAs are informative but do not represent in force and effect policy.

OPA 68 refines the range of permitted uses presented in the Livable Oakville Plan to be consistent with the use permissions granted by the Planning Act definition of "area of employment" and also introduces new evaluation criteria, as established by the PPS, 2024, to permit privately-initiated Employment Area Conversion requests. A key aspect of OPA 68 is that the range of permitted uses on designated Employment Area lands is to be applied when a use is to be introduced October 20, 2024. Where a use of land is existing or was "lawfully established" prior to October 20, 2024, this use is permitted to continue and would be excluded from the prohibitions resulting from the "area of employment" definition. As is further described in Section 5.5 of this Report, the overall policies and objectives of the Livable Oakville Plan, including the policy objectives for Town-wide Employment Area lands apply to the Subject Property. As such, the proposal has been informed by the in-effect Livable Oakville Plan as well as the evolving policy presented by OPA 68.

Similarly, OPA 332 refines the range of permitted uses on designated Employment District lands in the North Oakville East Secondary Plan so that the range and mixture of permitted uses is consistent with those uses granted by the Planning Act definition of "area of employment", legally existing uses are permitted to continue and to introduce evaluation criteria, consistent with the criteria established by Policy 2.8.2.5 of the PPS, 2024, for privately-initiated Employment Land Conversion requests. A key aspect of OPA 332 is also that the newly restricted range of permitted uses on designated Employment District lands is applicable when a use is introduced after October 20, 2024. Given the date of the current Application, the proposed development has regard for the legislative refinements of Bill 97 as well as the evolving policy represented by the Council adoption of OPA 332. Notwithstanding, we remain of the opinion that the range of permitted uses on delineated Employment Area lands established by Bill 97 is unnecessarily and overly restrictive. A broad range of permitted, accessory uses is appropriate, desirable and will enable the development and economic potential of lands, including the Subject Property, to be realized. As such, the corresponding Amendment seeks permission for a broad range of principal and accessory uses to enable a desirable, compact, appropriate mixture of uses to be introduced on the Subject Property, in a manner that accommodates needs and provides for local employment opportunities.

### *December 2025 OPAs & the Employment Area Review*

As stated above, the Town initiated an Employment Area Review initiative as one input into the ongoing Official Plan Review. Now in the third and final phase of the initiative, the Employment Area Review will culminate in three (3) Town-initiated Official Plan Amendments to modify the applicable mapping and policies of the Livable Oakville Plan, the North Oakville East Secondary Plan and the Halton Regional Official Plan.

Of relevance to the Subject Lands, a draft OPA was presented to Town Council in December 2025 to modify the mapping and policy permissions for lands subject to the North Oakville East Secondary Plan. As stated above and throughout this Report, the Subject Lands are subject to the North Oakville East Secondary Plan and are presently located within a delineated Employment Area.

In accordance with the draft OPA presented to Council, the Subject Lands are identified as retaining their designation of Employment Lands. Furthermore, the draft OPA would apply the following policies to any development of the Site.

*'7.6.8.2.1. Permitted Uses*

- a) *Uses that may be permitted within the Employment Area designation subject to applicable zoning are:*
  - i) *Industrial uses such as manufacturing, warehousing, goods movement including transportation terminals, and wholesaling;*
  - ii) *Research and development connected with manufacturing;*
  - iii) *Retail and office uses associated with the uses listed in subsections i) to iii);*
  - iv) *Facilities including but not limited to offices, retail and warehouses, that are ancillary to the uses mentioned in subparagraphs i) to iv);*
  - v) *Outdoor storage;*
  - vi) *Training facilities and commercial schools, where they are related to and supportive of an industrial use; and,*
  - vii) *Waste processing station and waste transfer station.*
- c) *The addition of uses not listed under subsections a) and b) above shall require a request for removal as described under section 7.6.8.2.11.'*

*'7.6.8.2.2. Accessory uses including but not limited to offices, retail and warehouses may be permitted in conjunction with uses listed under 7.6.8.2.1.a) and shall be on the same lot, clearly subordinate, and directly related, to the functioning of the permitted uses.'*

The above-noted local policy objectives have been reviewed as informative but not in-effect policy. Accordingly, it is our opinion that the proposed development continues to support and advance not only in-effect but evolving policy directions through the introduction of principal uses such as manufacturing and warehousing which are permitted uses, along with the provision for a range of complimentary, accessory and clearly subordinate uses on the same lot. As described throughout this Report, the provision of principal and accessory uses on the same lot is appropriate and there are numerous examples of a similar arrangement across the Town. This blending of uses to accommodate a range of uses, services and resident needs is not only appropriate,

but enables best use of lands, resources and infrastructure while supporting resident needs and local employment opportunities. Furthermore, mixed-use arrangements similar to that contemplated for the Subject Lands, have existed elsewhere in Oakville without issue for decades.

For clarity, it remains our opinion that the proposal and requested range of permitted uses are appropriate, represent a range of permitted uses under the in-effect and evolving policy framework and do not constitute the need for an employment land conversion. We respectfully request that the Subject Lands and implementing zoning enable use permissions that leave intact the Provincial policy requirements, while also enabling a greater flexibility for appropriate and compatible development to occur.

## 4.3 PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement ("PPS"), 2024 was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS provides policy direction of matters of Provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The Planning Act, as amended, requires that decisions affecting a planning matter 'be consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to various properties. When considered together, the PPS strongly encourages development that provides for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Property and how the proposed development, is consistent with these policies is provided below.

### *2 | Building Homes, Sustaining Strong and Competitive Communities*

Chapter 2 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns. This is to be achieved by directing growth and development to appropriate locations. The following policies apply.

#### *2.1 Planning for People and Homes*

*'2.1.6 Planning authorities should support the achievement of complete communities by:*

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of*

*worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*

- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.'*

The proposal supports the above noted Provincial objectives for complete communities in the following ways:

- by introducing a mixture of employment-related uses within the Town of Oakville, on a site with recognized development potential;
- by introducing a range and mixture of non-residential uses in an area served by surrounding uses, infrastructure and transit networks;
- by introducing development forms that support public frontages and the provision of landscaped open spaces;
- by making better, higher use of land and existing infrastructure networks; and,
- by introducing a development form that supports employment growth and transportation network targets.

#### *2.3 Settlement Areas and Settlement Area Boundary Expansions*

In accordance with the PPS, the Subject Lands are located within a Settlement Area. As such, the following policies apply:

*'2.3.1.1 Settlement areas shall be the focus of growth and development ....'*

*'2.3.1.2 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) supporting active transportation;*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive.'*

*'2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.'*

In accordance with Chapter 8, Definitions of the PPS, we highlight that the PPS defines 'designated growth areas' as follows:

*'means lands within settlement areas designated for growth or lands added to settlement areas that have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.'*

Based on the above definition, the Subject Lands can be understood to be within a Settlement Area and within a designated growth area. Furthermore, in accordance with Chapter 9 of the PPS, the Town of Oakville is classified as a large, fast-growing municipality. As such, the Subject Lands are an appropriate location to accommodate higher density, compact development within a Settlement Area and within a designated growth area. Additionally, the proposal supports the above-noted Provincial Settlement Area policy objectives through the introduction of a range and mixture of non-residential uses in an area of the Town of Oakville where such range of uses are envisioned. More specifically, the provision of non-residential uses in the manner contemplated on the Subject Property will support the creation of both the Town of Oakville and the North

Oakville East community as a vibrant, complete community. Lastly, the proposal will support achievement of the minimum density target of 50 residents and jobs per gross hectare for growth area lands across the Town of Oakville.

## **2.8 Employment**

Given the Subject Property is located within a delineated and recognized Employment Area, the following policies apply.

*'2.8.1.1 Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.'*

*'2.8.1.2 Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.'*

*'2.8.2.1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.'*

*'2.8.2.2. Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.'*

*'2.8.2.3. Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:*

- a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities.'*

In accordance with the PPS, the Subject Lands are located within a delineated area of employment. Based on this, the Subject Lands are an appropriate and desirable location to accommodate an employment- related development that provides for a range and mixture of permitted uses, based on the Provincial definition of an area of employment, as well as additional accessory uses that support the seamless introduction of uses that can co-exist on a lot. Additionally, the proposal supports the above-noted Employment policy objectives through the introduction of employment-related uses that will support the local economy, will provide for local employment opportunities and will provide for development in proximity to transportation networks.

### ***3 | Infrastructure and Facilities***

Chapter 3 of the PPS establishes the Provincial policy framework on how infrastructure and facilities are to be built, established, managed and maintained. Accordingly, the policies outline the need for efficient transportation systems and infrastructure corridors as well as appropriate regard for, land use compatibility considerations. The following policies apply.

#### ***3.2 Transportation Systems***

*'3.2.1. Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.'*

*'3.2.2. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.'*

As stated above, the Subject Lands are in proximity to existing transportation networks, including the Highway 407 corridor. Given the Highway 407 is a major goods movement corridor and the Subject Lands has convenient access to this corridor, the proposed development serves to implement the above-noted transportation policy objectives.

#### ***3.5 Land Use Compatibility***

*'3.5.1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.'*

*'3.5.2 Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.'*

Given the Subject Lands are located within an established Employment Area and the proposal contemplates the introduction of appropriately located employment-related uses, the Subject Lands continue to have appropriate regard for land use compatibility given the Site is not in a peripheral location of the Employment Area and given the development will be visually and functionally screened to surrounding sensitive land uses to the south and east by adjacent employment-related development. Furthermore, applicable on-site mitigation measures to effectively manage potential odour, noise and other contaminant impacts will be introduced.

### **3.6 Sewage, Water and Stormwater**

*'3.6.1 Planning for sewage and water services shall:*

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that:
 
  - 1. can be sustained by the water resources upon which such services rely;*
  - 2. is feasible and financially viable over their life cycle;*
  - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and**

- 4. aligns with comprehensive municipal planning for these services, where applicable.*
- c) promote water and energy conservation and efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process;...'*

*'3.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.'*

As further demonstrated in the accompanying Functional Servicing Study ('FSS'), the proposed development will make better use of existing municipal infrastructure services. Furthermore, the proposal can be serviced by the existing municipal sewage and water systems.

*'3.6.8. Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.'*

As demonstrated in the accompanying FSS, the proposed development has incorporated a range of sustainable development strategies, including the provision of below-grade infiltration tanks, additional plantings and providing for landscape enhancements. Further opportunities for integrating additional stormwater management strategies will be explored during the future, detailed design stage.

#### *4 / Wise Use and Management of Resources*

Chapter 4 of the PPS establishes the Provincial policy framework on how resources, including cultural heritage resources, are to be managed. The following policies apply.

##### *'4.6 Cultural Heritage and Archaeology'*

*'4.6.1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.'*

*'4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.'*

As further described in the accompanying Heritage Impact Assessment, the Subject Lands contain a designated cultural heritage resource. More specifically, the existing dwelling on the Site, referred to as the Glenclare Farmhouse, is a designated heritage resource in accordance with By-law 2022-055. As such, the dwelling on the lands is to remain in situ and has been appropriately integrated into the proposed development. More specifically, the resource is to be adaptively re-used, and interior modifications will enable the provision of complimentary; accessory uses to the principal warehousing and industrial uses on the property. Overall, the HIA found that the proposal provides sufficient protection for the cultural heritage attributes and can proceed as contemplated, without further mitigation strategies being required.

#### **SUMMARY / CONFORMITY STATEMENT**

The Provincial Planning Statement ('PPS'), 2024 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by transit and infrastructure while not adversely affecting protection of the natural environment.

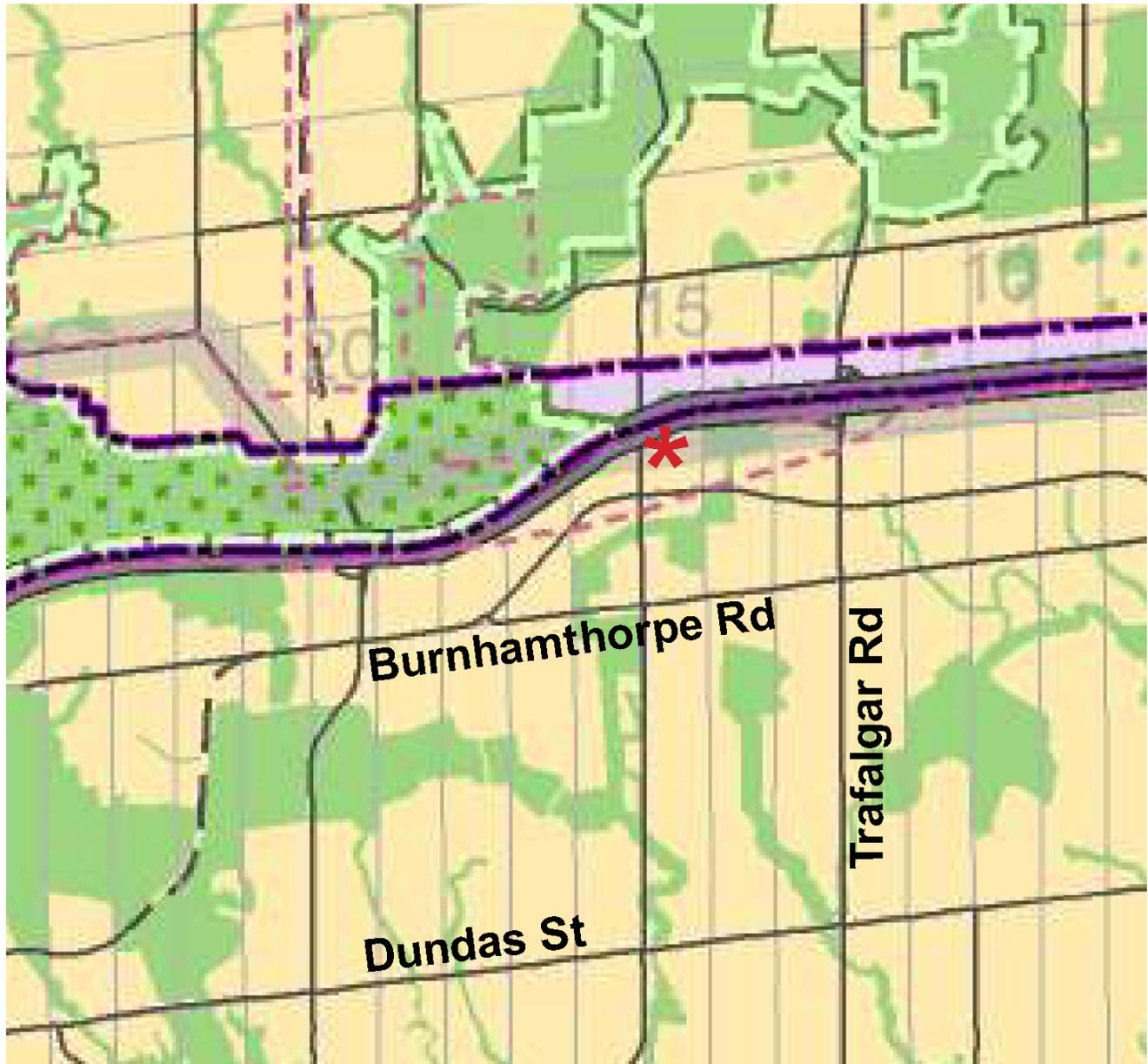
The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate location, that will make better use of existing land, resources and infrastructure. It will also support preservation and protection of a cultural heritage resource for the long term. It is our opinion that the proposal and corresponding Amendment are consistent with the policies of the PPS.

#### **4.4 HALTON REGIONAL OFFICIAL PLAN, 2024**

The Halton Regional Official Plan ('ROP'), as amended, serves as Halton Region's long-term guiding document for how land use planning and growth is to be managed across the four (4) member municipalities: Town of Oakville, City of Burlington, Town of Milton, and Town of Halton Hills.

Overall, the ROP outlines strategies for managing growth and development across Halton Region up to the year 2051 in accordance with a Regional Structure (Map 1). Map 1 – Regional Structure designates the Subject Property as 'Urban Area' (see **Figure 5**).

'Urban Area' is a high-level designation intended to accommodate the majority of growth in a manner that supports the ROP's Urban Area goals. As a Site within the Urban Area, the Subject Property is an appropriate and desirable location for growth to occur.



- |                             |   |  |
|-----------------------------|---|--|
| Waterfront Park (See Map 2) | Urban Area                                  | Greenbelt Plan Protected Countryside Boundary                      |
| Rail Line                   | Hamlet                                      | Niagara Escarpment Plan Boundary                                   |
| Proposed Major Arterial     | Agricultural Area                           | Parkway Belt West Plan Boundary                                    |
| Major Road                  | Regional Natural Heritage System *          | Area Eligible for Urban Servicing                                  |
| Provincial Freeway          | Mineral Resource Extraction Area            | Halton Waste Management Site                                       |
| Lot and Concession Line     | North Aldershot Policy Area                 | Regional Urban Boundary  |
| Municipal Boundary          | Greenbelt Natural Heritage System (Overlay) | Milton Education Village Complimentary Greenbelt Lands Policy Area |

**LEGEND:**

Subject Lands



East & West Inc.  
4243 Sixth Line, Oakville  
**Halton Region Official Plan  
Map 1 - Regional Structure**

Project No. **12678188**  
Revision **A**  
Date **FEB 2026**

**Figure 05**

File Location: \\ghd\etgh\h\CA\W\h\y\Projects\662\12678188\Tech\Planning\Figures  
Plot Date: October 2025

For the purpose of this Report, the ROP (May 2024 Office Consolidation) was reviewed. For clarity, the iteration of the ROP reviewed is the same as the version as approved by the Minister on November 4, 2022 and as modified by Bills 150 and 162. We further note that effective July 1, 2024, Halton Region is an upper-tier municipality without planning authority. As a result, until the ROP is repealed, those policies and Schedules pertaining to the Town of Oakville and North Oakville remain applicable and are to be treated as forming the local Official Plan.

The following is a summary of the in-effect Regional policies applicable to the proposed development. This analysis also demonstrates how the proposal serves to better realize the Subject Property's development potential and works to implement the ROP.

### ***Part II / Basic Position***

Part II of the ROP establishes the Regional policy framework on growth and development is to be managed. Accordingly, the policies direct that development is to be directed to appropriate locations, in accordance with the Regional Structure. The following policies apply.

*'50 The Regional Structure, as shown on Map 1, represents Halton's basic position on the use of land and natural resources within its planning area and is the framework within which Local Official Plans, amendments and by-laws shall be prepared.'*

*'50.2 The Regional Structure implements Halton's planning vision of its future landscape as described in Section 27 by organizing land uses into the following broad categories:*

- (1) Settlement Areas, consisting of the Urban Area and its Regional Urban Structure as shown on Map 1....*

*'51. The Regional Structure consists of the following mutually exclusive land use designations:*

- (1) Urban Area, where urban services are provided to accommodate concentrations of existing and future development,*

*'51.3 Within the Urban Area designation as shown on Map 1, this Plan defines a Regional Urban Structure consisting of the following:*

- (2) The Built-Up Area as shown on Map 1H and the Designated Greenfield Area, consisting of lands within the Urban Area outside of the Built-Up Area, which are subject to specific targets and policies of this Plan.'*

*'55.1 The Regional Structure also sets out targets for intensifying development within the Built-Up Area, and development density in the Designated Greenfield Areas as contained in Table 2.'*

As demonstrated on Figure 5 above, the Subject Property is located within the Regional Urban Area. As such, the Subject Property is an appropriate and desirable location for growth to occur as Urban Area lands are where future development is to be directed. Furthermore, the proposal as contemplated will contribute to achievement of the employment targets established by Tables 1 and Table 2A as well as the employment-area density target of 36 jobs per hectare across lands in the Town of Oakville, established by Table 2.

### ***Urban Area***

*'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.'*

'72.1. The objectives of the Urban Area are:

- (1) 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.
- (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.
- (3) To provide a range of identifiable, interconnected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.
- (4) To ensure that growth takes place commensurately both within and outside the Built Boundary.
- (5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages complete communities, and is consistent with the policies of this Plan.
- (6) To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas.
- (7) To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long-distance commuting and to increase the modal share for transit and active transportation.
- (9) To facilitate and promote intensification and increased densities.
- (10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.'

As stated, the Subject Lands are located within the Urban Area component of the Regional Structure. As such, the proposed development conforms to the above-noted Urban Area policy objectives by providing for a high-quality, compact employment-related development that makes efficient use of land, resources and infrastructure. Furthermore, the proposal contemplates the introduction of a range and mixture of employment-related uses, such as warehousing and accessory office, in an appropriate location. The proposal will also support local employment opportunities and achievement of density targets for Designated Greenfield Areas.

### *Part III / Land Stewardship Policies*

Part III of the ROP describes goals, objectives, permitted uses, and general policies for each land use designation on the Regional Structure map. The following policies apply.

'78. *Within the Urban Area, the Regional Urban Structure, as shown on Map 1H, implements Halton's planning vision and growth management strategy to ensure efficient use of land and infrastructure while supporting transit, and the long-term protection of lands for employment uses.*

*The Regional Urban Structure consists of the following structural components:*

- (1) *Strategic Growth Areas;*
- (2) *Regional Employment Areas;*
- (3) *Built-Up Areas; and*
- (4) *Designated Greenfield Areas.'*

- '78.1** *The objectives of the Regional Urban Structure are:*
- (1) To provide a structure and a hierarchy in which to direct population and employment growth within the Urban Area to the planning horizon of this Plan;  
To focus a significant proportion of population and certain types of employment growth within Strategic Growth Areas through mixed use intensification supportive of the local role and function and reflective of its place in the hierarchy of Strategic Growth Areas identified in this Plan;*
  - (2) To provide increased opportunities for the development of Affordable Housing, particularly within Strategic Growth Areas;*
  - (3) To identify Regional Employment Areas and protect them for long-term employment use, while providing flexibility to address changes in the role and function of these areas in relation to prevailing trends in the economy of the Region.*
  - (4) To support climate change mitigation by directing growth to areas that will support achieving complete communities and the minimum intensification and density target of this Plan as well as reducing dependence on the automobile and supporting existing and planned transit and active transportation.'*

The proposed development supports development that conforms with the objectives of the Regional Urban Structure as it contributes to employment growth and opportunities in the local community and Region as a whole. Furthermore, the proposal does not challenge the Regional Structure, will accommodate development that is complimentary and compatible with the planned context and supports local employment opportunities.

### ***Employment Areas***

- '83.** *The objectives of the Employment Areas are:*
- (1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton's and its Local Municipalities' economic competitiveness.  
To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.*
  - (2) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.*
  - (3) To recognize the changing nature of employment and to recognize the role of Employment Areas in accommodating a diverse range of innovative employment uses and supporting the overall Regional Urban Structure.*

**'83.1.** *The Employment Areas, are shown as an overlay on top of the Urban Area on Map 1H and are subject to the objectives and policies for the Urban Area. Their boundaries are to be interpreted in accordance with Section 52 of this Plan. Additional Employment Areas may be introduced within the Urban Area by amendment to this Plan.'*

- '83.2** *It is the policy of the Region to:*
- (1) Plan for Employment Areas by:*
    - a) prohibiting residential uses;*
    - b) prohibiting major retail uses;*
    - c) permitting a range of employment uses including but not limited to industrial, manufacturing, warehousing, and office uses;'*

As stated above, the Subject Lands are situated in proximity to transit and transportation corridors which support achievement of the above-noted objectives. Furthermore, the range of uses to be provided are appropriate and represent permitted uses.

#### *Urban (Water Supply and Wastewater Treatment) Services*

'87. *The goal for urban services is to ensure the adequate provision of an economic level of urban services to achieve Regional development objectives while conscious of the need to protect the environment.'*

'89. *It is the policy of the Region to:*

- a) *Provide urban services only within the Regional Urban Boundary as delineated on Map 1 of this Plan, unless otherwise permitted by specific policies of this Plan.*
- b) *Adopt, after consultation with the Ministry of the Environment, Urban Services Guidelines to implement policies of this Plan consistent with Provincial policies.*
- c) *Require that approvals for all new development within the Regional Urban Boundary as delineated on Map 1 of this Plan, be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.'*

As further described in the accompanying FSS, the proposed development can be accommodated by urban, municipal services.

#### *Part IV / Healthy Communities Policies*

Part IV of the ROP establishes the Regional policy framework contributing to 'healthy communities'. Accordingly, the policies outline the need achieve a high-quality environment that will sustain life, maintain health, and improve quality of living for the current and future generations. The following policies apply.

#### *Cultural Heritage Resources*

'167. *It is the policy of the Region to:*

- i) *Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.*
3. *Require that development proposals on adjacent lands to protected Cultural Heritage Resources:*
  - a. *study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;*
  - b. *incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and*
  - c. *express the Cultural Heritage Resources in some way, including display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.'*

As further demonstrated in the accompanying Heritage Impact Assessment, the Subject Lands contain a designated cultural heritage resource. The proposal contemplates retention and adaptive re-use of this resource so that the dwelling and its heritage attributes are sensitively integrated into the overall development. Overall, the HIA concludes that the proposed development will provide for sufficient protection of the resource.

## SUMMARY / CONFORMITY STATEMENT

The Halton Regional Official Plan ('ROP') guides land use planning and development across Halton. The above analysis demonstrates that the proposed development and corresponding Zoning By-law Amendment conform to and serve to further implement the policies of the ROP by facilitating employment-related development in an appropriate location, at an appropriate density. The proposal will also support the provision of a range and mixture of employment-related uses and the creation of local employment opportunities. Furthermore, the proposal and corresponding Amendment will provide for better utilization of land, resources and infrastructure. In our opinion, the proposed development and corresponding Amendment are in conformity with the applicable policies and objectives of the Halton Regional Official Plan.

## 4.5 LIVABLE OAKVILLE PLAN

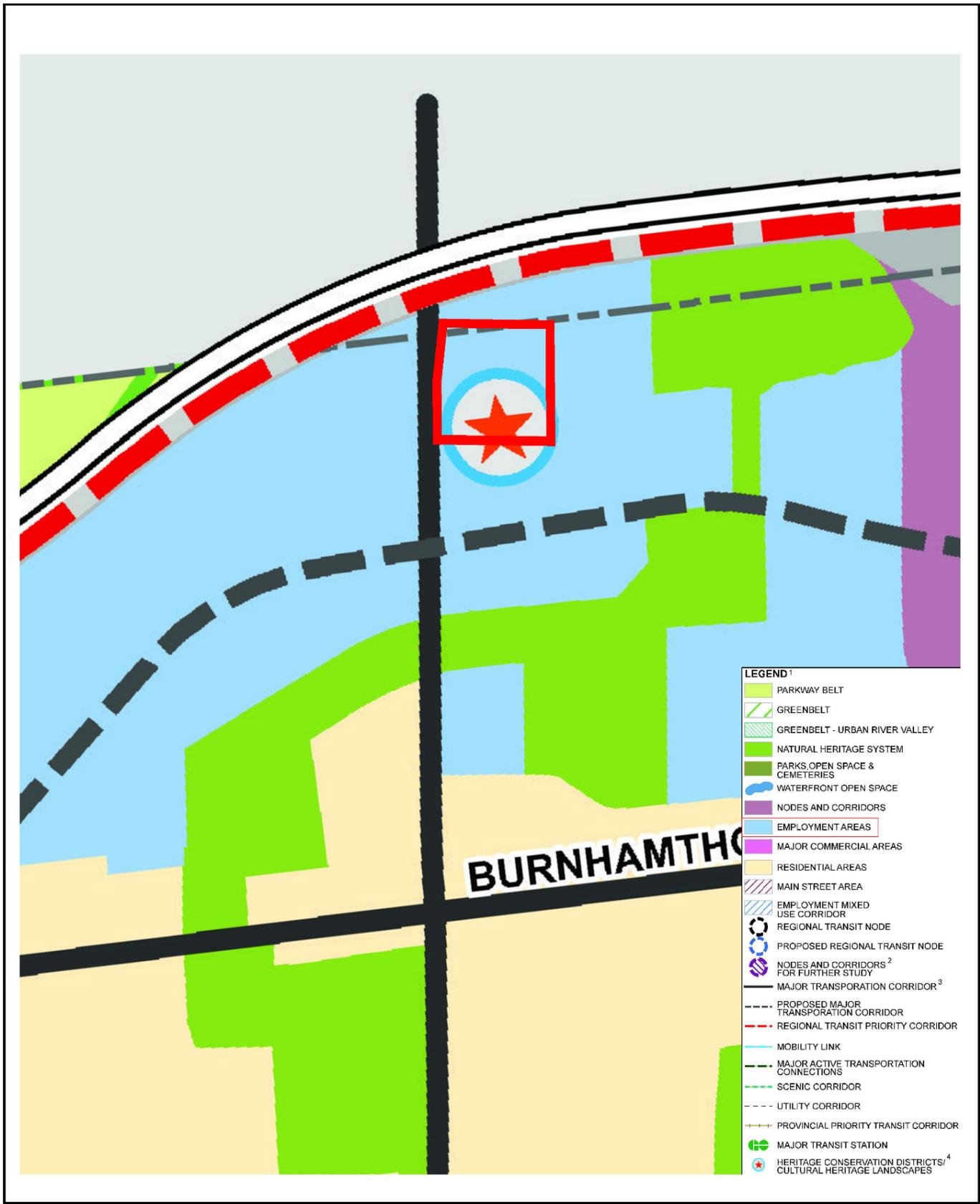
The Livable Oakville Plan ('Livable Oakville'), as amended, was adopted by Town Council in June 2009 and approved by the Region of Halton, with modifications, in November 2009. Livable Oakville was subsequently appealed to the Ontario Municipal Board ('OMB', now Ontario Land Tribunal, 'OLT'), and was partially approved, save and except for those parts deferred or under appeal, in September 2012. Since this time, Livable Oakville has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

The in-effect Livable Oakville (April 2025) identifies where and how the Town of Oakville is to grow up to the year 2031 based on an Urban Structure (Schedule A1) comprised of eight (8) components. As demonstrated in **Figure 6** on the next page, the Subject Lands are identified as belonging to the Employment Area component of the Urban Structure. Although the Subject Lands are only subject to the broad, overall Town-wide policies, the proposed development has been informed by the in-effect policy framework presented in Part A of Livable Oakville.

The following is an analysis of the applicable in-effect Livable Oakville policies, and an evaluation of how the proposed development is consistent with the Town-wide policy framework and objectives.

### *3 / Urban Structure*

Section 3 of Livable Oakville establishes the policy framework for where growth and development are to occur in accordance with the Town's Urban Structure. In accordance with Schedule A1, Urban Structure, the Subject Lands are identified as being located within the 'Employment Areas' component of the Town's Urban Structure. As such, the following policies apply.



**LEGEND:**  
 Subject Lands



East & West Inc.  
 4243 Sixth Line, Oakville

Livable Oakville Plan  
 Schedule A1  
 Town Structure

Project No. 12678188  
 Revision A  
 Date FEB 2026

**Figure 06**

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 Plot Date: October 2026

### *3.8. Employment Areas*

*Employment Areas provide for a mix of employment uses including industrial, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The Employment Areas are generally located along the Provincial Highways including the QEW, the 403 and the 407. The Employment Mixed Use Corridor along Speers Road and Cornwall Road is identified for its mix of non-traditional employment development. An Employment Mixed Use Corridor is an Employment Area in which a broader range of employment uses may be permitted in order to support the function of the Employment Area as a strategic growth area.*

*It is anticipated that development in the Employment Areas shall continue to reflect an evolving Town-wide macro-economy premised on decreased industrial and manufacturing growth and increased demand in the office sector. Employment Areas shall be planned to accommodate a more compact, transit-supportive and pedestrian-oriented environment, with a range of employment-supportive amenities.'*

**As a Site within an Employment Area, the proposal supports the above policy objective given the Site is located along a Major Transportation Corridor (Sixth Line) and in proximity to a Provincial Highway (Highway 407). Furthermore, the proposal will further serve to introduce a broad range and mixture of uses that supports the local economy and provides local employment opportunities.**

### ***4 | Managing Growth & Change***

Section 4 of Livable Oakville establishes the policy framework for how growth is to be managed. The policies of this Plan relating to the management of growth and change are intended to implement the mission statement and guiding principles of Part B. The following policy applies.

*'Employment Areas support a diverse economic base, including a range and choice of sites for employment uses to support a wide range of economic activities and ancillary uses. Employment Areas are to be protected and preserved to meet current and future employment needs.'*

The Subject Lands are a desirable location for employment-related development to occur, at an appropriate scale to support the achievement of the Town's employment needs, while upholding the Town's Urban Structure hierarchy. As stated above, the proposal will provide for a range of uses, which supports the local economy and local employment opportunities.

### ***5 | Cultural Heritage***

Section 5 of Livable Oakville establishes the policy framework for how cultural heritage resources are to be managed and preserved. The following policies apply.

*'5.3.1. The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.'*

*'5.3.6. The Town should require a heritage impact assessment where development or redevelopment is proposed:*

*d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.'*

*'5.5.1. All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. ...'*

As further described in the accompanying Heritage Impact Assessment ('HIA'), the proposal contemplates the retention and preservation of the on-site listed heritage resource. Specifically, the cultural heritage resource is to be converted into office space accessory to the proposed employment uses, while the balance of the Subject Lands is redeveloped. The HIA concludes that the proposed development can proceed as contemplated.

## SUMMARY / CONFORMITY STATEMENT

The Livable Oakville Plan ('Livable Oakville'), as amended, guides land use planning and development across the Town. The above analysis demonstrates that the proposed development conforms to the development policies and objectives of Livable Oakville as amended, by providing for an employment development that facilitates a range and mixture of employment opportunities at an appropriate location and scale. The proposal also retains and provides sufficient protection for an existing cultural heritage resource and directs better utilization of land, resources and infrastructure to facilitate a development that will contribute to Oakville as a complete community. Therefore, the proposed development is consistent with the applicable policies and objectives for 'Employment Areas' lands of the Livable Oakville Plan.

## 4.6 NORTH OAKVILLE EAST SECONDARY PLAN, 2023

The North Oakville East Secondary Plan ('NOESP'), as amended, was adopted by Town Council in November 2008. It was subsequently appealed to the Ontario Municipal Board ('OMB', now Ontario Land Tribunal, 'OLT') and was partially approved, save and except for those parts deferred or under appeal, in December 2010. Since this time, the NOESP has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

Overall, the in-effect NOESP identifies where and how the North Oakville East community is to grow up to the year 2031. based on a Master Plan and Land Use Plan comprised of various components. Accordingly, the Subject Lands are identified as being located within the Employment District component of the Community Structure (NOE Figure 1; see **Figure 7**) and are further designated 'Employment District' by the in-effect NOESP Land Use Plan (Figure NOE 2; see **Figure 8**).

The development vision for the Subject Lands as being an appropriate and desirable location for an employment-related development is further supported by the North Oakville Master Plan (Appendix 7.3; see **Figure 9**).

The following is an analysis of the applicable in-effect NOESP policies, and an evaluation of how the proposed development and corresponding Amendment serve to implement the local policies.

### *7.2.3. General Development Objectives*

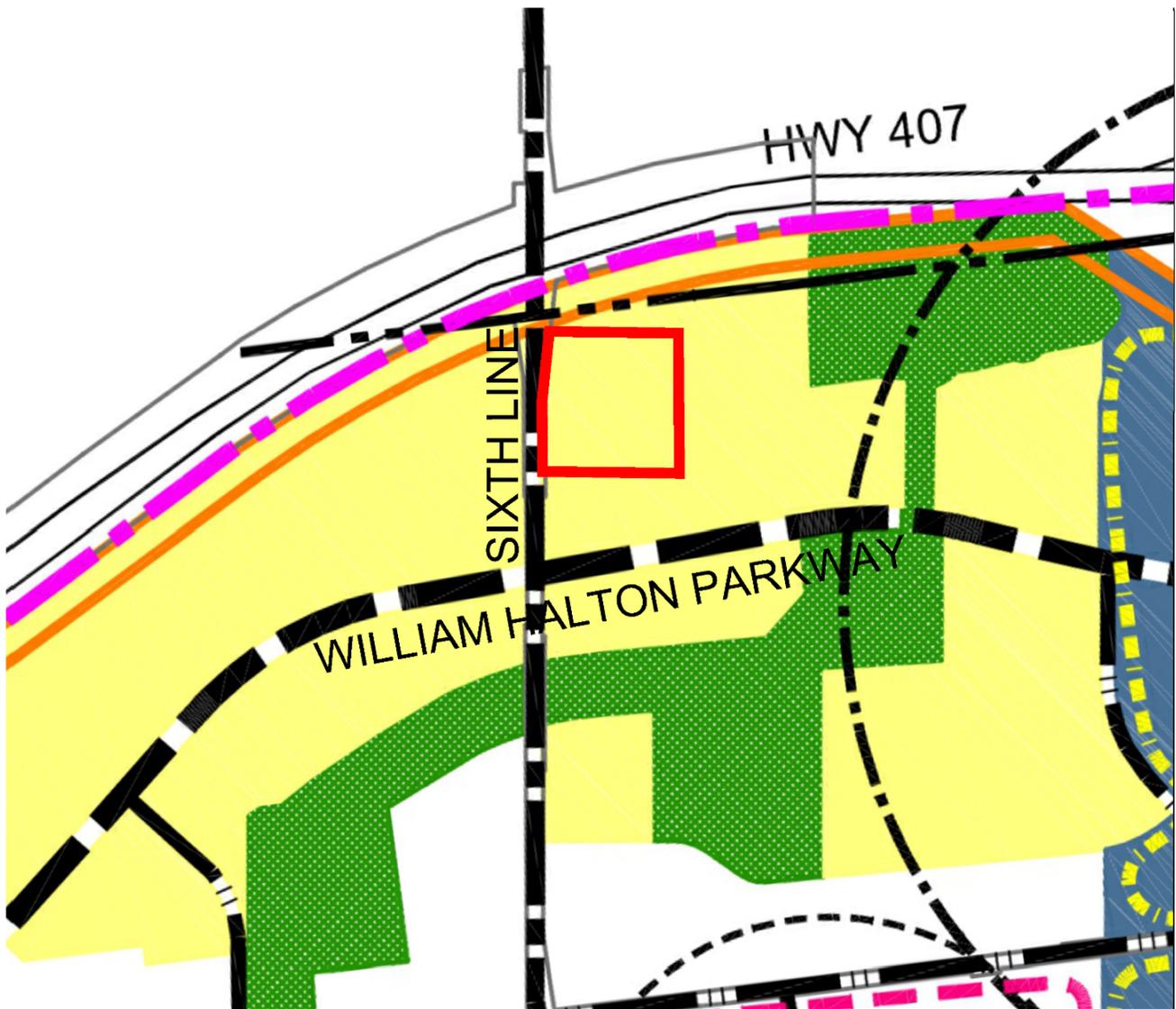
Section 7.2.3 of the NOESP establishes the policy framework for how growth and development is to be managed. The following apply to the Subject Lands.

#### *'7.2.3. General Development Objectives*

*The following general development objectives will guide the future urban development of the Planning Area.*

#### *'7.2.3.3 Employment*

- a) To create employment districts which provide for a range of employment opportunities with access to major freeways, arterial road and transit systems.*
- b) To create a range of employment opportunities in residential, commercial, mixed use and employment areas.*
- c) To encourage a range of employment uses to promote a live/work relationship.*
- d) To reflect the strategic land use objectives as set out within the Halton Urban Structure Plan (April 1994) especially regarding high quality, prestigious employment type uses along the Provincial Freeways.*
- e) To create employment districts which complement and integrate the existing built form elements that are intended to remain within the community and incorporate the best community planning and urban design practices available while integrating the area's natural heritage component of the natural heritage and open space system.*



**LEGEND**

SECONDARY PLAN AREA BOUNDARY	FIVE MINUTE PEDESTRIAN SHED
OAKVILLE / MILTON MUNICIPAL BOUNDARY	TEN MINUTE PEDESTRIAN SHED
PROVINCIAL FREEWAY	NEIGHBOURHOOD CENTRAL ACTIVITY NODE
MAJOR ARTERIAL/TRANSIT CORRIDOR	RESIDENTIAL NEIGHBOURHOOD BOUNDARIES
MINOR ARTERIAL/TRANSIT CORRIDOR	TRAFALGAR URBAN CORE SUB-AREAS
AVENUE/TRANSIT CORRIDOR	URBAN CORE AREA
CONNECTOR/TRANSIT CORRIDOR	EMPLOYMENT DISTRICT
TRANSITWAY	NATURAL HERITAGE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)	OPEN SPACE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
	JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17

**LEGEND:**

Subject Lands

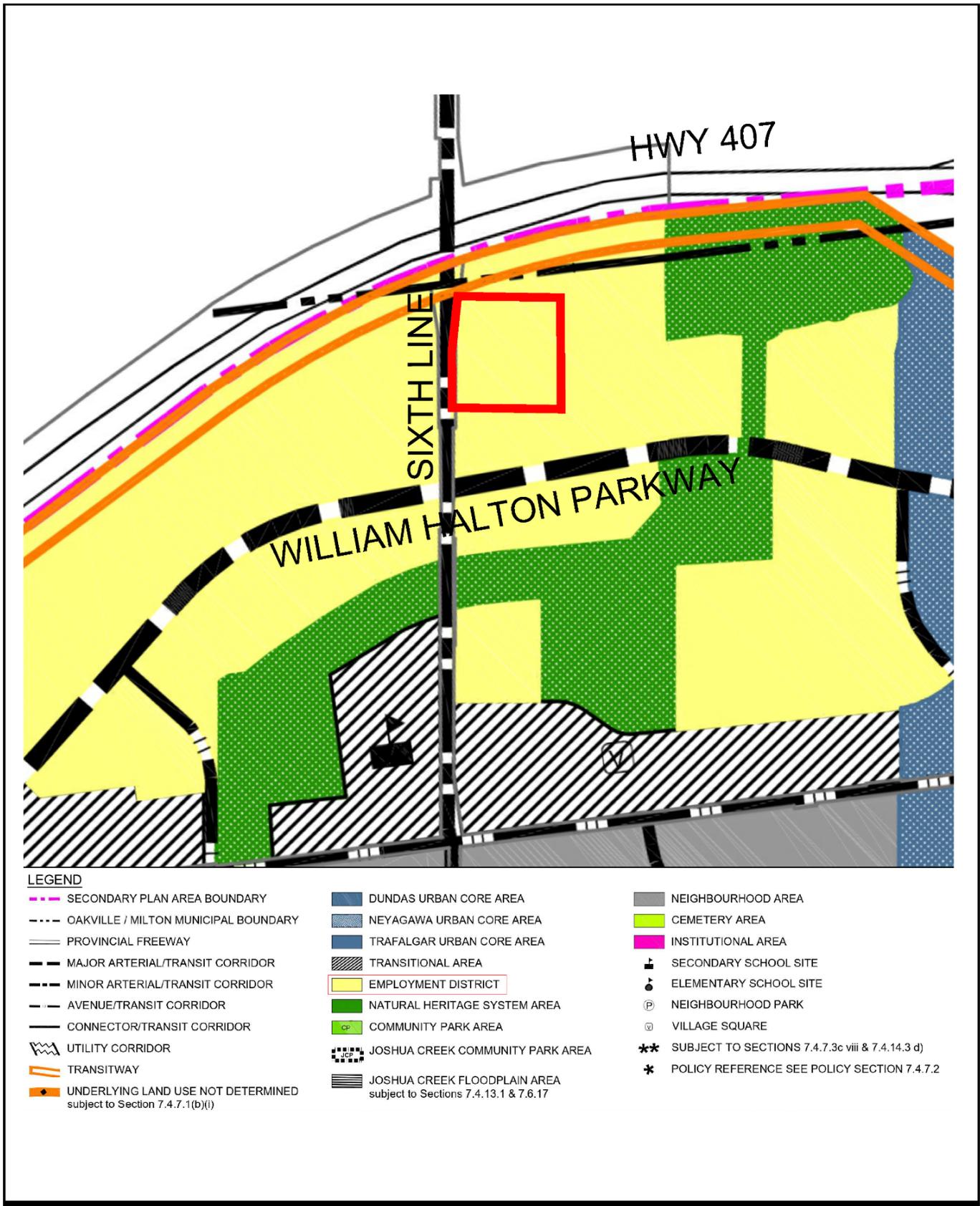


East & West Inc.  
4243 Sixth Line, Oakville  
North Oakville East  
Secondary Plan, Figure  
NOE1 – Community  
Structure

Project No. 12678188  
Revision A  
Date FEB 2026

**Figure 07**

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Plot Date: October 2025



**LEGEND:**  
 Subject Lands

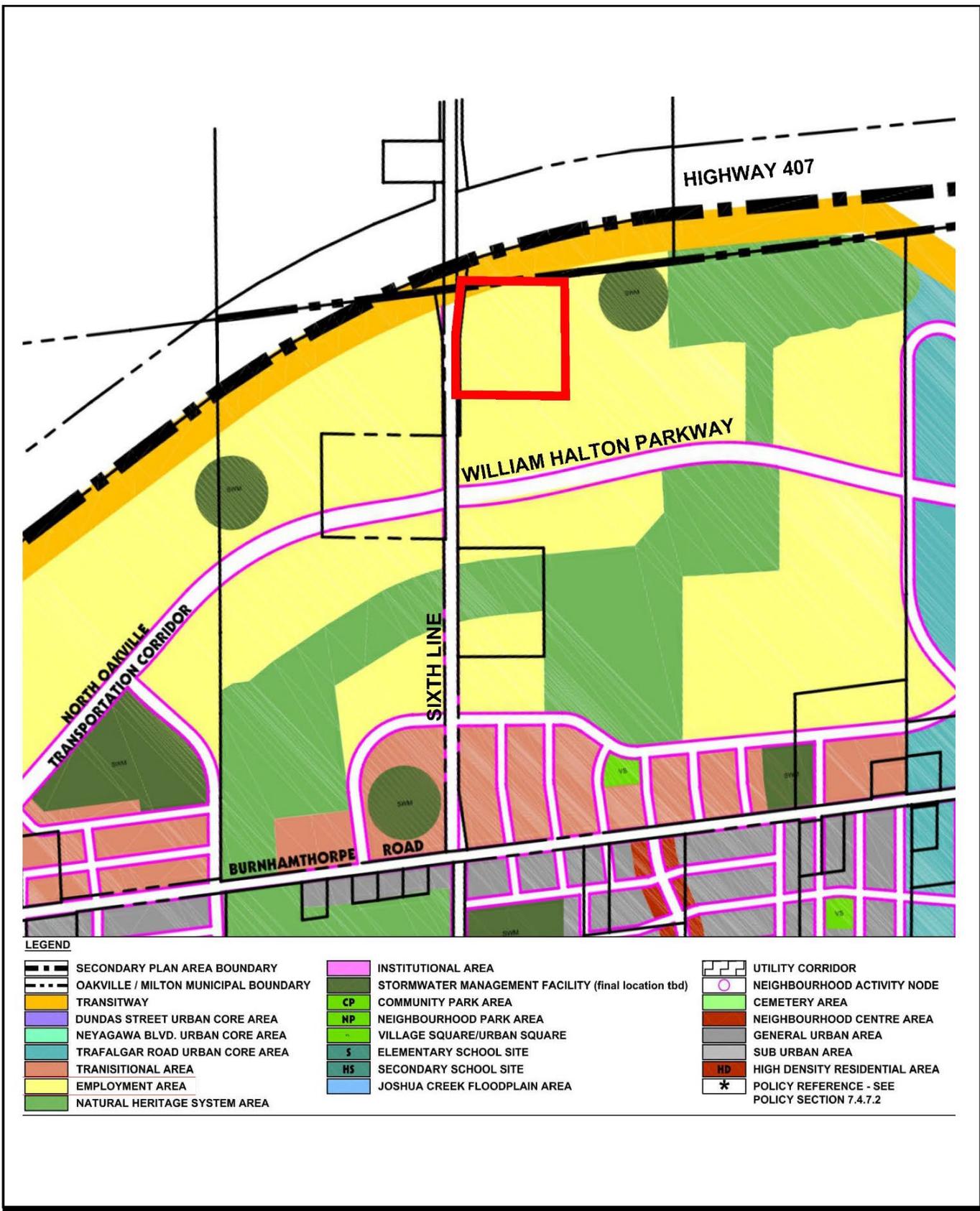


East & West Inc.  
 4243 Sixth Line, Oakville  
 North Oakville East  
 Secondary Plan, Figure  
 NOE 2 – Land Use Plan

Project No. 12678188  
 Revision A  
 Date FEB 2026

**Figure 08**

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**LEGEND:**

Subject Lands



East & West Inc.  
4243 Sixth Line, Oakville  
North Oakville East  
Secondary Plan,  
Appendix 7.3 – North  
Oakville Master Plan

Project No. 12678188  
Revision A  
Date FEB 2026

**Figure 09**

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Plot Date: October 2025

- f) *To minimize travel time, traffic, greenhouse gases, servicing costs and energy costs through a variety of mechanisms, and particularly by providing an efficient land use arrangement with a mix of employment uses and tenures in close relationship to residential areas.'*

The proposed development contemplates the better use of underutilized lands for employment-related uses. Furthermore, the proposal supports the objectives and policies for employment district lands by contemplating a compact, high-quality development with a range and mixture of employment-related uses in proximity to a major freeway (Highway 407) and arterial roads (Sixth Line and William Halton Parkway) and on lands where this form and scale of development ought to be located. We also highlight that the proposal supports the creation of local employment opportunities and supports the local economy.

*'7.2.3.4. Urban Design*

- a) *To provide integrated community design that coordinates land use, the natural heritage and open space system, the street network and built form to reinforce the community vision.*
- f) *To promote building forms that address the street and minimize the impact of garages and service areas on the streetscape.*
- k) *To create high quality employment areas which are easily accessed by trucks and other vehicular traffic, as well as transit, bicycles and pedestrians.'*

This Section of the NOESP establishes urban design objectives for all developments occurring across the North Oakville East community. The accompanying Urban Design and Cultural Heritage Brief delves further into the ways in the proposed development is consistent with the Urban Design objectives from the NOESP.

*'7.2.3.7. Cultural Heritage*

- b) *To encourage, where appropriate and feasible, the incorporation of cultural heritage resources, including their adaptive reuse, as part of the development of North Oakville East.'*

As part of the proposed development, the existing heritage-designated building will be preserved and converted into an office space accessory to the employment uses of the two one-storey buildings to be constructed. This ensures that the building's cultural heritage and significance be maintained while being integrated into the proposed development's future land use.

**7.3 | Community Structure**

Section 7.3 of the NOESP establishes the policy framework for how growth and development is to occur, in accordance with the Community Structure. As the Subject Property is located within the Employment District of the Community Structure, the following policies apply.

*'7.3.4 Employment Districts*

*Employment Districts refer to land designed to accommodate development of predominantly employment generating uses including a wide range of industrial and office development. Limited retail and service commercial uses designed to serve the businesses and employees will also be permitted within the Employment Districts.'*

As stated above and as demonstrated on Figure 7, the Subject Lands are identified as being located within the Employment District component of the Community Structure. As such, the Subject Lands are an appropriate and desirable location for an employment related development as the range and mixture of employment-related uses contemplated serve to implement the above-noted policy objective. The proposal also serves to direct an employment-related development on lands where such a form of development ought to be located.

### **'7.3.7 Employment Targets**

*The employment target for North Oakville East reflects these directions and the background studies undertaken for this Secondary Plan which have resulted in a refinement to the targets for North Oakville identified in the North Oakville Strategic Land Use Options Study. The target is approximately 300 net hectares of employment land and 16,500 jobs at capacity, which may not be achieved within the 2021 planning period. This reflects a target of an average of 55 employees per net hectare. In addition, it is anticipated that there will be approximately 8,500 population related employees for a total target of 25,000 jobs at capacity. The achievement of these targets 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. Further, the total employment target which will be achieved in North Oakville will reflect the employment target for North Oakville East, in combination with the employment target for North Oakville West established in the North Oakville West Secondary Plan.'*

As stated, the proposal contemplates the introduction of a range and mixture of employment-related uses. As a result, the proposed development will not only support achievement of employment targets, it will also support achievement of the employment-related density target of 55 jobs per net hectare, applied across all Employment District lands in the North Oakville East community.

### **7.4.14. Cultural Heritage Resources**

As stated throughout this Report, the Subject Property contains a designated heritage resource. As such, the following policies apply.

#### **'7.4.14.2. Register of Heritage Resources**

*The Town shall maintain a register of cultural heritage resources in accordance with the requirements of the Ontario Heritage Act.'*

#### **'7.4.14.3 Integration of Heritage Resources**

- a) *In evaluating development applications, the Town shall:
  - i. *encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site;'**

As further described above, the existing dwelling on the Site is a listed heritage resource. The accompanying Heritage Impact Assessment concludes that the in-situ retention and adaptive re-use of this dwelling for a range of complimentary, accessory uses is appropriate.

#### **7.5.17. Employment District**

As stated throughout this Report, the Subject Property is designated 'Employment District'. As such, the following policies apply.

*'The Employment District will permit a full range of employment uses. In addition, limited retail and service commercial uses serving the employment area shall be clustered at the intersections with Arterial, Avenue and Connector roads. These sites and uses will be zoned in a separate zone in the implementing Zoning By-law.*

*The Urban Design and Open Space Guidelines and Zoning By-law will also apply standards designed to enhance the compatibility of permitted employment uses with residential and other sensitive development located within nearby Transitional, Residential or Institutional designations including prohibition of outdoor storage adjacent to such uses.*

*The Urban Design and Open Space Guidelines will also apply standards to create enhanced design at entrances to the Town including at highway interchanges, major connector roads and along highway frontages including the restrictions on outdoor storage adjacent to highway and interchange frontages.'*

The proposed development introduces a range and mixture of permitted employment-related uses. As also stated above, we remain of the opinion that the range of principal and accessory uses contemplated, which seeks to permit uses that are beyond those currently permitted by Provincial policy, is appropriate, desirable and will enable seamless integration of uses on a lot. Furthermore, the proposed development contemplates the introduction of various landscaped areas and other features which are informed by the Town's Urban Design and Open Space Guidelines.

### *7.6. Land Use Strategy*

Section 7.6 of the NOESP establishes the policy framework for how lands are to be used, based on the land use designations established by Figure NOE2. As demonstrated on **Figure 8**, the Subject Lands are designated 'Employment District'. In our opinion, this designation is appropriate. As such, the following policies apply.

#### *'7.6.8. Employment District*

##### *'7.6.8.1 Purpose*

*The primary focus of the Employment District designation on Figure NOE2 is to protect for and establish a range of development opportunities for employment generating industrial, office and service employment uses. Where applicable, the range and scale of uses are to be designed to be sensitive to the adjacency and compatibility with residential neighbourhoods, or to reflect a visible location on and exposure to highway corridors and major roads.'*

##### *'7.6.8.2 Permitted Uses, Buildings and Structures Permitted uses may include:*

- a) light industrial operations, including light manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution and wholesaling;*
- b) business and professional office uses and medical clinics;*

- c) service establishments such as print shops, equipment rental establishments, restaurants, hotels, banquet halls, financial institutions, and service establishments which primarily provide services at the customer' s location such as electricians and plumbers and limited retail commercial development such as business supply and industrial supply establishments subject to the requirements of Section 7.6.8.3 and 7.6.8.4d);*
- d) public uses, institutional uses including places of worship, vocational schools;*
- e) sport and recreation, and place of amusement uses;*
- f) automobile related uses, including gas stations; and,*
- g) ancillary retail sales of products produced, assembled and/or repaired on the premises,*
- h) as part of a distribution use, the ancillary retail sale of the products distributed from an ancillary showroom;*
- i) research and development;*
- j) information processing, call centres and similar uses; and,*
- k) computer based services including design studios.*

*In addition, the following uses will be permitted in areas which do not abut residential, Urban Core, Institutional or Transitional Area designations, major arterial roads or Highway 407:*

- i) general industrial operations within enclosed buildings including manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution, and wholesaling;*
- ii) outside storage, and outside operations incidental to industrial operations; transportation terminal, works yard and outside storage yard;*
- iii) waste processing station subject to a zoning by-law amendment, and,*

- iv) *waste transfer station, subject to a zoning by-law amendment.'*

As stated throughout this Report, it is acknowledged that while the in-effect policy as stated above would permit the range and mixture of uses contemplated, the in-effect Provincial legislation does not. We remain of the opinion that local permission for a broader range and mixture of employment-related land uses, as contemplated in the implementing By-law Amendment, is appropriate, is desirable, maintains land use compatibility and will not jeopardize nor contradict achievement of Provincial policy objectives given the principal use of the Subject Lands is to be industrial, which is permitted by Provincial policy. The addition of other employment-related uses, as contemplated, would permit these uses as complimentary, accessory uses. The range and mixture of accessory uses desirable will enable the needs of employers, employees and residents to be met in a manner that is well-planned and compatible with the surrounding context. Based on the above, we remain of the opinion that the range and mixture of principal and accessory uses contemplated are not only appropriate but will enable a development form and density that is similar to similar development forms currently occurring across Oakville.

Furthermore, the proposal will facilitate the introduction of various uses that will support daily needs of residents, will support the local economy, achievement of overall development objectives for Employment District lands and local employment opportunities.

## **7.7. Community Services Strategy**

Section 7.7 of the NOESP provides the policy framework regarding how physical support, recreation and other services are to be provided. The following policies apply.

### **'7.7.2.6 Trucking**

*The movement of goods by truck is an essential element of the transportation system. The Town shall work with local businesses to ensure the provision of truck routes which meet their needs, while having regard for the need to protect residential neighbourhoods from the impact of truck traffic.'*

As further demonstrated in the accompanying Traffic Impact Study ('TIS'), the Subject Lands are appropriately situated along Sixth Line and the optimal site design is able to satisfactorily accommodate site movements, including the movements of goods.

### **'7.7.3.2 Utilities**

- a) *Utilities, not including power generation facilities, shall be permitted in any land use designation. The exception shall be Core and Linkage Preserve Areas and High or Medium Constraint Stream Corridor Areas, where they shall only be permitted within road allowances.*
- c) *The Town shall encourage the provision of electronic communications technology involving high capacity fibre optics to enhance telecommunications services. However, all telecommunications facilities shall be designed and located to minimize their visual impact on residential and environmental areas.*
- d) *Prior to approval of development, all interested utilities are to confirm if services can be provided to support the proposed development and shall determine appropriate locations for large utility equipment or utility cluster sites.'*

As further demonstrated in the accompanying Functional Servicing Study (FSS), the Site can be serviced by municipal

## 4.7 NORTH OAKVILLE ZONING BY-LAW 2009-189

utility networks. Furthermore, the Site currently contains an existing Bell Mobility radio transmission tower which will remain as is following the proposed development, in order to continue serving the Oakville community. The above-noted policy objectives encourage the retention of the existing radio transmission tower and the proposal appropriately integrates maintenance of the radio tower.

### SUMMARY / CONFORMITY STATEMENT

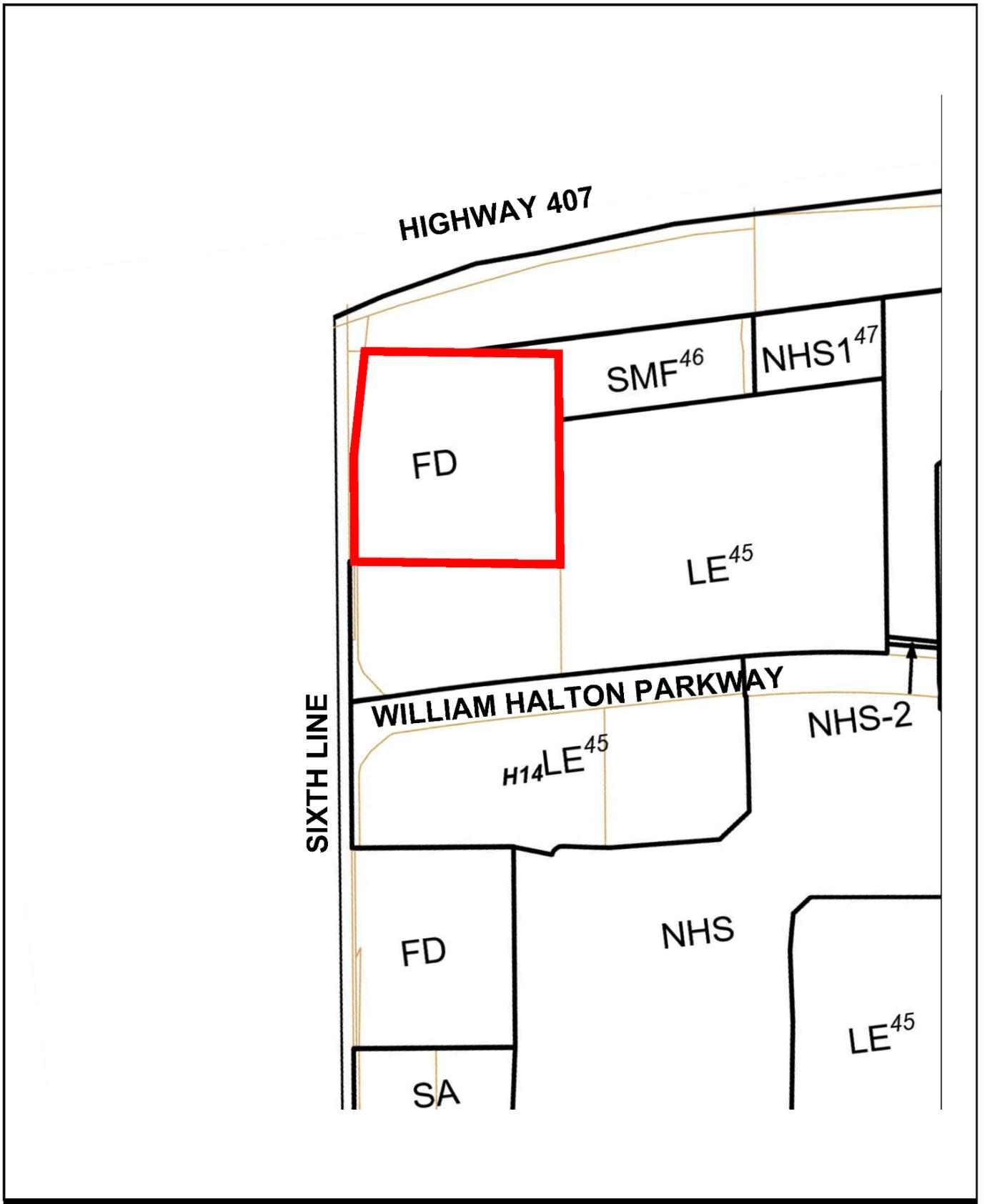
The North Oakville East Secondary Plan ('NOESP'), as amended, guides land use planning and development across the North Oakville East community. The above analysis demonstrates that the proposed development conforms to the development policies and objectives of the NOESP as amended, by providing for a high-quality commercial development that facilitates future employment-related uses at an appropriate location. The proposal also retains and directs better utilization of land, resources and infrastructure, and preservation of a cultural heritage resource and supports development that will contribute to North Oakville East as a complete community. Furthermore, the proposed development will result in built forms that are compatible with the existing and evolving character of the surrounding community. Therefore, it is our opinion that the proposed development and corresponding Amendment serve to implement the applicable policies and objectives for 'Employment District' lands of the NOESP.

The North Oakville Zoning By-law 2009-189 ('By-law 2009-189') currently zones the Subject Property as 'Future Development (FD)' (see **Figure 10** on the next page). The current zoning permits current conditions, but not the proposal. A Zoning By-law Amendment ('ZBA') is requested to re-zone the Subject Property to Light Employment (LE)' with site specific provisions.

A draft Zoning By-law Amendment has been prepared a copy is provided in Appendix I of this Report. More specifically, the ZBA seeks to introduce the following site-specific permissions:

- To permit an appropriate range of principal and accessory uses;
- To permit site-specific accessory building standards.

**Table 2** on page 43 summarizes the required and requested LE zone standards, while **Table 3** summarizes the proposed site-specific exceptions to the LE zone and provides a rationale for these exceptions.



**LEGEND:**

 Subject Lands



East & West Inc.  
4243 Sixth Line, Oakville

North Oakville  
Zoning By-law 2009-189

Project No. 12678188  
Revision A  
Date FEB 2026

**Figure 10**

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Plot Date: October 2025

Table 2 Summary of Required & Requested LE Zone Provisions

PROVISION	REQUIRED	REQUESTED
General Use Provision (Uses Permitted in All Zones)	A day care; Infrastructure	A day care; Infrastructure
Landscape Strip Width	3.0m	3.0m
Heritage Buildings, Parking	Any use in a designated heritage building shall not be required to provide parking	No change
Minimum Parking Standard	<p>Art gallery – Outside of the Urban Core Zones, 1 parking space per 30 square metres of leasable floor area minimum;</p> <p>Café – no parking spaces shall be required;</p> <p>Commercial fitness centre – 1 parking space per 30 square metres of leasable floor area; Day care centre – 1 parking space per 40 square metres of leasable floor area;</p> <p>(Light) Industrial use with leasable floor area of each 100 square metres of leasable floor area;</p> <p>Office use, General – 1 parking space per 37 square metres of leasable floor area;</p> <p>Financial Institution - 1 parking space per 37 square metres of leasable floor area;</p> <p>Research and Development - 1 parking space per 37 square metres of leasable floor area;</p> <p>Service commercial - 1 parking space per 30 square metres of leasable floor area;</p> <p>Restaurant - 1 parking space per 9 square metres of leasable floor area;</p>	A shared parking standard of 1 space per 85 square metres leasable floor area

PROVISION	REQUIRED	REQUESTED
	<p>Any use not specified above – 1 parking space per 30 square metres of leasable floor area premises 7,500 sq m or less – 1 parking space per 100 square metres of leasable floor area;</p> <p>Industrial warehouse with leasable floor area of less than 5,000 sq m – 1 parking space per</p>	
Minimum Accessible Spaces	5 spaces	8 spaces
Shared Parking	Where there is more than one use on a lot, parking for non-residential uses may be provided at a minimum of 1 parking space per 30 square metres leasable floor area	As stated above, a reduced shared parking standard of 1 space per 85 square metres leasable floor area
Minimum Loading	If the use, or a combination of uses, has a leasable floor area greater than 2,000 square metres, a minimum of two loading docks are required	26 loading docks
Minimum Bicycle Parking Spaces	If the use, or a combination of uses, has a leasable floor area greater than 2,000 square metres, a minimum of two loading docks are required.	26 loading docks
Permitted Uses	<p>Private Park;</p> <p>General Office Use or Medical Office or Financial Institution; Hotel;</p> <p>Place of Amusement; Club;</p> <p>Nightclub; Public Hall; Parking Garage;</p> <p>Service Establishment;</p> <p>Arena, Theatre, Stadium, Trade and Convention Centre;</p> <p>Place of Worship; Commercial School;</p> <p>Private Career Centre; Day Care;</p>	<p>Art Gallery;</p> <p>Day Care;</p> <p>Café;</p> <p>Call Centre;</p> <p>Convention Centre;</p> <p>Commercial Fitness Centre;</p> <p>Financial Institution;</p> <p>General Office;</p>

PROVISION	REQUIRED	REQUESTED
	Light Industrial; Information Processing; Call Centres; Research and Development; Caretaker Dwelling Unit	Research and Development; Service Commercial; Service Establishment; Ancillary Retail/Service Commercial
Limited Retail Uses	<p>Limited retail uses are permitted subject to the following regulations:</p> <p>i) The sales area is separated from warehousing, storage, manufacturing or assembly area by a wall at least 2 metres in height;</p> <p>ii) There is no display of goods or retail sales within the warehousing, storage, manufacturing or assembly area;</p> <p>iii) The sales area does not occupy more than 40% of the area for warehousing, storage, manufacturing or assembly and the sales area is not greater than 1,000 square metres;</p> <p>iv) The calculation of the area for warehousing, storage, manufacturing or assembly area shall exclude offices and common areas ...;</p> <p>v) The limited retail uses shall be located in the first storey of the building</p>	No Change
Maximum Floor Space Index	3.0	No Change
Minimum Lot Frontage	24.0m	No Change
Minimum Front and Flankage Yard	3.0m	No Change

PROVISION	REQUIRED	REQUESTED
Minimum Rear Yard	7.5m	No Change
Maximum Height	15 Storeys	No Change
Minimum Landscaped Area	10%	No Change
Accessory Buildings and Structures		
Location	<p>i) No closer to the front lot line or flankage than the main building</p> <p>ii) A minimum of 1.2 m from the interior side lot line</p> <p>iii) A minimum of 0.6 m from the rear lot line</p>	<p>i) An accessory building shall be permitted closer to the front lot line than the main building (Building A)</p> <p>ii) No change</p> <p>iii) No change</p>
Maximum Height	The maximum permitted overall height of an accessory building is 4.0 metres measured from grade	A maximum height of 9.0 m

Table 3 Summary of Requested LE Exceptions & Rationale

REQUESTED EXCEPTION	RATIONALE
Modified Use Permissions	To implement a range and mixture of principal and accessory uses that are appropriate, while also serving the daily needs of residents and the surrounding community.
Modified Shared Parking Standard	To accommodate the range of uses on the lot, a reduced, shared parking standard is required. As further described in the accompanying Transportation Impact Study, the requested shared parking standard was found to be appropriate and capable of accommodated user demands. Furthermore, the requested standard is reflective of the retained heritage structure which does not contribute to an increased parking demand, regardless of the end user or tenant.
Modified Accessory Structure Provisions	In order to retain the heritage structure and implement the proposed development form, modified building envelope standards are required. The requested standards will enable an appropriate and desirable adaptive re-use of a heritage resource to occur

## 5. CONCLUSION

As outlined above, together with the supporting studies, the proposed development and associated Zoning By-law Amendment ('ZBA'), represent an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Halton Regional Official Plan, North Oakville East Secondary Plan, and the North Oakville East Master Plan. Furthermore, based on the existing physical context and surrounding community, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and Town, we conclude the following:

1. The proposed Zoning By-law Amendment represents appropriate development on the Subject Property given the existing use of the Site, planned evolution of the Subject Property and surrounding context;
2. The proposal provides an appropriately designed and compatible development for the local community that will contribute to the provision of new employment opportunities and contribution towards a complete community;
3. The proposed Amendment is consistent with the Provincial Planning Statement, 2024;
4. The proposal conforms to the policy directions of the Halton Regional Official Plan, 2024;
5. The proposal conforms to the policy directions of the Livable Oakville Plan;
6. The proposal conforms to the policy directions of the North Oakville East Secondary Plan;
7. The proposal can be adequately serviced by existing municipal services;
8. The proposed development will not create adverse impacts to existing uses or the surrounding area;
9. The proposal is in keeping with the character and planned context of the North Oakville East community, and it provides an opportunity for contextually appropriate employment-related development within the Town's Urban Area; and,
10. The proposal upholds the overall Town and Community Structure and further implements the development objectives as identified by the North Oakville East Secondary Plan.

Accordingly, we conclude that the proposed Amendment is appropriate, represents good planning and implements the Provincial, Regional, and local vision for the Subject Lands.

Regards,



**Stephanie Matveeva, MCIP, RPP**

Planning Lead – Land Development

# Appendices

# Appendix A

Draft Zoning By-law

Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE BY-LAW  
NUMBER 2026-XXX

A by-law to amend the Town of Oakville Zoning By-law  
2009-189, as amended, to permit the development of a  
employment development, for the lands described as  
4243 Sixth Line (East & West Inc., File No. Z.XXXX.XX)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(3) of By-law 2009-189, as amended, is further amended by rezoning the lands depicted on Schedule 'A' of this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding new Section 8.XX as follows:

XXX	4243 Sixth Line	Parent Zone: LE
Map 12(3)	(Part of Lot 15, Concession 2, NDS)	(2026-XXX)
8.XXX.1 Zone Regulations		
a)	<p>Notwithstanding Section 6.1, the following principal uses shall be permitted:</p> <ul style="list-style-type: none"> <li>• Manufacturing; and,</li> <li>• Light industrial.</li> </ul> <p>The following accessory uses shall also be permitted:</p> <ul style="list-style-type: none"> <li>• Art Gallery;</li> <li>• Café;</li> <li>• Call Centre;</li> <li>• Convention Centre;</li> <li>• Day Care;</li> <li>• Financial Institution;</li> <li>• General Office;</li> <li>• Research and Development;</li> <li>• Service Commercial;</li> <li>• Service Establishment;</li> <li>• Ancillary Retail / Service Commercial</li> </ul>	
b)	Notwithstanding Section 5.3, a minimum shared parking standard is permitted	1 space per 85 square metres leasable floor area
c)	Notwithstanding Section 4.14.1.i), an accessory building shall be permitted 0.5 metres from the front lot line	
d)	Notwithstanding Section 4.14.2.i), a maximum overall height of the accessory building or structure	9.0 m

e)	Notwithstanding Section 4.21, a commemorative plaque shall be permitted within the front yard landscape buffer	
f)	Notwithstanding Section 4.25.1, the minimum width of a landscape strip along the southern property line	2.0 m

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

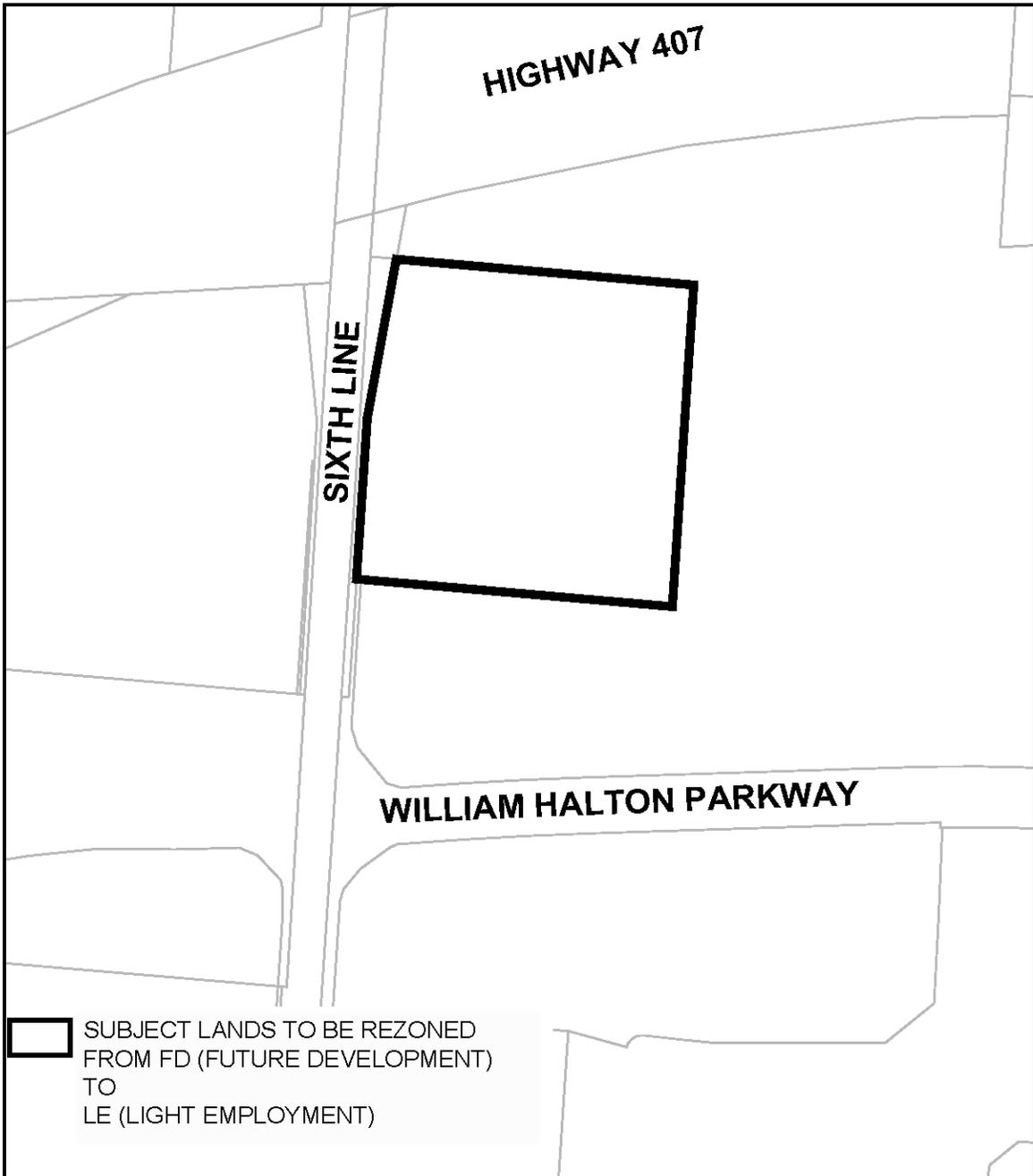
# Schedule A

To By-law # \_\_\_\_\_ - 26

This is Schedule A-1 to By-law # \_\_\_\_\_ passed by the Council of the  
Town of Oakville this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor





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