



Merton Planning Study

Open House – May 15 & 16, 2013



Frequently Asked Questions

What is the Merton Planning Study?

The study is a comprehensive review of the lands generally located south of Upper Middle Road, north of the QEW, between Bronte Road and Third Line in order to develop appropriate land use policies for the study area.

Why are we doing the Merton Planning Study?

The Livable Oakville Plan, which was unanimously adopted by Council, has policies that recognize the Merton lands as a Special Policy Area and require the lands to be studied to determine the long term land uses in this area. The lands are identified in the Livable Oakville Plan as “lands for potential future development”. The town’s policies enable a town facilitated study, involving the Region of Halton, Conservation Halton, and area stakeholders, to ensure the town controls the study process. The study process will result in land use designations for the study area lands which will add employment and population that will serve towards meeting the town’s minimum intensification targets, as all of the lands are within the existing urban area and the built boundary.

Why a study now?

The recent sale of the Saw Whet Golf Course and interest from major landowners in this area to develop their lands has highlighted the need for the town to undertake a study at this time. Completing this study will ensure that there is a comprehensive plan in place with Council approved policies to guide future development.

Doesn't the Livable Oakville Plan have policies that meet our population and employment targets? Why consider more development?

The Livable Oakville Plan sets out a land use planning framework to direct and manage growth to 2031 based on population and employment forecasts. While growth is intended to be accommodated through development of the existing urban areas, primarily in the growth areas (e.g. Midtown Oakville), the growth forecasts are not absolute or static. Additional growth in the “potential future development” areas identified in the plan will add to the intensification opportunities to be provided throughout the Town. The intention of the study is to ensure that any potential growth can be accommodated in accordance with the policies of the plan to ensure appropriately phased development takes place in the most optimal, cost-effective and coordinated manner.

Is the Natural Heritage System being changed?

No. The majority of the lands in the study are currently designated “Parkway Belt”. This designation reflects the provincial *Parkway Belt West Plan*, approved in 1978. The plan was developed for a number of reasons including to reserve lands for future utility corridors such as hydro corridors or highways, as well as to preserve natural areas. Many of the reserved lands under the Parkway Belt West Plan are no longer needed for their initial intended purpose.