

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2002-030

A by-law to adopt an amendment to the Official Plan of the Oakville Planning Area (Official Plan Amendment 198) Land North of Dundas Street.

THE COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number OPA 198 to the Official Plan for the Oakville Planning Area is hereby adopted.
2. Pursuant to Subsection 17(27) of The Planning Act, R.S.O. 1990, C.P-13 as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to Subsections 17(24) and (25). Where one or more appeals have been filed under Subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 198 to the Official Plan for the Oakville Planning Area.

PASSED by the Council this 29th day of May, 2002

MAYOR

CLERK

Official Plan Amendment

Number OPA 198

**To
The Official Plan
of
The Corporation
of the
Town of Oakville**

Part 1, Constitutional Statement

Parts 1 and 2 do not constitute operable parts of this amendment.

Part 3, “The Amendment” is part of this amendment.

Part 2, The Preamble

1. The Purpose

The purpose of this amendment is to:

- incorporate those lands north of Dundas Street into the Town of Oakville’s urban area as identified within Regional Official Plan Number 8.
- establish the conditions for the development including the protection and enhancement of natural features for the land north of Dundas Street; and
- redefine the Town’s municipal structure to reflect this change including revisions to the plan concept, objectives, planning period, planning population and employment levels.

2. Location

This amendment applies to all land within the Town boundary.

3. Basis

The subject Official Plan Amendment is based on the following:

- The North Oakville Strategic Land Use Options Study adopted by Council on August 9, 2000.
- The North Oakville Natural Heritage Inventory and Analysis Study adopted by Council on June 14, 1999 and revised November 2000.
- The Town of Oakville Economic Development Strategy adopted in principle by Council on July 3, 1997.

Regional Official Plan Amendment No. 8 designates the land north of Dundas Street as an urban area, establishes a planning horizon of 2016 and population and employment levels for the Town of 215,000 and 96,000 respectively. The Regional Official Plan requires approval by Regional Council of a financial and implementation plan based upon secondary plans or a generalized land use map, an Infrastructure Staging Plan(s) and approval of Development Charges By-laws.

The Town of Oakville has taken the initial step to meet these requirements through the completion of the North Oakville Natural Heritage Inventory and Analysis and the North Oakville Strategic Land Use Options Study. These studies, together with the Town’s Economic Development Strategy, provide the basis for this Official Plan Amendment that establishes the general framework for the preparation of more detailed secondary plans for North Oakville, an Infrastructure Staging Plan(s) and Development Charges By-laws.

Part 3, The Amendment

The Official Plan is amended as follows:

Item 1 - Table of Contents, Part E, No. 4 is amended to:

- 1) Rename the section entitled ‘Palermo Industrial-Tourist Special Study Area’ with ‘North Oakville Special Study Area’, and
- 2) Delete in its entirety Part E, Section 7, entitled ‘Regional Extensions

to Parkway Belt West’.

Item 2 - Table “B” Deferral D1 is deleted.

Item 3 - Part A, Section 5.2 is amended by replacing the year “2011” with “2016”.

Item 4 - Part A, Section 7, Plan Concept is amended to read as follows:

“ 7. PLAN CONCEPT

The Plan is intended to enhance the quality of life and to provide for and to promote identity and vitality in the Oakville environment by providing for a settlement pattern which:

- protects and enhances its natural heritage/open space areas;
- offers a variety of living styles;
- enjoys optimum open space and recreation facilities;
- is supported by ample and diverse employment opportunities and adequate tax base;
- caters to its own needs for commercial and cultural services to the maximum extent possible consistent with its regional location,
- recognizes and protects existing residents and communities by ensuring that new development is compatible with and complements existing land uses,
- and does so
 - by adopting an environment first philosophy,
 - by promoting a sustainable community concept,
 - by planning for and managing growth,
 - by promoting a live-work community with mixed use development,
 - by including public participation in planning,
 - with full urban services,
 - at a rate and in a sequence within the economic means of the municipality,
 - with respect for the quality of life in both new and established neighbourhoods.”

Item 5 - Part A, Section 8, Municipal Structure is amended to read as follows:

“8. MUNICIPAL ORGANIZATION

Oakville is an urban municipality whose separate identity is partly defined by three key open space features:

1. South – Lake Ontario
2. North – A portion of the Parkway Belt which includes Highway 407 and an open space area;
3. West – A portion of the Parkway Belt, which includes the Bronte Creek Provincial Park.

Other significant features which define Oakville’s municipal structure take the form of major natural and man-made assets to development:

1. The Sixteen Mile Creek which bisects the Town in a north-south direction with a steep wide well-treed valley.
2. Bronte Creek, Fourteen Mile Creek and Joshua’s Creek which also form north-south corridors through the western and eastern portions of the Town respectively.
3. The QEW/rail corridor that crosses the Town in an east-west

direction.

4. The Highway 407 corridor, which crosses the Town in an east-west direction.

Three major Business Districts serve as focal points for the development of the community:

1. Downtown Oakville Central Business District at Lakeshore Road and Trafalgar Roads, the historic downtown.
2. Midtown Core generally bound by the Sixteen Mile Creek valley, the Morrison-Wedgewood diversion Channel, Eighth Line and Cornwall Road.
3. Uptown Core located at Dundas Street and Trafalgar Road.

In addition to these major organizing features, the Town's well defined system of natural heritage features including watercourses and streams, environmentally sensitive areas and woodlands and its road network provide a framework for the organization of the various residential and employment areas as follows:

1. Employment Areas – These areas are located along the provincial highways on both sides of the QEW through the middle of Oakville, on either side of Bronte Road, the south side of Highway 407 in north Oakville and on either side of Highway 403 in east Oakville.
2. Residential Areas – The residential areas are organized into communities for planning purposes and each community has a focus for shopping, parks, schools and other public facilities.”

Item 6 - Part B, Introduction, Section 5, fifth bullet is amended to read as follows:

”To strive for an assessment ratio of 80% residential and 20% non-residential.”

Item 7 - Part C, Section 1.1 is amended by replacing the figure ‘200,000’ on the second and third line with ‘215,000’ and replacing the year ‘2011’ in the third line with ‘2016’.

Item 8 - Part C, Section 1.2, first and second sentences are deleted and replaced with the following:

“The projected population by the end of the Plan period is ‘215,000.’

Item 9 - Part C, Section 1.3, Table is deleted in its entirety and replaced with the following

2001	2011	2016
146,000	185,000	215,000

Item 10 - Part C, Section 1.6, Chart, is amended by:

1. Deleting the West Oak Trails population of '25,000' and replacing it with '40,800'.
2. Deleting the term 'Rural (North of Dundas Street) and its associated asterisk and replacing these with "North of Dundas Street" and "55,000" respectively and deleting the associated note.
3. Deleting the 'Total ²' figure of "179,200" and replacing it with "250,000".
4. Footnote No. 1 is deleted and replaced with the following:
"Includes estimates for the Palmero Transit Node and the West Oak Trails extension.
5. Add Footnote No. 2 – Estimated population at build-out
6. Add Footnote No. 3 – No population shown for the Parkway Belt area north of Highway 407.

Item 11 - Part C, Section 2.1 d) is amended by replacing the phrase "Phase 1 and 2" with "Phases 1, 2 and 3".

Item 12 - Part C, Section 2.2.1 b) and c) are deleted in their entirety

Item 13 - Part C, add a new Section 2.3 entitled as follows:

2.3 Phase 3 – Urban Area Policies

Prior to the commencement of residential development within Urban Area Phase 3, a minimum of 75% of the net developable area within the Urban Area Phase 2 shall be within registered plans of subdivision. For the purposes of this section, net developable area shall mean the net developable residential area within the Phase 2 area.

2.3.1 General Policies

Prior to development occurring within any employment district or residential community within the Phase 3 area, the following must be completed to the satisfaction of the following agencies:

Town of Oakville

- (a) A review of the population and employment targets for North Oakville, to reflect the natural heritage system and the Trafalgar Moraine identified through the subwatershed characterization studies. Such a review may result in the need to amend the Plan, and such an amendment shall be adopted by Council prior to the approval of any secondary plans.
- (b) An amendment to the Official Plan prior to the approval of any secondary plans, to reflect the results of any secondary plan background or any other studies of all or a portion of the area, which are deemed by the Town to have implications for the general development of North Oakville. Specifically, it is anticipated that the Plan will be amended to reflect the results

of the subwatershed characterization studies and the study of the Trafalgar Moraine, and any required special study of linkages.

Approval of a secondary plan(s) developed with detailed public participation throughout the study process and based on detailed background studies including:

1. infrastructure staging plan as defined by the Region of Halton and additional servicing studies as required by the Town;
2. associated subwatershed plan(s) with natural features study component including consideration of the Trafalgar Moraine (a preliminary identification of the area of the Moraine is delineated on the map in Part F Appendix IV, for reference purposes only, the actual area of the Moraine, which may be larger or smaller than that identified on the map, will be determined through a specific analysis as required by Sections 2.3.1 a) 7) and Buttonbush Thicket Swamp in accordance with the policies of Part C, Section 10.5 and the requirements of Part F, Appendix II to this Plan;
3. transportation and traffic study(ies)
4. market study(ies)
5. financial impact analysis and approval of development charges by-law
6. urban design study(ies) including a specific review of the development form abutting Dundas Street, Trafalgar Road and Burnhamthorpe Road East and West with respect to use, character and compatibility issues, so as to, among other matters, discourage strip commercial development.
7. with respect to the Trafalgar Moraine (a preliminary identification of the area of the Moraine is delineated on the map in Part F Appendix IV, for reference purposes only, the actual area of the Moraine, which may be larger or smaller than that identified on the map, will be determined through the specific analysis required by this section), a study of the hydrological significance and features associated with the moraine physiography, and its constraint on development.
8. with respect to linkages, upon completion of the subwatershed characterization studies, where deemed necessary by the Town, a further special study may be carried out with the intent of refining the function and extent of the linkage component of the natural heritage/open space system.

Region of Halton

Approval by Regional Council of a financial and implementation plan, including financial commitments by the private development sector to absorb its share of the cost of the provision of the necessary infrastructure. The financial and implementation plan shall be based on:

1. an adopted secondary plan(s)
2. an Infrastructure Staging Plan including master plans in accordance with the Provincial Class Environmental Assessment process for the provision of water, wastewater and major transportation services;
3. approval of applicable development charges by-laws.

Item 14 - Part C, Section 5.1 d) is amended to replace the phrase 'Phase 2' with 'Phases 2 and 3'.

Item 15 - Part C, Section 5.1 is amended to include a new sub-section n) as follows:

“The confirmation of the need and alignment of the proposed crossing will be subject to an update of the Oakville Transportation and Transit Master Plan and subsequent Environmental Assessment Studies.

Any proposed crossing of the Sixteen Mile Creek north of Dundas Street will be subject to the provisions of the Environment Assessment Act, which requires that a range of alternatives including the ‘Do Nothing’ alternative be considered. All of the identified alternatives will be investigated in more detail prior to determining the final road and crossing alignment, if any.

If the need for a new crossing is deemed warranted as determined by the Transportation and Transit Master Plan, the first priority will be to optimize utilization of existing corridors and crossings.”

Item 16 - Part C, Section 9.3 is amended by replacing the phrase “within the Agricultural area” with “north of Highway 407”.

Item 17 - Part D, Sections 4.3.2 f) is amended to delete the phrases “north of Dundas Street” and “for these lands” from the first sentence.

Item 18 - Part D, Section 6.2 is amended to include the following subsection d):

“The Agriculture policies of this Plan shall apply to those lands north of Dundas Street until such a time as these lands have been developed.”

Item 19 - Part E, General, is amended by replacing the first line with the following:

“The urban development area of Oakville is divided into residential communities and employment districts and new communities which may also be a combination of both as identified on Figure “G” Community Organization.”

Item 20 - Part E, Section 4.1 is deleted and replaced by the following:

“4.1 Urban Area - North Oakville Special Study Area

a) Vision

North Oakville’s development should reflect Oakville’s distinct historical roots and small-town heritage and Trafalgar Township’s village rural heritage, with nodal development, prestige industry, and green linkages continuing to define Oakville’s unique landscape.

North Oakville should also be forward-looking. It should be a model of smart growth and social diversity. It should enhance the Town’s reputation for excellence and its capacity to link the past, present and future.

b) Purpose

It is the intent of these policies to guide the development of the North Oakville Special Study Area to include a variety of residential, employment, commercial, institutional and open spaces uses.

c) Boundaries – The boundaries of the Special Study Area are:

North – Hwy. 407 and Town Boundary east of Sixth Line
South – Dundas Street
East – Ninth Line
West – Tremaine Road

d) Background

The Town shall develop two secondary plan studies, one for the area east of Sixteen Mile Creek and one for the area west of Sixteen Mile Creek, to implement its objectives for the development of this area. In the preparation of the secondary plans and related background studies, consideration shall be given to the detailed analyses which have already been undertaken for the North Oakville Special Study Area, particularly in the following studies:

- The North Oakville Natural Heritage Inventory and Analysis that was adopted by Council in June, 1999 and revised November 2000.
- The North Oakville Strategic Land Use Options Study that Council adopted in August 2000 identified a general land use plan for the Special Study Area together with a population target of 55,000 and an employment target of 35,000 on 900 net hectares of land.

e) General Development Objectives

The following general development objectives will guide the future urban development of the Special Study Area including the protection and enhancement of natural features and the preparation of the secondary plans for each community.

The development of this area will be in accordance with all provincial policies, including provincial smart growth principles, and with all Regional Official Plan policies as set out in the Halton Region Official Plan as amended. All secondary plans for this area shall conform to the ROP policies and designations with respect to Urban Area, Nodes, Greenlands A, Greenlands B and Parkway Belt Corridors as set out in the Regional Official Plan.

Environment and Open Space

1. To establish as a first priority of the Town, a natural heritage/open space system, the majority of which is in public ownership, including but not limited to all natural features identified in the North Oakville Natural Heritage Inventory and Analysis as Categories 1 to 5 and east-west linkages, (shown conceptually on the natural heritage system plan from the Natural Heritage Inventory and Analysis in Part F, Appendix IV to this Plan, which is provided for reference purposes only) which protects and enhances the existing natural environment. Figures F1 and F2 as amended as per Part E, Section 4.1 e) Environment and Open Space shall be finalized and used as the guiding conceptual study, prior to or as part of the preparation of any secondary plans for the area.
2. To create a sustainable natural heritage/open space system which provides a balance between active and passive

recreational needs and links to the existing open space system within the Town.

3. To identify, protect and preserve natural heritage features including but not limited to all Category 1 – 5 areas identified in the North Oakville Natural Heritage Inventory and Analysis and ensure that their recreational use respects their functional role as natural areas within the ecosystem.
4. To incorporate measures intended to achieve the goals of environmental protection and enhancement, energy conservation and increased utilization of public transit.
5. All ESA's, ANSI's, (including ESAs and ANSIs related to the Trafalgar Moraine, provincially significant wetlands and significant woodlots be identified, protected and preserved within the Official Plan, subwatershed plans and all secondary plans for this area.
6. The boundaries and extents of the Natural Heritage features as identified in the North Oakville Natural Heritage Inventory and Analysis and generally delineated on Figures F1 and F2 will be amended prior to approval of the secondary plan, to reflect the results of the subwatershed studies and other relevant studies carried out by the Region as part of their Official Plan 5 Year review. The diversity of natural features in an area and the natural connections between them should be maintained and improved where possible and protected as part of the secondary plan process. The amended Figure F1 and F2 will be used as the basis of any secondary plan and appropriate natural heritage features will be included in any secondary plans.

Residential

1. To create residential communities which complement the existing built form and incorporate the best community planning and urban design practices available while protecting and enhancing the area's natural heritage features.
2. To establish development densities that are consistent with the density established by the Halton Urban Structure Plan.
3. To reflect the land use objectives as set out within the Halton Urban Structure Plan (April 1994).
4. To provide for more efficient land use, lower servicing costs and energy conservation through the provision of a mix of housing forms and tenures.
5. To encourage a closer relationship between the workplace and home through land use planning decisions.

Employment

1. To create a number of employment districts which provide for a range of employment opportunities and access to the Region's major freeways, arterial road and transit systems.
2. To create a range of employment opportunities in residential, commercial and employment areas.
3. To encourage a range of employment uses to promote a live/work relationship.
4. To reflect the strategic land use objectives as set out within Halton Urban Structure Plan (April, 1994) especially regarding the high quality, prestigious employment type uses along the Provincial Freeways and the protection of urban separators.

5. To create employment districts which complement the existing built form and incorporate the best community planning and urban design practices available while integrating the area's natural heritage features.
6. To provide for more efficient land use, lower servicing costs and energy conservation through the provision of a mix of employment uses and tenures.
7. To plan for and promote higher order employment densities at appropriate locations that maximize employment opportunities.

Transportation

1. To create a system of roads and transportation corridors which promotes the safe and efficient circulation of vehicular traffic including transit and non-vehicular traffic.
2. To establish an efficient and linked pedestrian movement system (cycleways and walkways) that does not rely on the automobile to meet the recreational, shopping and commuter needs of daily life.
3. To establish a transportation system that complements and supports the existing and future urban structure and land use pattern.
4. To promote transit opportunities through community design.
5. To explore all modes of transportation including the use of HOV lanes on the existing and future road network in Oakville.

Servicing

1. To provide for water and wastewater services together with storm drainage works reflecting the requirements of the various levels of government together with the recommendations of the North Oakville subwatershed studies and attempting to minimize the impact on the natural environment.
2. To ensure that the development industry absorbs its share of the cost in the provision of the necessary infrastructure.

f) Proposed Communities/Districts

Within the North Oakville Special Study Area, four new communities are to be created as follows:

1. 407 West – employment district
2. Sixteen Hollow – employment district
3. Glenorchy – residential community/employment district
4. Joshua's Meadows – residential community/employment district

Figure G, 'Community Organization', includes the general location of the residential and employment uses for the land north of Dundas Street.

The identification of a dividing line between the residential and employment areas is not fixed and shall be finalized through the associated secondary plan process. The residential area on the north side of Burnhamthorpe Road, east of Fourth Line will be considered as a transitional area. This area will be

considered for commercial, institutional and higher density residential uses.

The creation of each secondary plan will be in accordance with the policies as set out in Part E, Section 3 of this Plan.

The Agriculture policies of this Plan shall apply to the Special Study Area north of Dundas Street until such a time as these lands have been developed.

g) Phasing

Figure C, Phasing Structure Plan of this Official Plan identifies the North Oakville Special Study Area as Phase 3 of the Urban Area.

The sub-phasing of each secondary plan in Phase 3 shall be established as part of the secondary plan process. Sub-phasing for each community can proceed independently of each other.

It is the intent of this Plan that:

- a) the development of the employment districts will be encouraged to occur concurrently with the development of nearby residential lands.
 - b) progression of development is contingent on the availability and efficient utilization of public infrastructure and services
 - c) progression of development will follow a logical sequence generally south to north which will include sub-phasing.
 - d) residential development shall proceed in a manner to ensure that adequate schools and health care facilities are provide in a timely manner.
- h) An existing single industrial use will be permitted to locate on the north side of Dundas Street, approximately 670 metres (2,200 feet) west of Regional Road 25.
- i) An existing second employment use consisting of an office with associated manufacturing and warehousing will be permitted on a 10.3 hectare parcel of land approximately 800 metres west of Regional Road 25 and approximately 700 metres north of Dundas Street with a driveway access only to Dundas Street.
- j) An existing, closed Halton Region Landfill site is located on the west side of Neyagawa Boulevard between Burnhamthorpe Road and Dundas Street. All development proposals within 500 metres of this landfill site shall meet the requirements of Guideline D-4, Land Use On or Near Landfills and Dumps, Ministry of the Environment, April 1994. No new developments shall be permitted within 30 metres of the landfill area.

Item 21 - Part E, Section 7 is deleted in its entirety.

Mapping

Item 22 – A portion of Figure B, “General Land Use Plan” dated October 1999 is deleted and replaced with Figure B “General Land Use Plan” dated February 2002.

Item 23 – A portion of Figure C, “Phasing Structure Plan” dated October 1999 is deleted and replaced with Figure C “Phasing Structure Plan” dated February 2002.

Item 24 – A portion of Figure E, “Transportation Plan” dated October 1999 is deleted and replaced with Figure E “Transportation Plan” dated February 2002.

Item 25 – A portion of Figure F1, “Natural Features” dated October 1999 is deleted and replaced with Figure F1 “Natural Features” dated February 2002.

Item 26 – A portion of Figure F2, “Natural Features” dated October 1999 is deleted and replaced with Figure F2 “Natural Features” dated February 2002.

Item 27 – A portion of Figure G, “Community Organization” dated October 1999 is deleted and replaced with Figure G “Community Organization” dated February 2002.

Item 28 – Add a new map to Part F as Appendix IV – Preliminary Identification of Trafalgar Moraine and Natural Heritage System, including Conceptual Linkages.