



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-034

Official Plan Amendment 339

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan to implement Provincial changes to “area of employment” in the Planning Act and “employment area” in the Provincial Planning Statement, 2024 (File No. 42.15.70)

WHEREAS the “1984 Oakville Official Plan” means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended;

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment;

WHEREAS the approval authority, under subsection 17(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, is the Minister of Municipal Affairs and Housing and Ontario Regulation 525/97 outlines conditions for exemption from approval; and,

WHEREAS it is deemed necessary to pass an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan to implement Provincial changes to “area of employment” in the *Planning Act* and “employment area” in the Provincial Planning Statement, 2024.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment 339 to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, attached as “Appendix A” is hereby adopted.
2. The Clerk is hereby authorized and directed to make an application to the Approval Authority, being the Minister of Municipal Affairs and Housing, for exemption of approval of the aforementioned Official Plan Amendment Number 339, in accordance with Ontario Regulation 525/97.

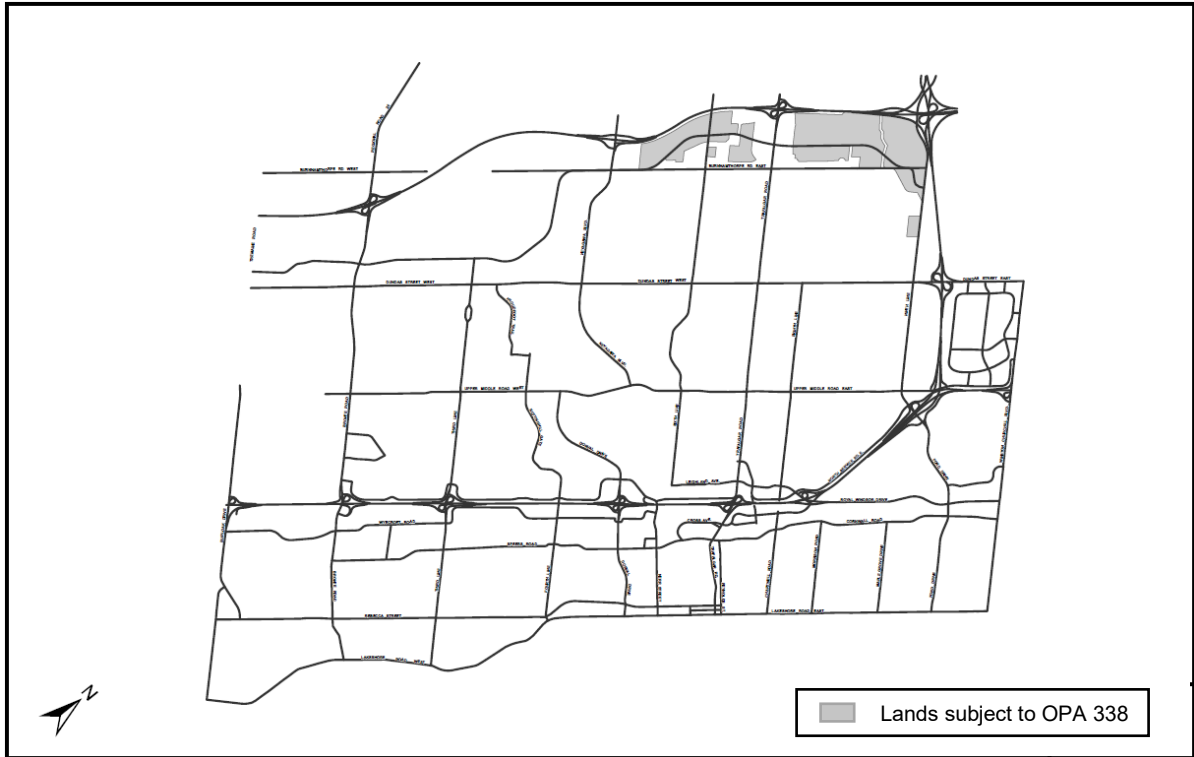
PASSED this 15th day of June, 2026

MAYOR

CLERK

APPENDIX "A" to By-law 2026-034

Lands subject to amendments to the to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan



APPENDIX “B” to By-law 2026-034

**Official Plan Amendment Number 339
to the Town of Oakville’s North Oakville East Secondary
Plan****Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 339 (OPA 339) to the North Oakville East Secondary Plan.

Part 1 – Preamble**A. Subject Lands**

The proposed amendment applies to lands within the existing Employment District designation on Figure NOE1 and NOE2 in the North Oakville East Secondary Plan.

B. Purpose and Effect

The purpose of the proposed Official Plan Amendment (OPA) is to modify the text and schedules of the North Oakville East Secondary Plan to address provincial legislation that changed the definition of “area of employment” in the *Planning Act* and “employment area” in the Provincial Planning Statement (PPS), 2024.

The effect of the proposed amendment to the North Oakville East Secondary Plan is to:

- a) Update policies and designations for what will now be called Employment Lands (existing Employment Districts) for consistency with the PPS, 2024. The following two designations will replace the existing Employment District designation:
 - i) Core Employment: a designation that implements the definition of “area of employment” in the *Planning Act* and “employment area” in the PPS, 2024, including lawfully established uses; and,
 - ii) Diversified Employment: a designation for lands reclassified from the existing *Employment Areas* that no longer align with the definition of “area of employment” in the *Planning Act* and “employment area” in the PPS, 2024, but are to be maintained as Employment Lands for serving as a buffer between Core

Employment and residential designations, and employment generation and support;

- b) Introduce policies to authorize the continuation of business and economic uses that are excluded from the definition for “area of employment” in the *Planning Act* within the Core Employment designation if they were lawfully established prior to October 20, 2024;
- c) Implement policy criteria for the assessment and consideration of future Core Employment removal requests that are consistent with the PPS, 2024 (section 2.8.2.5) to safeguard the contiguity and viability of the Town’s long-term employment base and lands, and to ensure that the removals are appropriate;
- d) Implement policy criteria for the assessment of future Diversified Employment redesignation applications to safeguard the contiguity and viability of the Town’s long-term employment base and lands, and to ensure the redesignations are appropriate;
- e) Add land use compatibility policies specific to the Core Employment designation as per sections 2.8.1.3 and 3.5 of the PPS, 2024, and Provincial guidance, to avoid or mitigate impacts on economic viability and *adverse effects on sensitive land uses*;
- f) Add land use compatibility policies specific to the Diversified Employment designation as per section 3.5 of the PPS, 2024 to avoid or mitigate impacts on economic viability and *adverse effects on sensitive land uses*;
- g) Encourage office and mixed-use development in *strategic growth areas* to support knowledge-based sectors; and,
- h) Promote the intensification and redevelopment of underutilized employment lands to increase employment densities and improve land use efficiency.

C. Background and Basis

- Provincial changes to the definitions of “area of employment” in the *Planning Act* and “employment areas” in the PPS, 2024 came into effect on October 20, 2024. One of the intents of these changes was to prioritize “areas of employment” for industrial employment uses.

- The Town of Oakville’s Official Plans must conform to, or be consistent with, the *Planning Act* and the PPS, 2024, which required a comprehensive Employment Areas Review.
- The Town of Oakville completed the Employment Areas Review in 2025. The completed study report was received and [endorsed](#) by Council on November 3, 2025. Council directed staff to prepare an Official Plan Amendment in accordance with the study report to implement the provincial changes.
- Oakville has a diverse and growing employment base, with employment forecast to grow by approximately 73,700 jobs between 2024 to 2051.
- The nature of work and the structure of lands used for employment purposes are changing. The Town must accommodate employment growth both within and outside of the new Employment Lands to remain economically competitive, be flexible for current and future sectors, and to foster the creation of complete communities.
- It is anticipated that the Town of Oakville will have an employment land deficit of 209 hectares for employment uses by 2051.
- A principle of the study report from the Employment Areas Review, 2025 is that existing Employment District lands be maintained for non-residential, employment-generating and -supporting uses to ensure sustainable economic and employment growth and development certainty.
- Lands in North Oakville are optimal for industrial employment uses. A direction from the Employment Areas Review, 2025 is that most of these lands be designated as Core Employment to meet the provincial intent of changes to “areas of employment”.
- The redesignation of appropriate, existing Employment District lands to Diversified Employment follows the directions of the Employment Areas Review. The Diversified Employment designation will help the Town meet long-term employment growth needs and the intent of the provincial changes to “areas of employment”.
- Land use planning criteria such as contiguity, compatibility, infrastructure access, development potential, and employment function were used to consider lands for redesignation from the existing *Employment Area*. Lands that do not conform with the definition of “area of employment” and that met the study’s criteria were proposed for redesignation to Diversified Employment.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan as described in the following table. In the “Description of Change” column, text that is bolded and underlined is new text to be inserted into the North Oakville East

Secondary Plan, while text that is struck out is to be deleted from the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1	7.1.1 PURPOSE	Revise policy as follows: The purpose of the North Oakville East Secondary Plan is to establish a detailed planning framework for the future urban development of the North Oakville East Planning Area (also referred to in this Secondary Plan as the Plan Area, and as North Oakville East). The Planning Area is comprised of the Glenorchy and Joshua’s Meadows residential communities / employment districts Employment Lands and approximately 53 hectares of the Sixteen Hollow residential community/ employment district located as identified on Figure G, Community Organization to the Official Plan.
2	7.2.3.3 COMMUNITY VISION Employment	Revise policy as follows: a) To create employment districts Employment Lands that 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 e Employment Land areas to achieve the goal of a balanced and complete community. 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 Employment Lands 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.

		<p>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.</p> <p>g) To plan for and promote higher order employment densities at appropriate locations that maximize employment opportunities, particularly on the Trafalgar Road corridor and other areas where higher order/frequent transit service is planned.</p>
3	7.2.3.4 COMMUNITY VISION Urban Design	Revise policy as follows: k) To create high quality employment areas Employment Lands which are easily accessed by trucks and other vehicular traffic, as well as transit, bicycles and pedestrians.
4	7.3.4 COMMUNITY STRUCTURE Employment Districts Lands	Revise policy as follows: Employment Districts Lands refer to land designed to accommodate development of predominantly employment generating and supporting 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 may be permitted within the Employment Districts Lands . <u>Employment Lands are made up of two designations: Core Employment, and Diversified Employment. Core Employment lands are generally located along the Provincial Highways including the 403 and the 407. Diversified Employment lands are generally located adjacent to Core Employment, providing a buffer to designations with sensitive land uses, but may be outside of contiguous Employment Lands.</u> <u>Core Employment shall be planned to accommodate a compact, transit-supportive and pedestrian-oriented environment, while Diversified Employment is intended to both generate employment and provide for a range of employment-supportive amenities.</u>
5	7.5.1 COMMUNITY DESIGN STRATEGY	Revise policy as follows: This section outlines general design policies for North Oakville East, as well as specific policies for the Neighbourhoods as

	Purpose	designated on Schedule NOE1, and the Trafalgar Urban Core Area, Neyagawa Urban Core Area, the Dundas St. Urban Core Area, Employment Districts Lands , and existing development.
6	7.5.2.b) COMMUNITY DESIGN STRATEGY Master Plan	Revise policy as follows: iv) sub-area within the Employment Area Lands or the Transitional Area identified by the Town, in consultation with all affected landowners, based on boundaries created by Arterial, Avenue or Connector roads or natural features, provided that a sub-area may include adjacent Employment Lands and Transitional Areas.
7	7.5.17 COMMUNITY DESIGN STRATEGY Employment District Lands	Revise policy as follows: The Employment District Lands will permit are intended to accommodate a full range of employment uses. In addition, limited retail and service commercial uses, where permitted , servicing 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.
8	7.6.2.2 LAND USE STRATEGY Permitted in Most Land Use Designations	Revise policy as follows: b) Educational Facilities, including public and private schools, day care and day nursery uses subject to the policies of Part D, Section 5.2 a), i) through vi) and viii) of the Official Plan and the regulations of the Zoning By-law, may be permitted in the Diversified Employment designations within the Employment Lands provided they are appropriately designed, buffered and/or separated from other employment uses to prevent adverse effects. Educational facilities are not permitted in the Core Employment designation except training facilities and commercial schools where they are ancillary to an industrial use or where the use was lawfully established; e) Public uses including transit terminals, works yards, parks, pumping stations, reservoirs, ambulance, fire and police and any other emergency service facilities or stations, libraries and recreational facilities provided that the uses are maintained by a public authority and are designed and constructed to enhance compatibility with adjacent uses, except in Core Employment lands unless the use was lawfully established; h) Emergency housing in accordance with the criteria established by the Emergency Housing Advisory Group except in Core Employment lands unless the use was lawfully established; and,

9	7.6.8 LAND USE STRATEGY Employment District Lands	Section 7.6.8, Employment District of the North Oakville East Secondary Plan is deleted and replaced with the new Section 7.6.8, Employment Lands provided in Attachment 1 .
10	7.10.13 Definitions	Add the following definition to section 7.10.13 Definitions: <u>Adverse effect: as defined in the <i>Environmental Protection Act</i>, means one or more of:</u> a) <u>impairment of the quality of the natural environment for any use that can be made of it;</u> b) <u>injury or damage to property or plant or animal life;</u> c) <u>harm or material discomfort to any person;</u> d) <u>an adverse effect on the health of any person;</u> e) <u>impairment of the safety of any person;</u> f) <u>rendering any property or plant or animal life unfit for human use;</u> g) <u>loss of enjoyment of normal use of property; and</u> h) <u>interference with normal conduct of business.</u>
11	7.10.13 Definitions	Add the following definition to section 7.10.13 Definitions: <u>Employment Lands means areas identified in an Official Plan for clusters of business and economic activities required for the long-term supply of land for employment uses.</u>
12	7.10.13 Definitions	Add the following definition to section 7.10.13 Definitions: <u>Lawfully established means a use that was established in law, as permitted in the Town’s in-effect Zoning By-law, before October 20, 2024 and therefore may continue to be permitted.</u>
13	7.10.13 Definitions	Add the following definition to section 7.10.13 Definitions: <u>Logistics distribution centre means an industrial facility used for, but not limited to, the assembly, storing, sorting, processing and distribution of goods, the management of inventory and the temporary on-site storage and management of commercial motor vehicles or trailers for freight handling.</u>

B. Schedule Changes

1. This Official Plan Amendment includes the modifications to the schedules and figures to the North Oakville East Secondary Plan as shown in **Attachment 2**.

ATTACHMENT 1 to OPA 339 NEW Section 7.6.8, Employment Lands

7.6.8. EMPLOYMENT

Employment Lands permit a wide range of business and economic activities in two land use designations: Core Employment and Diversified Employment. Employment Lands are intended to provide the major source of employment opportunities in the Town through *compatible* uses in appropriate locations with a variety of form, scale, and intensity of *development*.

The Core Employment designation is primarily for industrial uses and associated and ancillary uses.

The Diversified Employment designation is to provide for a range employment generating and supporting uses such as office, service commercial, retail, institutional and light industrial uses to complement Core Employment uses and support the travelling public.

7.6.8.1. General

7.6.8.1.1. Employment Lands are defined by this Plan as all lands designated for employment uses under section 7.6.8.

7.6.8.1.2. It is the policy of the Town to maintain the Town's Employment Lands and to protect lands designated Core Employment.

7.6.8.1.3. All of the designated Employment Lands will be needed within and beyond the horizon of this Plan to ensure there is a balanced and *complete community*.

7.6.8.1.4. It is a key policy of this Plan to support a balance of population and employment across the Town to optimize the opportunity for residents to work in Oakville and to contribute to the objectives of a balanced and *complete community*. The Town will monitor the rate of employment growth and the utilization and intensification of Employment Lands to ensure that sufficient land for employment is maintained to meet these objectives.

7.6.8.1.5. The Town will encourage the *development* of Employment Lands with *transit-supportive*, compact built form and minimized surface parking areas. All *development* shall be at a scale *compatible* with adjacent *development*. Height and built form shall be regulated through the implementing zoning.

7.6.8.1.6. Buffering and landscaping shall be required to ensure visual and physical separation between employment uses and *sensitive land uses*.

7.6.8.1.7. *Major retail* and residential uses shall not be permitted in Employment Lands.

- 7.6.8.1.8. The *intensification* of employment uses is encouraged throughout the Town and in particular should be directed to *strategic growth areas* and lands with access to *transit priority corridors* and active transportation routes.
- 7.6.8.1.9. New *major office* buildings shall primarily be directed to *strategic growth areas* with existing or planned *frequent transit* service. Other locations providing high visibility and access adjacent to highway corridors and *Regional transit priority corridors* may also be considered.

7.6.8.2. Core Employment

Lands designated Core Employment are an “area of employment” as defined by the *Planning Act* and an “employment area” as defined by the Provincial Planning Statement (PPS), 2024. These lands will provide primarily industrial and associated uses.

7.6.8.2.1. Permitted Uses

- a) Uses permitted within the Core Employment designation may include, subject to applicable zoning and the land use compatibility policies of this Plan:
- i) Industrial uses such as manufacturing, warehousing, goods movement including transportation terminals, *logistics distribution centres* and wholesaling;
 - ii) Research and development connected with manufacturing;
 - iii) Retail and office uses associated with the uses listed in subsections i) to ii); and,
 - iv) Facilities and uses including but not limited to offices, retail, warehouses and outdoor storage that are ancillary to the uses mentioned in subparagraphs i) to iii).
- b) Uses within Core Employment that are excluded from the list of permitted uses in subsection a) are permitted provided that the use was *lawfully established*.

7.6.8.2.2. Ancillary facilities and uses shall be on the same lot, clearly subordinate, and directly related, to the functioning of the permitted use.

7.6.8.2.3. The following policies apply to lands 1000 metres outside of lands designated Core Employment to ensure the long-term viability of existing and future employment uses within lands designated Core Employment:

- a) *Sensitive land uses* shall be planned, phased and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from noise, vibration, odour, dust and other contaminants, and ensure risks to public health and safety are minimized.
- b) All *development* applications proposing *sensitive land uses* may require the completion of a land use compatibility assessment that may include one or more of the studies required for a complete application listed in Part F.

- 7.6.8.2.4. The following policies apply to lands 300 metres outside of lands designated Core Employment:
- a) To protect the operational and economic viability of existing and future *major facilities*, notwithstanding the permitted uses, new *sensitive land uses* may not be permitted within mixed use designations.
 - b) Proposed *development* shall avoid potential impacts to the long-term economic viability of existing or planned employment uses within Core Employment lands in accordance with Provincial guidelines. Proposed *development* shall consider potential future *intensification* of Core Employment lands and shall not preclude the *development* of permitted uses on Core Employment lands.
 - c) Where avoidance is not possible, proposed *development* shall require the completion of a land use compatibility assessment that may include one or more of the studies required for a complete application listed in Part F demonstrating, to the satisfaction of the Town, that:
 - i) Impacts to the long-term economic viability of employment uses, including the potential future *intensification* of employment uses are mitigated;
 - ii) Potential *adverse effects* from odour, noise and other contaminants, and risks to public health and safety are minimized and mitigated;
 - iii) There is an identified need for the proposed use; and,
 - iv) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations.
- 7.6.8.2.5. The following policies apply to lands designated Core Employment that are within 1000 metres of designations that permit *sensitive land uses*:
- a) *Development* shall avoid, or where avoidance is not possible, minimize and mitigate potential *adverse effects* from odour, noise and other contaminants, and minimize risks to public health and safety.
 - b) Proposed *development* may be required to provide a land use compatibility assessment that may include one or more of the studies required for a complete application listed in Part F to ensure *compatibility* with the surrounding land uses.
- 7.6.8.2.6. The following policies apply to lands designated Core Employment within 300 metres of existing and planned residential designations (General Urban Area, Sub-urban Area and High Density Residential Area):
- a) New *logistics distribution centres*, large-scale warehouses and any other *major facilities* that meet two or more of the following criteria are not permitted:
 - i) Sound is frequently audible off-property;
 - ii) Dust and/or odour that is persistent and/or intense;
 - iii) Ground-borne vibration can frequently be perceived off property;
 - iv) Outside storage of raw and finished products;
 - v) Large production levels;
 - vi) Open process (outdoor storage of large amounts of wastes or materials for processing);
 - vii) Frequent outputs of major annoyances;
 - viii) High probability of fugitive emissions;
 - ix) Continuous movement of employees and products by heavy trucks and rail cars including at night; and,

- x) Daily or 24-hour shift operations permitted.
- b) Existing *logistics distribution centres*, large-scale warehouses and any other *major facilities* meeting two or more of the criteria under subsection a) are permitted;
- c) Expansions to existing *logistics distribution centres*, large-scale warehouses and any other *major facilities* meeting two or more of the criteria under subsection a) shall avoid potential *adverse effects* from odour, noise and other contaminants, and minimize risks to public health and safety; and,
- d) Where avoidance is not possible, proposed *development* shall require the completion of a land use compatibility assessment that may include one or more of the studies required for a complete application listed in Part F demonstrating, to the satisfaction of the Town, that:
 - i) The expansion is appropriate; and,
 - ii) The location and design can minimize and mitigate potential *adverse effects* from odour, noise and other contaminants, and minimize risks to public health and safety.

7.6.8.2.7. Where a land use compatibility assessment demonstrates that source (*major facility*) and/or site receptor (*sensitive land use*) mitigation actions are required, the mitigation measures shall be at the expense of the applicant.

7.6.8.2.8. *Major facilities* shall be limited to well screened, highly accessible locations. Other Core Employment uses shall occur primarily within enclosed buildings.

7.6.8.2.9. Outdoor Storage Uses

- a) Outdoor storage uses may be permitted by the implementing zoning.
- b) Notwithstanding subsection a), outdoor storage uses shall not be permitted on lands designated Core Employment that abut residential uses.
- c) Outdoor storage and display areas should not be visible from lands designated residential or open space, or from major collector and arterial roads.

7.6.8.2.10. Core Employment lands with predominantly industrial uses may include direct access to a transportation terminal.

7.6.8.2.11. Removal of Core Employment Lands

To support and protect the local attributes of the Town's employment areas, in addition to the removal criteria for employment areas in the PPS, 2024, the removal of Core Employment lands through redesignation shall only be permitted through an Official Plan Amendment where it has been demonstrated to the satisfaction of the Town, that:

- a) The lands are located on the outside of an assembly of Core Employment lands and will not result in the fracturing of the contiguity of the Core Employment designation;
- b) The lands offer limited market supply potential for Core Employment *development* due to factors including but not limited to parcel size, connectivity, configuration, access, physical conditions, land use compatibility, economic viability, servicing constraints, and/or local municipal interests;

- c) The lands are not located in proximity to major goods movement facilities and/or corridors, including truck routes identified in the Town's Transportation Master Plan; and,
- d) The request for removal demonstrates that the employment function and total job yield of the lands can be maintained or improved and support flexibility for non-industrial uses.
- e) The removal of the lands would not compromise the overall long term supply of lands for Core Employment uses to ensure the maintenance of a distribution of Core Employment lands throughout the Town.

7.6.8.3. **Diversified Employment**

The intent of the Diversified Employment designation is to provide for a wide range of employment uses in a transit-supportive and pedestrian-oriented environment that:

- a) Generate employment;
- b) Support Core Employment uses;
- c) Contribute to the long-term supply of *Employment Lands*; and,
- d) Provide for an interface and buffer between the more intensive concentration of industrial uses in lands designated Core Employment, and adjacent residential designations.

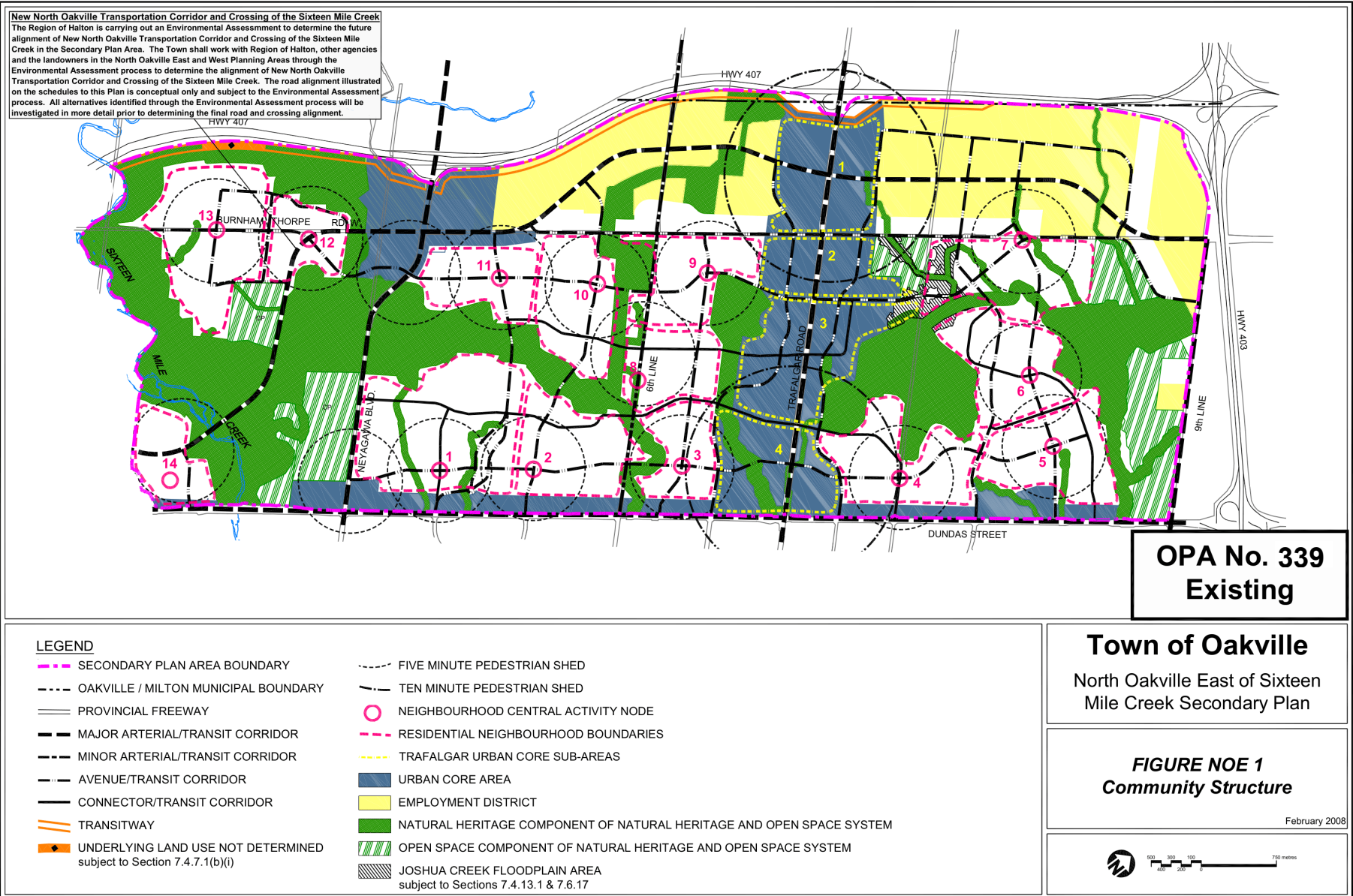
7.6.8.3.1. Permitted Uses

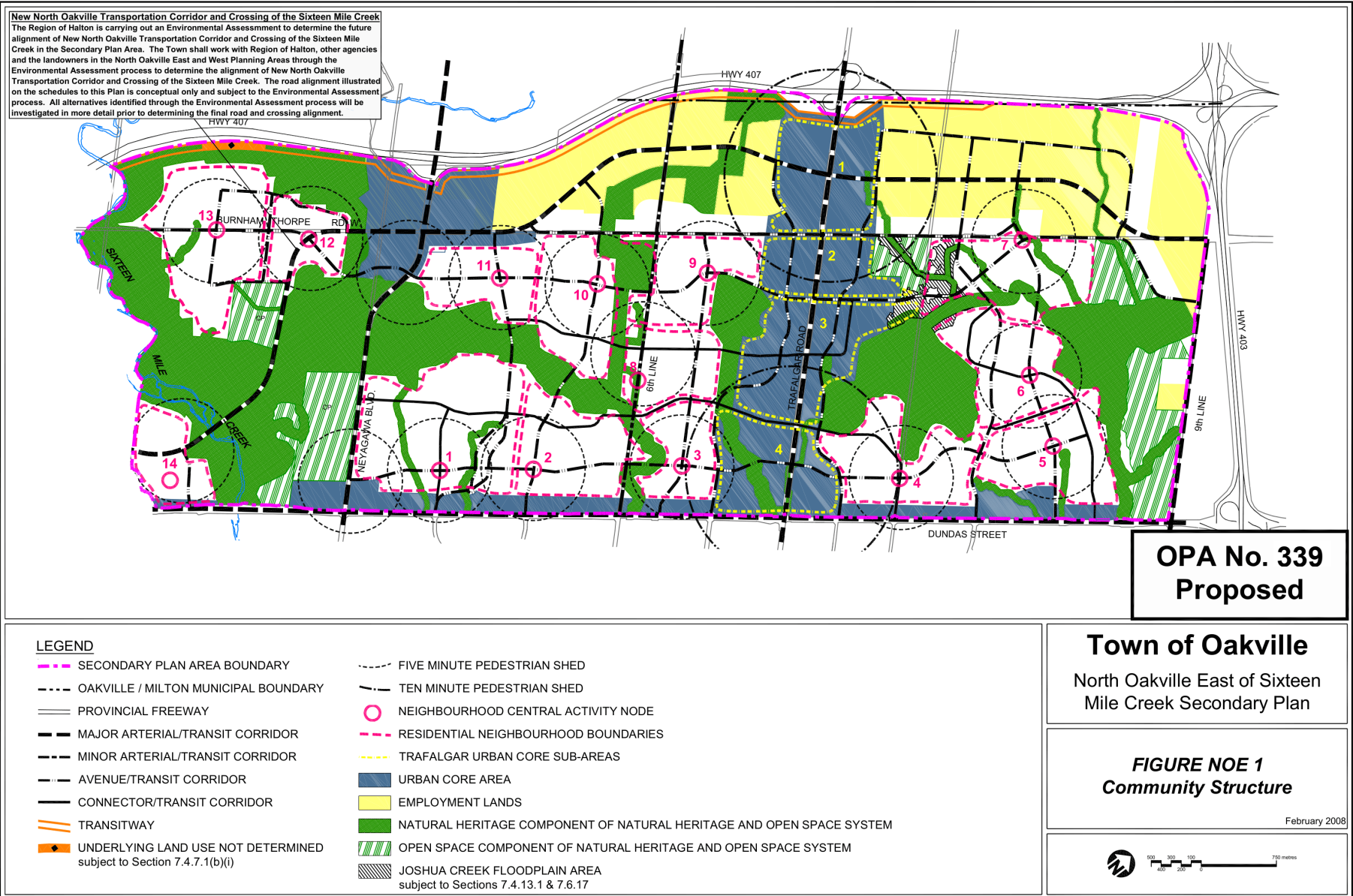
- a) Uses permitted within the Diversified Employment designation may include, subject to applicable zoning and the land use compatibility policies of this Plan:
 - i) *Major offices* and offices;
 - ii) Hotels and public halls along arterial roads;
 - iii) Light industrial uses such as manufacturing, wholesaling and small-scale warehousing if it is demonstrated that the use will be *compatible* with nearby *sensitive land uses*;
 - iv) Training facilities and commercial schools;
 - v) Indoor sports facilities; and,
 - vi) Retail and service commercial uses, excluding *major retail*.
- b) New *major office* is encouraged at locations providing high visibility and excellent accessibility adjacent to highway corridors, *Regional transit priority corridors*, and in *strategic growth areas*.
- c) Retail and service commercial uses on sites designated Diversified Employment shall not exceed a maximum of approximately 2,500 square metres in total floor area.
- d) Motor vehicle-related uses may be permitted.
- e) Drive-through facilities shall be considered service commercial uses and may be permitted where service commercial uses are permitted within Diversified Employment unless otherwise not permitted by specific policies of this Plan.

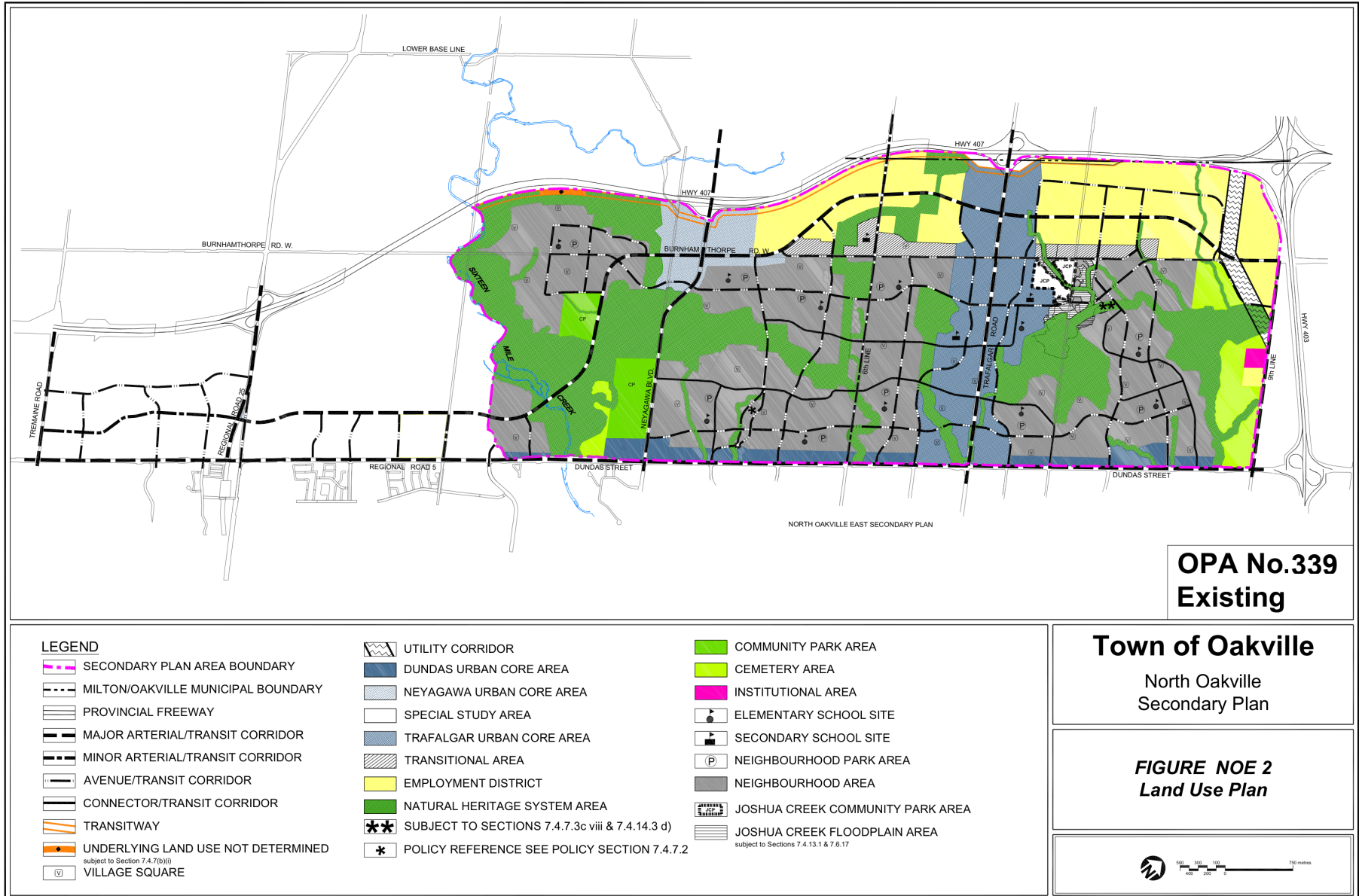
7.6.8.3.2. Ancillary facilities and uses including but not limited to offices and warehouses may be permitted in conjunction with permitted light industrial uses.

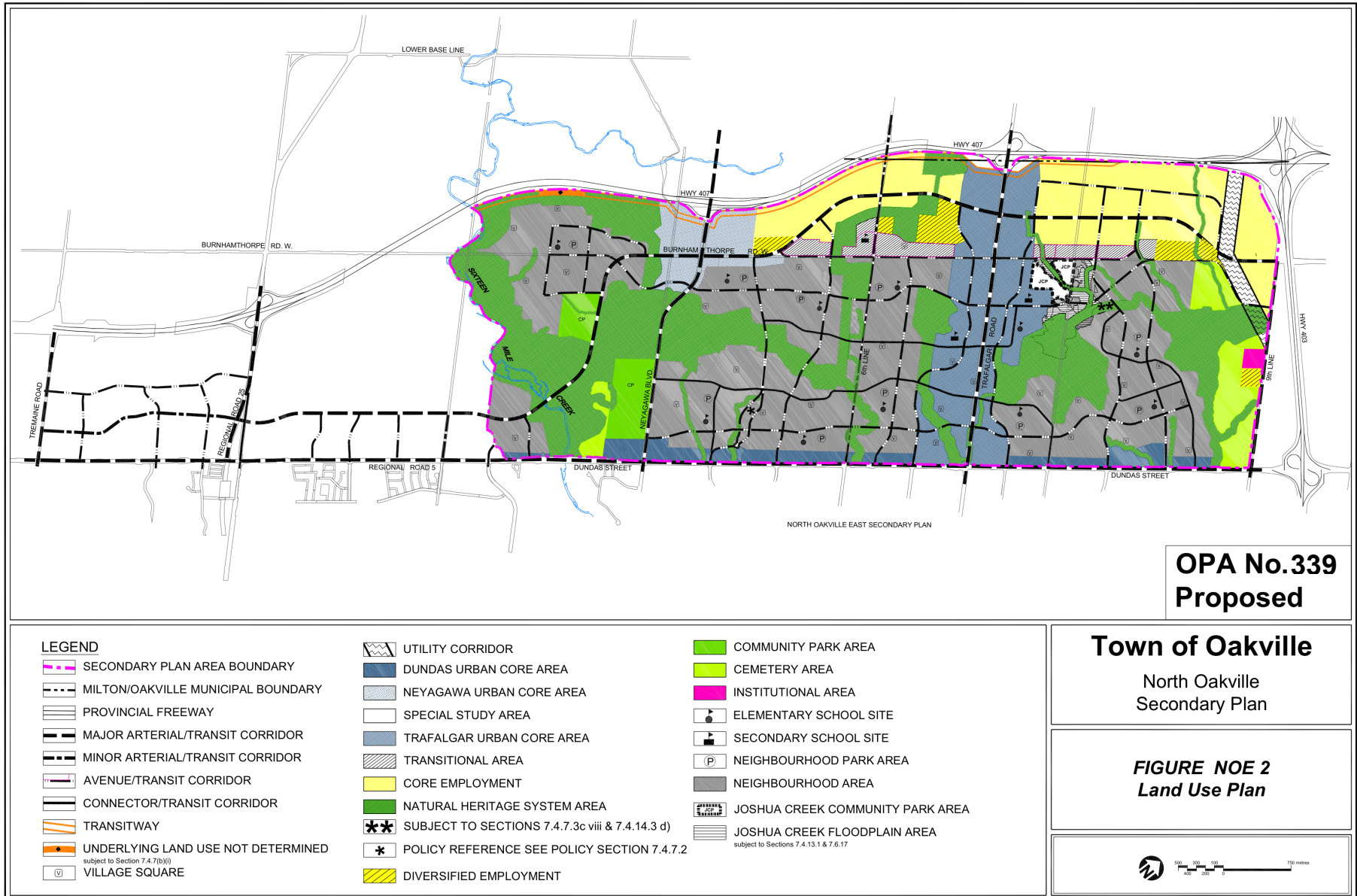
- 7.6.8.3.3. Ancillary retail facilities and uses shall be on the same lot and shall demonstrate that they are clearly subordinate, and directly related, to the functioning of the permitted use.
- 7.6.8.3.4. Where new light industrial uses, or expansion of existing industrial uses, are proposed in lands designated Diversified Employment, a land use compatibility assessment may be required as part of a complete application to ensure the proposed facility or expansion will not impact the achievement of this Plan.
- 7.6.8.3.5. Outdoor Storage Uses
- a) Outdoor storage uses shall be restricted through the implementing zoning.
 - b) Notwithstanding subsection a), outdoor storage uses shall not be permitted on lands designated Diversified Employment that abut residential uses.
- 7.6.8.3.6. Redesignation of Diversified Employment Lands
- To ensure that the intent of the Diversified Employment designation is fulfilled, the redesignation of lands designated Diversified Employment shall only be permitted through an Official Plan Amendment where it has been demonstrated to the satisfaction of the Town that:
- a) The proposal demonstrates that the employment function and total job yield of the lands can be maintained or improved and support flexibility for non-industrial uses;
 - b) The long-term employment needs of the Town have been considered across a broad range of industrial-type and employment-supportive uses within commercial and institutional sectors;
 - c) The proposed uses will not impede direct access to major goods movement facilities and/or corridors, including in adjacent Core Employment lands and truck routes identified in the Town's Transportation Master Plan;
 - d) The proposed uses will not adversely affect the overall economic viability of the Town's total *Employment Lands*;
 - e) The lands are located on the outside of an assembly of *Employment Lands* and are not abutting lands designated Core Employment;
 - f) The lands offer limited market supply potential for a permitted use in the Diversified Employment designation;
 - g) The Town has sufficient *Employment Lands* to accommodate projected employment growth to and beyond the horizon of the approved Official Plan;
 - h) The proposed redesignation will not introduce new *sensitive land uses* within 300 metres of lands designated Core Employment; and,
 - i) There is a demonstrated need for the proposed use.

ATTACHMENT 2 to OPA 339
Changes to Schedules
to the North Oakville East Secondary Plan







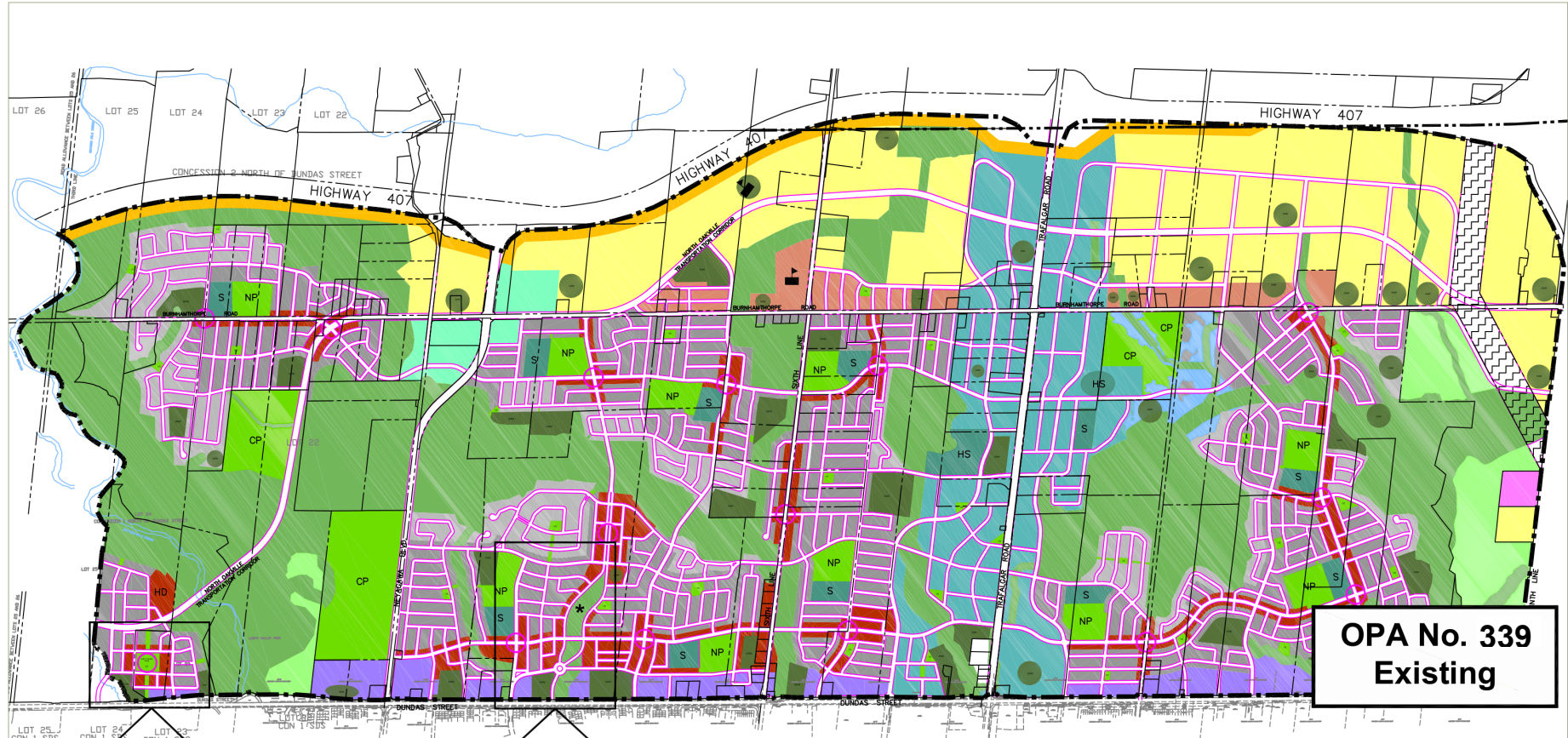


Town of Oakville

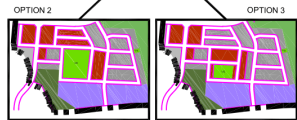
North Oakville
Secondary Plan

FIGURE NOE 2
Land Use Plan





**OPA No. 339
Existing**

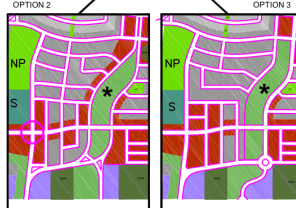


Town of Oakville


























Appendix 7.3
North Oakville Master Plan

February 2008

NOTE: The Master Plan assumes the protection of designated heritage resources in accordance with the provisions of Section 7.4.12 of the SecondaryPlan



LEGEND

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|---------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------|
|  | SECONDARY PLAN AREA BOUNDARY |  | INSTITUTIONAL AREA |  | UTILITY CORRIDOR |
|  | OAKVILLE / MILTON MUNICIPAL BOUNDARY |  | STORMWATER MANAGEMENT FACILITY (final location tbd) |  | NEIGHBOURHOOD ACTIVITY NODE |
|  | TRANSITWAY |  | COMMUNITY PARK AREA |  | CEMETERY AREA |
|  | DUNDAS STREET URBAN CORE AREA |  | NEIGHBOURHOOD PARK AREA |  | NEIGHBOURHOOD CENTRE AREA |
|  | NEYAGAWA BLVD. URBAN CORE AREA |  | VILLAGE SQUARE/URBAN SQUARE |  | GENERAL URBAN AREA |
|  | TRAFALGAR ROAD URBAN CORE AREA |  | ELEMENTARY SCHOOL SITE |  | SUB URBAN AREA |
|  | TRANSITIONAL AREA |  | SECONDARY SCHOOL SITE |  | HIGH DENSITY RESIDENTIAL AREA |
|  | EMPLOYMENT AREA |  | JOSHUA CREEK FLOODPLAIN AREA |  | POLICY REFERENCE - SEE POLICY SECTION 7.4.7.2 |
|  | NATURAL HERITAGE SYSTEM AREA | | | | |



