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Notice of Refusal

Proposed Official Plan and Zoning By-law Amendments
1333 Dorval Drive
ClubLink Corporation ULC and ClubLink Holdings Limited
OPA 1519.09 and Z.1519.09, Ward 4

Council has made a decision to refuse the request for an official plan amendment and application for zoning by-law amendment submitted by ClubLink Corporation ULC and ClubLink Holdings Limited under sections 22 and 34, of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, on September 27, 2017.

The purpose and effect of the requested official plan amendment and zoning by-law amendment is to amend the existing Town Official Plan and Zoning By-law as they relate to the lands at 1333 Dorval Drive, which contain the Glen Abbey golf course, to accommodate a Mixed Use residential and commercial development consisting of a total of 3,222 residential units (141 single detached dwellings, 299 townhouse units and 2,782 apartment units) and 11,270 square metres of commercial including retail and office, and open space lands.

The reasons for Council's decision to refuse the request for official plan amendment and the application for zoning by-law amendment include that the requested amendments do not represent good planning and are not consistent or in conformity with applicable Provincial, Regional and Town policy, for the reasons set out in the Report from the Planning Services Department to Council respecting the applications, dated September 12, 2017.

In making its decision Council has fully considered all of the written and oral submissions relating to the applications that have been received, both those in support of and those in opposition to the applications.

A person or public body that requested an amendment to the official plan of the Town of Oakville may appeal the refusal of the requested amendment to the Ontario Municipal Board in respect of all or any part of the requested amendment by filing a notice of appeal with the Town Clerk. The applicant may also appeal Council's refusal of the application for zoning by-law amendment to the Ontario Municipal Board by filing a notice of appeal with the Town Clerk.

Any appeal to the Ontario Municipal Board from Council's refusal of the request for official plan amendment and application for zoning by-law amendment must:

1. be filed with the Town Clerk at 1225 Trafalgar Road, Oakville, ON, L6H 0H3 on or before the last day for filing an appeal set out below;
2. set out the reasons for the appeal, and in respect of the requested official plan amendment must set out the specific part of the requested amendment to which the appeal relates; and

3. be accompanied by a certified cheque or money order in the amount of \$300.00 (for each application appealed) payable to the Minister of Finance.

A copy of the applicable appeal form is available from the OMB website at <http://elto.gov.on.ca/omb>.

No person or public body shall be added as a party to the hearing of the appeal unless, before the requested official plan amendment was refused, the person or public body made oral submission at a public meeting if any, or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal, as set out below.

Questions may be directed to Charles McConnell, Manager, Current Planning West District, Planning Services department at 905-845-6601, ext. 6042 (TTY 905-338-4200), by email at charles.mcconnell@oakville.ca

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and can form part of the public record which may be released to the public.

LAST DATE FOR FILING AN APPEAL: October 26, 2017

