

May 31, 2002

David Cash
Commissioner of Planning & Development
Town of Oakville
P.O. Box 310
Oakville, ON
L6J 5A6

Dear Mr. Cash:

Subject: OPA No. 198

At its Special Meeting on May 29, 2002, Oakville Town Council passed the following motion with respect to the matter noted above:

“WHEREAS the Town has initiated a Subwatershed Study for the lands east of the Sixteen Mile Creek and in the North Oakville Study Area and the results of that Study will support the identification of a Natural Heritage System; and

WHEREAS Council has approved the Terms of Reference for the Subwatershed Study for lands west of Sixteen Mile Creek in the North Oakville Study Area and the results of that Study will support the identification of a Natural Heritage System; and

WHEREAS the consulting teams carrying out the Subwatershed Studies for the lands east and west of Sixteen Mile Creek must have regard for the Provincial Policy Statements and, in particular for Section 2.4, Water Quality and Quantity; and

WHEREAS a study of amphibians and fish in the subwatershed area west of the Sixteen Mile Creek in the North Oakville Study Area is underway and a study of amphibians and fish is being carried out as part of the Subwatershed Study for the lands east of the Sixteen Mile Creek; and

WHEREAS four landowners in the North Oakville Study Area has filed applications for amendment to Oakville’s Official Plan to permit development within the North Oakville Study Area and these applicants have all appealed their applications to the Ontario Municipal Board; and

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WHEREAS the Solicitor for the Town has written to the Ontario Municipal Board advising that it is premature for a date to be set for a hearing of the landowners' appeals because of ongoing study of the North Oakville Study Area and solicitors for the landowners have written to the Ontario Municipal Board to take issue with the Town's position; and

WHEREAS on March 5, 2002, Council resolved to request the intervention of the Premier of Ontario with respect to the proceedings before the Ontario Municipal Board as a result of the introduction of the Ontario Smart Growth Policies established by the Province; and

WHEREAS the Province has indicated it will not undertake or fund a hydrogeological review of the Trafalgar Moraine, but rather will play a supportive role with respect to an inter-agency review of the Trafalgar Moraine, as it relates to any hydrological significance and features associated with a moraine physiography, with the Region of Halton, Town of Oakville and Conservation Halton; and

WHEREAS the Region of Halton Planning and Public Works has indicated that their population and employment targets for North Oakville to 2021 contained in Regional Official Plan Amendment (ROPA) 8 are still current and valid; and

WHEREAS Council has approved the development of a Terms of Reference and Request for Proposal Process for the Environmental Strategic Plan;

THEREFORE, BE IT RESOLVED:

THAT OPA 198 as proposed for adoption by Staff in the report to Council dated February 20, 2002 be adopted with the amendments set out in Schedule A to this motion, the object of the proposed amendments being as follows:

- To reinforce the Town's commitment to identifying and protecting linkages by including a map showing the linkages conceptually and by adding a policy that the identification of linkages be the subject of a special study to be completed before any development is permitted;
- To underscore the importance of identifying the extent and function of the Trafalgar Moraine by establishing the "Trafalgar Moraine Special Study Area" and requiring that the area of the Moraine be established through specific analysis prior to any development occurring;

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- To ensure that the employment and population numbers will be refined as a result of environmental studies prior to any development being permitted;
- To emphasize the commitment to public consultation in the land use planning for the area; and
- To prevent a piecemeal approach to planning; and

THAT Staff be directed to report to Council on the process required to carry out secondary planning in the North Oakville Study Area and that the process commence with a visioning exercise for Members of Council and that the visioning exercise utilize the Town's 3D model to illustrate concepts for housing, streetscapes, commercial areas, urban design, schools, churches, parks and other neighbourhood components and amenities; and

THAT the report on the secondary plan process specifically identifies:

1. public consultation and involvement, including the role of the Stakeholders Advisory Committee;
2. the need to consider measures which will address air quality issues in planning for North Oakville, recognizing that air quality is a broader issue; and
3. the desire to provide for the location, if required, of a hospital site.

If you require any further information with respect to this matter, please do not hesitate to call Magda Kitteringham at (905) 845-6601, ext. 3011. Please note that Schedule "A" referenced in the motion is attached to this letter.

Yours truly,

Cathie L. Best
Town Clerk
TOWN OF OAKVILLE

- c. *M.J. Chechalk, CAO Town of Oakville*
P. Cheatley, Director of Planning Services
L. Gough, Manager of Long Range Planning
C. Lyons, Goodmans
D. Gates, Town Solicitor
Stakeholders Advisory Committee, c/o C. Provost, Committee Coordinator
T. Agnello, Regional Clerk, Region of Halton
P. Murphy, Commissioner of Planning & Public Works, Region of Halton

Schedule A: Proposed Amendment to OPA 198

Environmental Linkages and the Trafalgar Moraine

A. Explanation

- Attach a map as an Appendix to the Official Plan to show the **conceptual** linkages as identified in the North Oakville Natural Heritage Inventory and Analysis, and the Trafalgar Moraine identified by Region of Halton staff.
- Add references to map in amendment as appropriate.
- Clarify that actual delineation of the Trafalgar Moraine will be the result of further study and that it may be larger or smaller than shown on the map.
- Make reference to the Trafalgar Moraine where ESAs and ANSIs are mentioned.
- Add a study of the Trafalgar Moraine as a required background study for the Secondary Plans.
- Add a requirement for a special study of linkages if required, and amend existing sections to reflect same.

B. Proposed Amendments

1. **Add the following underlined sentence to Item 20, Part E, Section 4.1 e) Environment and Open Space, subsection 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 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. **Add the following underlined phrase to Item 13, Part C, Section 2.3.1a), subsection 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 Section 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 of this Plan;”

3. **Add a new study to the list of studies in Item 13, Part C, Section 2.3.1 a):**

“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.”

4. **Add a potential additional study to the list of studies in Item 13, Part C, Section 2.3.1 a):**

“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.”

5. **Add the following underlined phrase to Item 20, Part E, Section 4.1**

e) Environment and Open Space, subsection 5:

“All ESAs, ANSIs, 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. Add the attached map as an appendix to the Official Plan and add a new Item 28 as follows:

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

Smart Growth and other Provincial Policies

A. Explanation

- Add policy to emphasize significance of provincial policy and smart growth directions

B. Proposed Amendments

**1. Add the following underlined phase to Item 20, Part E, Section 4.1
e) General Development Objectives, second paragraph:**

“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.....”

Sequencing of Studies

A. Explanation

- Add policies to show sequencing of various studies and potential for an official plan amendment(s) **prior to the approval of the secondary plan(s)**
- Modify policy to reflect **potential** linkage study

B. Proposed Amendments

1. Add the following underlined new clauses to Item 13, Part C, Section 2.3.1 a) General Policies:

“2.3.1 General Policies

a) 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

1. 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 and prior to the approval of any secondary plans.

2. 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.

3. Approval of secondary plan(s) based on detailed background studies including:.....”

2. The modification of Item 20, Part E, Section 4.1 e), Environment and Open Space, subsection 6 as follows:

“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 or as part of the secondary plan process, to reflect the results...”

Public Participation

A. Explanation

- Expand reference to public participation.

Proposed Amendments

1. Add the underlined phase to Item 13 Section 2.3.1 a):

“Approval of a secondary plan developed with detailed public participation throughout the study process and based on detailed background studies including....”

APPENDIX IV – Moraine and Linkage Study Areas

