

Before we can even rewrite OPA 198, the following items must be addressed and completed:

- 1. A detailed hydrogeologic study of the whole development area, including the Trafalgar Moraine, must be completed
- 2. Oakville must have an Environmental Management Plan in place
- 3. The 5-year review of the current Regional Official Plan must be finalized




Before OPA 198 is re-written...

- 4. A financial impact analysis that demonstrates that this growth is self-financing must be completed and shared with the public.
- 5. Further information to support development in north Oakville is required.
- 6. An effective and efficient mass transit plan must be designed and funded by appropriate regional and provincial bodies.



Before OPA 198 is re-written...

- 7. The town must reconcile the density numbers used in OPA 198 with historical density numbers that are reflective of the traditional character of Oakville.
- 8. The final location of CN Intermodal must be known because it will have a significant impact on the preservation of the urban separator in perpetuity, as required by HUSP and the location of industrial lands and road requirements.



A rewritten OPA 198 will include the following points:

- 1. A clear and firm commitment to preserve the Natural Heritage System, including all linkages, as recommended by LGL in its North Oakville Natural Heritage Inventory and Analysis (1999).
- 2. A specific intention to eliminate any potential need for a Burnhamthorpe Bridge
- 3. A clear strategy for attracting specific businesses that would allow for viable live/work situations



A rewritten OPA 198 needs to include:

- 4. A new designation for the protection of environmental features must be created.
- 5. A commitment to exploring ways in which existing residential neighbourhoods in north Oakville can be appropriately integrated into the urban design for that area.
- 6. Appropriate phasing regulations for employment lands
- 7. Clear and unconditional wording including, but not limited to the preservation of the Natural Heritage System, the Trafalgar Moraine, air pollution reduction and reduction of traffic congestion.