



THE CORPORATION OF THE TOWN OF OAKVILLE

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STAFF REPORT

DATE: September 14, 1994 **FILE NO.:** 421126.sam

TO: Mayor and Members of Council

FROM: Long Range Planning Section, Planning Services Department

SUBJECT: AMENDMENT TO THE PARKWAY BELT WEST PLAN: MR. & MRS. BROUGHTON

RECOMMENDATION

1. THAT Council advise the Ministry of Municipal Affairs that it does not support Mr. and Mrs. Broughton's application to amend the Parkway Belt West Plan.
2. THAT this report be forwarded to the Ministry of Municipal Affairs.

EXECUTIVE SUMMARY

Mr. and Mrs. Broughton have made application to the Ministry of Municipal Affairs to have their lands deleted from the Parkway Belt West Plan. Mr. and Mrs. Broughton's lands are located on the south side of Upper Middle Road between Highway 25 and Third Line. The lands are traversed by the East Tributary of the Fourteen Mile Creek and the associated valley. The subject property is designated Parkway Belt West by the Parkway Belt West Plan as depicted on Schedule A as attached.

Mr. and Mrs. Broughton have not made application to the Town of Oakville for changes in the existing land use designation of their property, however, this would be the next logical step should their application for the deletion of their lands from the Parkway Belt West Plan be successful. For this reason, proposed future plans for the site, including an Environmental Impact Assessment Report, are required in order to appropriately assess the impact of the deletion of the lands from the Parkway Belt designation.

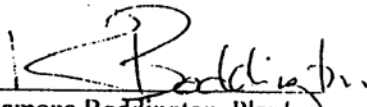
The Ministry of Municipal Affairs has requested comments on the subject application from the Town of Oakville by October 28, 1994.

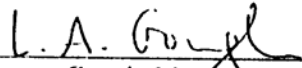
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Submitted by:

Approved by:


Ramona Boddington, Planner
Long Range Planning Section


Lynne Gough, Manager
Long Range Planning Section

Authorized by:


Ted Salisbury, Director
Planning Services Department

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SUBJECT: AMENDMENT TO THE PARKWAY BELT WEST PLAN: MR. & MRS. BROUGHTON

Owner/Applicant

Mr. & Mrs. Broughton
2322 Upper Middle Road W.
OAKVILLE, Ontario

Proposal

The application proposes to delete the subject lands from the Burlington-Oakville Mini Belt in Oakville. The applicants wish to make use of their property without the Parkway Belt West Plan restriction. No applications have been submitted to the Town for proposed future use of the property.

Site Description

The subject lands are located on the south side of Upper Middle Road, west of Third Line. The municipal address is 2322 Upper Middle Road West. Legally, the lands are referred to as comprising Part of Lot 29, Concession 2, S.D.S.

Official Plan

General Land Use Figure B designates the subject lands as being within the Parkway Belt West. The Official Plan Parkway Belt designation directs that lands within the Parkway Belt be governed by the provisions of the Parkway Belt West Plan, dated July, 1978.

Figure F in the Official Plan, Environmental Planning Areas, designates a portion of the property as being located within an "Environmental Protection Area". The policies of the Plan are intended to recognize the environmental sensitivity of these lands and only permit uses which would not adversely impact on the environmental area. Permitted uses within an Environmental Protection Area may include: conservation, forestry, wildlife management, public open space, agriculture, public works, and private open space. An Environmental Impact Assessment Report will also be required to alter or verify the existing boundaries of the Environmental Protection Area. The Town may also prohibit all forms of development from being located within an Environmental Protection Area without a satisfactory Environmental Impact Assessment Report.

Parkway Belt West Plan

Map 6 within the Parkway Belt West Plan (attached as Schedule B) shows the subject lands as being located within the Burlington-Oakville Mini Belt of the Parkway Belt West Plan and designated as "Public Open Space Area". The objective of this designation is to provide for a system of open space and recreational facilities linked with each other, with nearby communities and with other recreational areas. More specifically, the goal of this Parkway Belt designation is to provide for public open space along the Fourteen Mile Creek, Bronte Creek and the lands in between.

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Zoning By-law

The land is zoned Parkway Belt Public Use. Permitted uses include public parks, country and recreation clubs that are open to the general public, conservation projects, public works and utilities, private utilities and recreation facilities all authorized by a government authority subject to municipal approval.

Related Amendment Applications

The adjacent property owners to the west (Mr. and Mrs. Stainton) are also seeking deletion of their lands from the Parkway Belt West Plan. The Town of Oakville did not support the deletion of the Stainton's property from the Parkway Belt West Plan due primarily to the potential impact on the existing creek valley and woodlot, the Glen Abbey Community and the Parkway Belt West Plan.

Circulation Responses

The Halton Region Conservation Authority has requested supporting documentation such as conceptual development plans and an Environmental Impact Assessment be submitted as part the Amendment review. This documentation has not yet been submitted to the Conservation Authority, and they are, therefore, unable to provide final comment on this amendment request. The Conservation Authority has, however, defined the geographic top of bank of the East Tributary of the Fourteen Mile Creek. The staked geographic top of bank is contained within the fourteen Mile Creek Valley Environmental Sensitive Area (E.S.A. No. 12) as defined by the Region of Halton. As such, the issue of the E.S.A. limit must be resolved to the satisfaction of the Region of Halton. From that point, appropriate setbacks/buffers can be applied.

No other commenting agencies had concerns with this application.

STAFF COMMENT

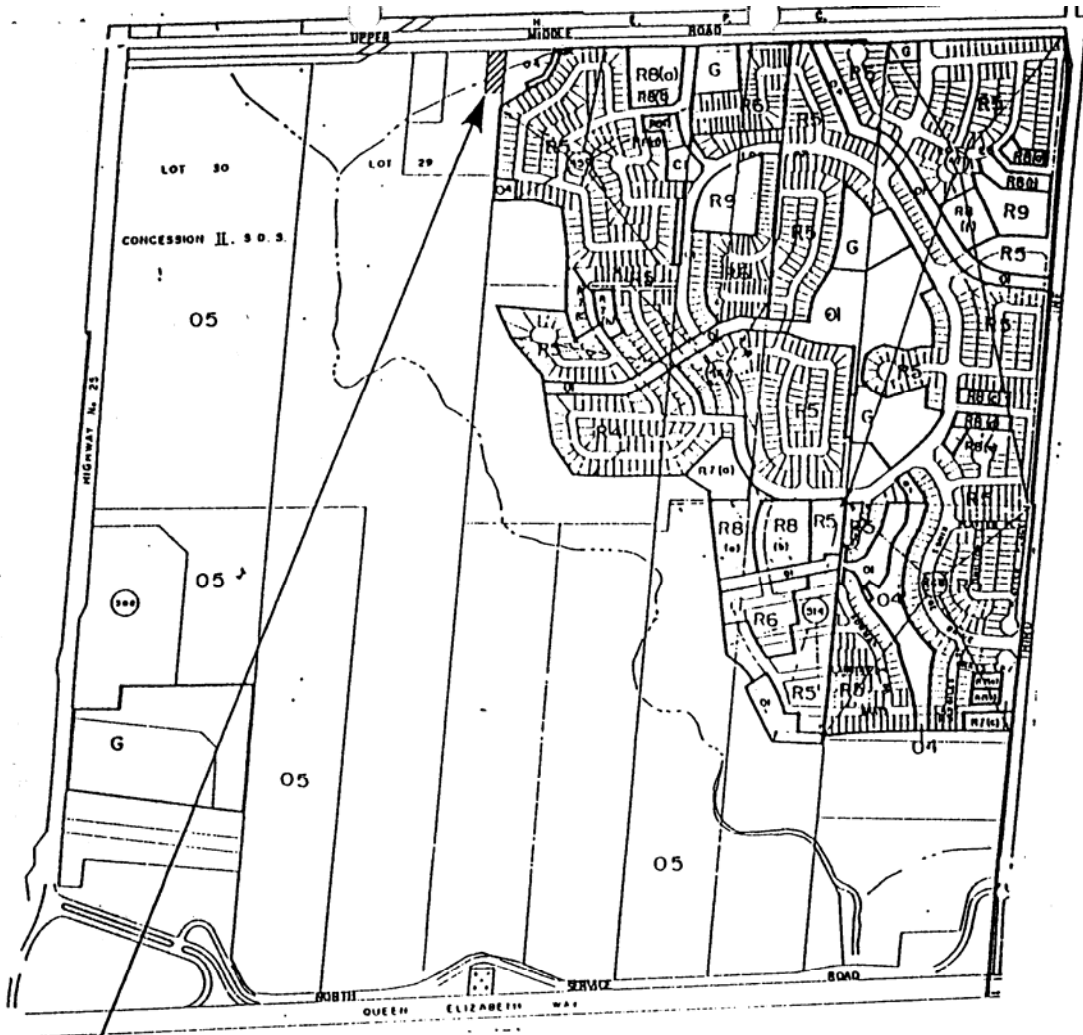
The Parkway Belt West Plan has specific objectives for the Burlington-Oakville Mini Belt in which the Broughton's lands are located. These objectives provide for the preservation of prominent natural features such as the Fourteen Mile Creek and provides for an open space network extending through the Parkway Belt and connecting to areas beyond it. Deletion of the subject lands from the Parkway Belt West Plan comprises these Parkway Belt objectives, and subsequently, the policies contained within the Town of Oakville Official Plan which support the Parkway Belt designation.

No development applications have been made to the Town of Oakville for changes to the existing Official Plan, and/or Zoning by-law designations for the Broughton lands, however, removal of the lands from the Parkway Belt Plan may lead to such applications being made in the future. The majority of the subject lands are traversed by the Fourteen Mile Creek, and as such,

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future development on the lands will need to be assessed in light of minimizing the impact on the existing creek and valley land, maintaining required development setbacks and ensuring appropriate parkland dedication is conveyed. A complete assessment and analysis of the impact of the removal of the lands from the Parkway Belt designation can only be undertaken by the Town of Oakville upon submission of supporting documentation, such as an Environmental Impact Assessment and proposed development plans.

Given the information available at this time, staff recommend that the application to delete the subject lands from the Parkway Belt West Plan not be supported by the Town of Oakville.



BROUGHTON LANDS

Name BROUGHTON - AMENDMENT TO THE PARKWAY BELT WEST PLAN

File No. P.D.1529.8

Date AUGUST 3, 1994

Scale N.T.S.

Town Of Oakville
 Planning Services
 Department
 Drafting & Design Office

