



Corporate Report

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DATE: April 25, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 15, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Town of Oakville Five-Year Official Plan Review**

RECOMMENDATION: That the report titled "Town of Oakville Five-Year Official Plan Review" dated April 25, 2006 from the Commissioner of Planning and Building, be received.

BACKGROUND: This report is part of an ongoing program to update City Council on significant planning initiatives in adjacent municipalities.

The *Planning Act* requires that municipalities hold a special meeting, not less frequently than every five years, to determine the need for official plan revision.

The Town of Oakville is currently undertaking a review of its official plan, as directed by Town Council on June 27, 2005.

On November 14, 2005, Town of Oakville Council was presented with a preliminary Issues List containing 62 issues identified by staff for consideration as part of the Official Plan Review process.

Key issues to be addressed through the Official Plan Review include:

- introduction of growth management policies;
- preparation of new policies to guide residential and employment intensification and infill;

- ensuring that the official plan contains appropriate policies for directing growth, development and conservation; and
- incorporating results of background studies.

Subsequently, on December 1, 2005, a community workshop was held to gather public input on the Issues List. Mississauga City staff attended this public workshop to keep informed of this significant planning initiative.

Based on input received, Town of Oakville staff consolidated the Issues List and prepared a Preliminary Directions Report, dated March 2006 (see Appendix 1), which sets out strategies for the review.

A public Open House was held on March 8, 2006 to present the Preliminary Directions Report.

Town of Oakville Council will consider a comprehensive Directions Report in May 2006. This report will incorporate comments received on the Preliminary Directions Report, will set directions for the Official Plan Review, and outline key policy initiatives that will form the basis for new Official Plan policies.

During 2006, Town staff will complete major studies, including the Residential and Employment Intensification Study. Policy papers will be presented to the public sometime in early 2007, with the entire Official Plan Review process anticipated to take two and a half years.

COMMENTS:

The Preliminary Directions Report, dated March 2006, focused on 11 priority areas, including:

- Growth Management: Entails the consideration of growth policies that consider greenfield, infill and intensification. It is also proposed that the review incorporate the built boundary referred to by the *Proposed Growth Plan for the Greater Golden Horseshoe*, delineate the Town's Urban Growth Centre and intensification areas, and establish minimum density/intensification targets.

- Intensification: It is proposed that policies related to intensification be developed through a Residential and Employment Intensification Study. The study will identify areas that are appropriate and those that are not appropriate for intensification. It will also provide recommendations on built form, density and height to ensure land use compatibility. Locational criteria for high and medium density development will be assessed.
- Environment: Environmental policies are to be refined and clarified. Amendments may include incorporating stormwater management policies that respond to the emphasis on intensification. Policies that support renewable energy sources, and require sustainable site and green building design are also being contemplated.
- Transportation: It is proposed that the review of transportation policies incorporate transportation demand management, and update policies for cycleways and trails.
- Urban Design: The review proposes to incorporate urban design guidelines into the Town's Official Plan to promote intensification, land use compatibility and good urban design.
- Provincial Planning Initiatives: Ensuring that Oakville's Official Plan reflects recent Provincial planning reforms, it is proposed that the review incorporate changes to the *Planning Act*, the new *Provincial Policy Statement*, *Greenbelt Plan*, final *Growth Plan for the Greater Golden Horseshoe*, and *Bill 51 - Planning and Conservation Land Statute Law Amendment Act, 2005*

Other priority areas identified by the Preliminary Directions Report include the Official Plan's goals and objectives, and policies related to employment lands, commercial uses and heritage resources.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: Mississauga City staff will continue to monitor progress on the Town of Oakville's Official Plan Review, and will keep City Council informed of policy changes which may have implications for Mississauga.

ATTACHMENTS: APPENDIX 1: Official Plan Review - Preliminary Directions Report dated March 2006 from the Town of Oakville Planning Services Department.

Edward R. Sajecki
Commissioner of Planning and Building



Official Plan Review

Preliminary Directions Report

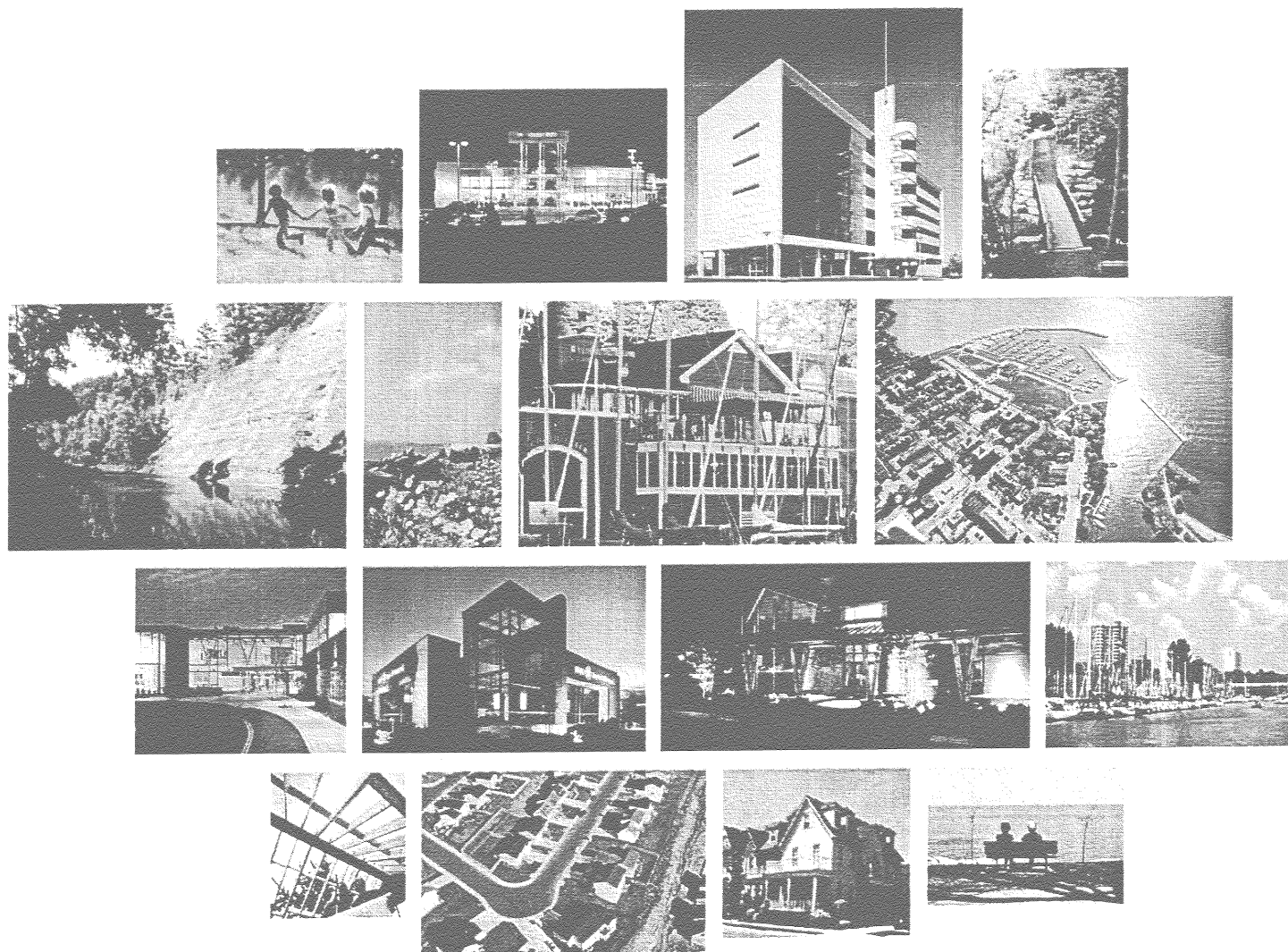


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Executive Summary

On November 14, 2005, Planning Services Staff brought forward a preliminary listing of issues to be assessed as part of the Official Plan Review for Council to consider. The Issues List identified 62 issues for consideration in the Official Plan Review.

A public workshop was held on December 1, 2005 to gain public input into the Issues List and further refine priorities. From that meeting issues were added to the original list and organized into categories/themes. Based on public input at Council and during the public workshop, staff developed the framework for the Preliminary Directions Report that focuses on the following 11 priority categories:

1. Goals and Objectives
2. Growth Management
3. Intensification
4. Environment
5. Employment
6. Commercial
7. Transportation
8. Urban Design
9. Heritage
10. Provincial Planning Initiatives
11. Other Matters

Within those 11 categories, 50 key issues were assessed and assigned proposed directions in the Preliminary Directions Report. This report is going to the public for comment in March 2006.

Most of the issues identified at the public workshop have been included in the Preliminary Directions Report. In some cases, issues have been tabled, but will be addressed in future staff reports.

Planning Services Staff will be incorporating all public comments on the Preliminary Directions Report into a comprehensive Directions Report that will be brought forward to Council in May 2006. This report will seek approval for the directions proposed for the Official Plan Review. Staff will use the rest of 2006 to complete several of the major studies that are currently underway, conduct further research on the key issues and prepare policy papers for presentation to the public early in 2007.

Preliminary Directions Report

Part 1 Official Plan Review

1. Overview

The Official Plan is the principal policy statement regarding the future development of the Town of Oakville. The Plan provides direction to ensure proper coordination of decisions and activities of both the public and private sectors of the community. The *Planning Act* requires municipalities to hold a special meeting, not less frequently than every five years, to determine the need for a review of the Official Plan. In addition, the Act requires that Official Plans shall be consistent with Provincial Policy.

1.1 Provincial Planning Reforms

The Province is making significant reforms to the municipal land use planning process that must be incorporated into the Town's Official Plan:

- The *Planning Act* has been amended to provide municipalities with more authority to make planning decisions and require planning proposals to “*be consistent with*” the Provincial Policy Statement 2005 rather than “*having regard for*” (November, 2004);
- The new Provincial Policy Statement 2005 (PPS) promotes infill and intensification and includes new policies affecting matters such as natural heritage systems, employment lands, heritage resources and transit supportive land use planning (March, 2005);
- The Greenbelt Plan has been finalized and must be incorporated into the Official Plan as part of the 5 Year Review process (February, 2005); and,
- The Growth Management Plan for the Greater Golden Horseshoe (Growth Plan) is expected to be released in the Spring of 2006. The Growth Plan forecasts significant population and employment increases for the Greater Golden Horseshoe and will direct municipalities to achieve higher intensification targets within both the existing built up areas and new Greenfield areas.

1.2 Official Plan Review History

The Town has reviewed the Official Plan on two occasions since its adoption in 1983. The first review was undertaken in 1989/1990. The review was extensive and resulted in a series of Official Plan Amendments to update and revise policies respecting housing, population, employment, transportation and other

text and mapping 'clean-up' issues. The second review was completed in 2000 and dealt with revisions of a smaller and/or housekeeping nature.

There have been approximately 240 Official Plan amendments to the Plan following its approval by the Minister of Municipal Affairs on December 21, 1984. Since the last review was undertaken there have been over 70 Amendments to the Plan including significant amendments affecting the North Oakville lands and new secondary plans such as Palermo West and Palermo Village.

1.3 Key Issues

In addition to the above-mentioned Provincial Planning Reforms, some key issues and new initiatives have emerged since the last review was undertaken:

- The Region of Halton has completed its Official Plan Review. The Town's Official Plan needs to be amended to incorporate new policies and directions set out in the amended Regional Plan;
- In 2003 updated population and employment forecasts (Best Planning Estimates) were prepared. Between 2001 and 2021 the population of Oakville is forecasted to increase by approximately 90,000 people and the Town's employment base is forecast to grow by approximately 44,000 new jobs. These forecasts will be evaluated in 2006 to address the higher growth forecasts outlined in the Province's Growth Plan;
- As development continues south of Dundas Street, it is expected that more residential infill, intensification and redevelopment will occur in established areas. New Official Plan policies are needed to ensure this type of development is compatible with existing neighbourhoods and surrounding developments;
- New trends in the retail sector have emerged which necessitate an assessment of the relevant policies in the Plan, particularly in terms of the overall retail and service commercial hierarchy and the function and range of permitted uses in established areas such as the Downtown, Bronte, Kerr Street, community shopping areas and regional or Town wide shopping areas; and,
- With increasing interest and focus on the environment and natural heritage, there is a need to ensure the Official Plan achieves a balance between environmental goals and other goals related to 'good planning'.

2. Official Plan Review Process

On June 27, 2005 Town Council directed that a review be undertaken of the Town of Oakville Official Plan. The review will involve the completion and assessment of several background studies, the preparation of a Directions Report, a series of policy papers and Official Plan amendments. It is expected the review will require approximately 2 ½ years to complete.

2.1 Identification of Issues

The first phase involved the identification and confirmation of issues to be assessed as part of the review. Staff brought forward a preliminary list of issues for Council to consider on November 14, 2005.

The key issues to be addressed in the Official Plan Review are:

- the introduction of growth management policies to augment the Town's phasing policies;
- the preparation of new policies to guide residential and employment intensification and infill development;
- the incorporation of the findings and policy directions of several background studies and master plans; and,
- a general review of the Plan's policies to ensure the Official Plan contains relevant and appropriate policies to direct growth, development and conservation initiatives in the Town.

2.2 Community Workshop No. 1

Staff presented the list of issues during a Community Workshop on December 1, 2005, to seek the feedback from the public on the issues to be reviewed. Following the workshop, staff organized the input received on the issues list and organized the information into categories. A new document, the Consolidated Issues Summary 2006, was then prepared that included the additional issues raised by workshop participants. This new listing was used during the development of the Preliminary Directions Report in an effort to prioritize the issues.

2.3 Preliminary Directions Report

The purpose of the Preliminary Directions Report is to:

- establish the key policies for the Official Plan;
- provide a document that reviews the performance of the Official Plan;
- propose strategies for refining the policies within the Plan; and,
- provide a basis for the public and agencies to participate in the review process of the Official Plan.

The Preliminary Directions Report will be presented at the Open House on March 8, 2006. The Preliminary Directions Report and other information pertaining to the Official Plan Review may be viewed on the Town's Official Plan Review website at www.oakville.ca/5716.htm. Copies may also be obtained by contacting the Planning Department.

The input gathered for the Preliminary Directions Report will be used to confirm, or redirect, the review of the key policy areas identified in the Consolidated Issues Summary 2006. This will be of considerable assistance as Staff has proposed to implement the Official Plan Review with a series of Official Plan Amendments rather than the more traditional approach of combining all of the revisions in one large amendment.

2.4 Next Steps

A comprehensive Directions Report will be prepared to outline the key policy initiatives that will form the basis for the new Official Plan policies. This report will be considered at a Planning and Development/Council meeting in May 2006.

2.5 How To Get Involved

The public is invited to participate in the review of the Preliminary Directions Report by:

- arranging for Planning Staff to attend a meeting of your interest group, residents' or community association regarding the Official Plan Review and Preliminary Directions Report, through March 23, 2006;
- submitting your written comments on the Preliminary Directions Report to the address below by March 31, 2006; or,
- contacting Planning Staff for further information regarding the Official Plan Review process.

**Town of Oakville
Planning Services Department
1225 Trafalgar Road
Oakville, ON L6J 5A6**

**Tel: 905-845-6601
Fax: 905- 338-4414
email: OPReview@oakville.ca**

Part 2 Preliminary Directions

1. Goals and Objectives

Currently, the Official Plan contains an extensive series of goals and objectives addressing the following topics:

- municipal structure
- population and housing
- employment
- phasing
- finance
- urban aesthetics
- heritage resource conservation
- greenlands
- environmental management
- social development
- transportation
- agriculture
- community improvement
- public input

A review of the relevance of the goals and objectives of the Official Plan was undertaken at the commencement of the Official Plan Review. At that time, Planning Staff concluded the existing goals and objectives were fundamentally sound and provided an appropriate framework on which to base Official Plan policies and directions to guide future development and land use activities in the Town. However, it was also concluded that these existing goals and objectives should be evaluated further through the course of the review, especially as the various Official Plan Review studies and policy papers are completed. For example, the goals and objectives relating to population and housing, and employment should be reviewed in the context of the Residential and Employment Intensification Study.

Direction 1: It is proposed that the existing goals and objectives of the Official Plan be relied upon as the basis for the new Official Plan, and a further review of the existing goals and objectives should be undertaken in the context of individual Official Plan Review studies and policy papers.

2. Growth Management

The overall approach to growth management in the existing Official Plan is set out in Part A, Section 7 as follows:

“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.”

The Official Plan also contains general policies related to growth management which affect the distribution of land uses within the Urban Area, encourage the provision of a broad range of housing forms, encourage the provision of an economical and efficient transportation system, and require appropriate and efficient servicing.

2.1 Scope of Growth Management Policies

The proposed Growth Plan sets out the Province’s vision for managing growth and development throughout the Greater Golden Horseshoe. A key element of the proposed Growth Plan is the requirement for municipalities to plan for “complete communities” and to ensure adequate “community infrastructure” is maintained. According to the proposed Growth Plan, a complete community is defined as one which meets “...a person’s needs for daily living through their whole lifetime by providing convenient access to an appropriate mix of jobs, a full range of housing including affordable housing, schools, retail and community infrastructure and where convenient access to public transportation and options for safe, non-motorized travel is also provided”. Community infrastructure includes public services for health, education, recreation, socio-cultural activities, security and safety and affordable housing.

The focus of the Town’s existing growth management policies has largely been on the phasing of new development in greenfield development areas and the timely provision of municipal services, especially water and waste water services. In the future, growth management policies will need to consider greenfield, infill, and intensification situations and will need to address a broader range of municipal and community services.

Direction 2: It is proposed that the Official Plan policies on growth management will provide direction for greenfield, infill, and intensification development situations and will address a broader range of municipal and community services.

2.2 Planning Horizon and Growth Forecasts

An important component of the Official Plan Review is the establishment of the planning horizon for the Official Plan. Under the Provincial Policy Statement "...sufficient land must be made available to accommodate an appropriate range and mix of employment opportunities, housing and other lands uses to meet projected needs for a time horizon of up to 20 years". The proposed Growth Plan incorporates a planning horizon to 2031, while the Region of Halton, in its recently completed Official Plan Review, establishes a planning horizon to 2021. It is proposed that the planning horizon in the Town of Oakville Official Plan be consistent with the planning horizon in the new Regional Plan.

The proposed Growth Plan sets out population, household and employment forecasts for upper and single tier municipalities. The Province has indicated these forecasts are to be used as the basis for planning and managing growth in the Greater Golden Horseshoe (GGH). The Growth Plan anticipates that the population of the GGH will increase by more than 3.7 million people to a total of 11.5 million people by the year 2031. Halton Region is expected to accommodate 780,000 people and 300,000 households by the year 2031. The proposed Growth Plan does not provide an allocation of population, household or employment at the local level. In Halton, the allocation of future population, household and employment amongst local municipalities will be done on a collaborative basis by the Region and local municipalities through the updating of the Best Planning Estimates. It is expected that an update of the Best Planning Estimates will be completed in 2006.

Direction 3: It is proposed that the Official Plan be amended to reflect a planning horizon of 2021 and that the population, household and employment forecasts depicted in the Best Planning Estimates (to be revised in 2006) be used as the basis of the new Official Plan.

2.3 Built Boundary/Area of Settlement

The proposed Growth Plan prescribes that, by the year 2015, and for each year thereafter, a minimum of 40% of all residential development (housing units) occurring annually within each upper and single tier municipality will be within the 'built-up' area. In other words, four out of every ten new dwelling units are to be developed within the 'built-up' area. The 'built-up' area is defined in the Growth Plan as "*all lands inside the built boundary*". The 'built boundary' is defined as "*the edge of the developed urban area as defined by the Minister of Public Infrastructure Renewal*". The Minister has not yet determined the built boundary

for the Region of Halton and Town of Oakville but is expected to do so before the final Growth Plan is released. The Growth Plan requires municipalities to incorporate the built boundary into their Official Plans.

Bill 26 introduced new provisions in the *Planning Act* that limit the 'right to appeal' decisions of municipal Councils relating to applications to expand an 'area of settlement'. An 'area of settlement' is defined in the *Planning Act* and can generally be described as lands within the urban area of a community. It is important for the Official Plan to clearly delineate the limits of the 'area of settlement'.

Direction 4: It is proposed to incorporate the 'built boundary' into the Official Plan and identify the 'area of settlement' on the Official Plan maps.

2.4 Nodes, Corridors and Other Intensification Areas

The proposed Growth Plan identifies the Midtown Core as an Urban Growth Centre. These centres are intended to be focal points for high density employment and residential growth and will accommodate and support major transit infrastructure. The proposed Growth Plan states that Urban Growth Centres, such as Midtown, will be planned to achieve, by 2031 or earlier, a minimum gross density target of 200 residents and jobs combined per hectare.

The proposed Growth Plan requires municipalities to delineate the boundaries of Urban Growth Centres in their Official Plans. The boundaries for Oakville's Midtown Core Urban Growth Centre need to be determined and incorporated into the Town's Official Plan.

Lands in the vicinity of major transit stations, such as the Oakville West Go Station, the proposed Palermo Village and Uptown Core stations are also subject to the policies of the proposed Growth Plan. These areas are seen as intensification areas for employment and residential uses. Intensification Corridors and other intensification areas are also required to be designated in the Official Plan. Corridors are identified in the proposed Growth Plan as being "...lands along major roads, arterials or higher order transit corridors within the built boundary that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels". Other intensification areas consist of lands throughout the built-up area where more intense development may be appropriate. The identification and designation of major transit stations, intensification corridors and other intensification areas will be undertaken by the local municipalities and Regions. Areas within the Town that are suitable for intensification will be identified through a series of planning studies including the Residential and Employment Intensification Study, the Midtown Core Master Plan Study and the Bronte and Kerr Village Revitalization studies.

Direction 5: It is proposed to:

- a) delineate the boundaries of the Midtown Core Urban Growth Centre, Intensification Corridors, and other intensification areas;
- b) establish the minimum density requirements and intensification targets as identified in the final Growth Plan; and,
- c) include policies to achieve the minimum density requirements and intensification targets as identified in the final Growth Plan.

2.5 Designated Greenfield Areas

Upper and single tier municipalities are to develop and implement Official Plan policies, including phasing policies, and other strategies for designated greenfield areas. Greenfield areas are identified as being “the area between the built boundary and the settlement area boundary”. In Oakville the greenfield area would primarily consist of those lands designated as Urban Special Study Area located north of Dundas Street. A density target of not less than 50 residents and jobs combined per hectare has been established for this area. Natural heritage features and areas are excluded from the density target. This target is measured on a regional basis rather than on a local or secondary plan basis. The Official Plan Review will not examine designated greenfield areas, as this will be accomplished through the secondary planning process for the lands north of Dundas Street.

3. Intensification

The proposed Growth Plan outlines the Provincial vision for managing growth and developing stronger communities. The document emphasizes the need for intensification and compact development to optimize existing infrastructure. The Provincial Policy Statement 2005 states that sufficient land should be available through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other land uses. Implementation of these provincial initiatives will likely require changes to the Town’s planning documents to direct development within intensification areas. A Task Force on Intensification, Revitalization and Redevelopment was established by Council to review various incentives to encourage population and employment growth within the existing communities south of Dundas Street.

As noted above, a Residential and Employment Intensification Study will be undertaken to respond to provincial visions and intensification opportunities by identifying areas in the Town, south of Dundas Street where it is appropriate to intensify and identify other areas where it is not appropriate to intensify. The objective of the study is to identify development opportunities to increase population and employment, while minimizing impacts on the established character of the existing communities. A significant component of the study will be to engage the public through community consultation. The study will

determine the actions needed to achieve the desired land use pattern through appropriate Official Plan policies and designations and Zoning By-law requirements. Policy matters such as land severances and second residential units will also need to be addressed as part of the Intensification Study.

3.1 Designations and Policies

The Residential and Employment Intensification Study will identify areas where intensification should, and should not, occur and recommend appropriate policies to allow or restrict intensification. This may include matters such as evaluating the suitability and appropriateness of the existing land use designations and policies and examining additional permitted uses such as second suites and mixed land uses.

The existing Official Plan contains locational criteria for Medium and High Density residential uses (Part D, Section 1.3). The existing criteria need to be assessed and expanded. There may also be other studies that provide direction as to where intensification and infill should occur such as the Bronte and Kerr Village Revitalization studies.

Direction 6: It is proposed that the recommendations of the Residential and Employment Intensification Study and other related planning studies be incorporated in the Official Plan.

3.2 Urban Design

One of the key components of the Intensification Study will be to provide advice on built form, density and type of development to facilitate compatibility with the adjacent land uses. Building height and densities are two key issues that will be examined. Recent development applications and OMB decisions have revealed that there are a number of locations in the Town where there are no applicable Official Plan policies limiting height or density. The study will provide information on suggested heights and densities for intensification areas.

Other issues affecting compatibility such as land use, massing and streetscape will also be assessed. These issues are discussed further in Section 8: Urban Design (page 21).

Direction 7: It is proposed that the urban design principles established through the Intensification Study be included in the Official Plan.

3.3 Infill Policies

Infill development is a type of intensification that consists of new development on vacant lots. It often involves new single detached housing within established neighbourhoods. In these circumstances the density of development may not be increasing, however, the character of the neighbourhood may be affected by the size or nature of the new dwelling. The Provincial Policy Statement 2005 requires municipalities to include infill policies in their official plans. The Town's existing policies are found in Part C, Section 7.12. These infill policies are only relevant in certain circumstances. The policies should be assessed to determine their suitability to address all types of infill projects proposed within the Town. The effectiveness of the infill policies in the Official Plan will be evaluated as part of the Intensification Study.

Direction 8: It is proposed that the infill policies of the Official Plan be reviewed to ensure they provide sufficient direction to address all types of infill projects within the Town.

3.4 Brownfields/Contaminated Sites

The PPS directs that intensification should occur in brownfields/contaminated sites (Policy 1.1.3.3). The Town's Official Plan currently contains policies that deal with contaminated soils but the Plan does not contain policies to encourage the reuse of brownfields/contaminated sites.

Direction 9: It is proposed that policies be added to encourage the intensification of brownfields/contaminated sites.

3.5 Tools and Mechanisms

The 'Task Force on Tools and Mechanisms to Support Intensification and Redevelopment in Existing Communities South of Dundas Street' released its final report in April 2005. The purpose of the Task Force was to review Community Improvement Plans, tax incentive financing, the Provincial brownfield legislation and similar programs that can be used to encourage population and employment growth within the existing communities south of Dundas Street. The Task Force recommended that the Task Force Vision, Toolbox and Definitions be incorporated in relevant policies and documents. Another recommendation stated, that as part of the Official Plan Review, the existing Official Plan policies should be updated to clearly establish density and height provisions for all areas south of Dundas Street. The Task Force's Final Report should be reviewed to determine if changes are needed to update or expand the Official Plan policies to reflect its recommendations.

Direction 10: It is proposed that the recommendations of the Tools and Mechanisms Task Force be incorporated into the Official Plan where appropriate.

4. Environment

As stated in the Official Plan, the Town is committed to an ecosystem approach to urban and rural land use. One objective of the Official Plan Review is to refine and provide clarity to the environmental policies of the Official Plan with regards to the newly adopted Environmental Strategic Plan (ESP), Provincial initiatives, best management practices and community interests.

4.1 Subwatershed Studies

Part C, Section 10.5 f) states that subwatershed studies shall be undertaken prior to, or in conjunction with, Secondary Planning studies and Secondary Plan policies shall be created based on the recommendations of the subwatershed studies. Guidelines for completing these studies are also outlined in the Official Plan.

With the near completion of the North Oakville Secondary Plan, future subwatershed studies will likely be focused on smaller watersheds, many of which already have significant development occurring. The Official Plan policies should provide more direction on how subwatershed studies are prepared and how existing future studies are implemented within the planning and development review process.

Direction 11: It is proposed that the role and implementation of subwatershed studies be examined.

4.2 Natural Heritage Systems

The approach to natural heritage preservation varies throughout the Town. Over time, focus has changed from protecting natural features to maintaining a natural heritage system. The Official Plan policies need to be examined to ensure that there is consistent direction for natural heritage preservation throughout the Town.

The Official Plan needs to provide an up-to-date policy basis for natural heritage system mapping and policies.

Policies regarding natural heritage systems and the corresponding mapping need to be consistent with the boundaries of the Greenbelt area, the Protected Countryside and the Natural Heritage System as defined by the Greenbelt Plan. Almost all of the Greenbelt area is designated as Natural Heritage System in the

Greenbelt Plan, which only allows agricultural uses. A review of the current natural heritage system and the Greenbelt Plan needs to be undertaken.

Direction 12: It is proposed the Official Plan policies be examined to provide more consistency in natural heritage preservation.

Direction 13: It is proposed that the Official Plan policies and mapping be amended to include policies that support the Greenbelt Plan and identify boundaries of the natural heritage systems and features.

4.3 Setbacks

The Official Plan needs to provide clarity and consistency regarding natural areas and required setbacks. The treatment of setbacks (stable top-of-bank, staked top-of-bank, meander belts and others) and their dedication to the Conservation Authority or Town, needs to be clarified. In addition, the policies need to be updated to reflect the Conservation Authority's new regulations regarding minimum requirements for development applications. Consistent policy direction is also needed for applying setback requirements to site specific land uses and natural areas.

Direction 14: It is proposed that the Official Plan be amended to provide clarity and consistency to the policies supporting setbacks and dedication for natural areas and their intent.

4.4 Land Dedication

The Greenlands Section of the existing Official Plan does not provide a methodology when requiring the dedication of Natural Areas (Part D, Section 4.3.3 (a)). This results in an inconsistency in applying this policy.

Direction 15: It is proposed that the policy basis for the preservation, extension and enhancement of natural areas through land dedication be examined.

4.5 Natural Heritage Mapping

The current Official Plan mapping of natural features is not consistent between the land use maps, the natural features mapping and the community/district plans. Revising the maps and using updated subdivision data and air photos to accurately identify features will result in more consistent mapping throughout the Official Plan.

In addition, incorporating an overlay map of natural features in conjunction with the land use map or the community/district plans should be assessed. The

Official Plan mapping should also be checked to ensure that the Regional Greenlands System is accurately reflected.

Direction 16: It is proposed to update the Official Plan maps to accurately identify natural features and ensure consistency throughout the Official Plan maps.

4.6 Stormwater Management

A review of the stormwater management policies in the Official Plan was undertaken by Town Staff in conjunction with a review of the Development Engineering Regulations manual. Current policies say little about stormwater management in infill and intensification projects and need to be updated in accordance with current provincial best management practices and green building standards.

Direction 17: It is proposed that the Official Plan be amended to include stormwater management policies that address provincial best management practices, infill and intensification situations, green building standards and the Town's Development Engineering Regulations.

4.7 Tree Preservation

The current Official Plan needs to provide a policy basis to support the tree preservation targets set in the Environmental Strategic Plan. The *Municipal Act (2001)* includes new provisions affecting the regulation of tree cutting. The Region of Halton has enacted a new Tree By-law pursuant to The *Municipal Act (2001)* to regulate tree cutting in woodlots over 0.5 hectares. The Town's Tree Protection Policies are found in the Site Alteration By-law and the "Tree Specifications for Construction Near Trees" guidelines.

Direction 18: It is proposed that the Official Plan be amended to provide policies that support tree preservation during the planning and development processes.

4.8 Private Open Space

Through the review of the Palm Place development application on Lakeshore Road, staff was directed to examine the Private Open Space designation and policies (Part D, Section 4.2). This designation is found in several locations throughout the Town. The current policies do not provide adequate direction for the future use of the lands and are not consistent with the corresponding Private Open Space (O2) zoning.

Direction 19: It is proposed that the appropriateness of the Private Open Space designation be assessed.

4.9 Harbours

Part D, Section 4.2.1 e) of the Official Plan contains policies for Oakville and Bronte harbours. Oakville Harbour is located at the mouth of Sixteen Mile Creek while Bronte Harbour is located at the mouth of Bronte Creek. The harbours are gateways to the Town and the contextual planning of abutting properties is important to the success of the recreation and commercial uses of the harbour. The Official Plan policies permit suitable uses of the harbours for pleasure boating and other public activities and commercial uses which serve the harbour and its users. This includes marine storage and service, offices and restaurants. The policies require that a Master Plan be completed for both harbours.

Direction 20: It is proposed to assess the need for revised policies and updated mapping for the harbours in Oakville.

4.10 Renewable and Alternative Energy Sources

Supporting renewable and alternative energy sources through policy is becoming more common with respect to municipal and provincial energy supply and demand. The Provincial Policy Statement 2005 promotes the use of renewable energy systems and alternative energy systems to increase energy supply and to accommodate for current and projected needs.

The Official Plan currently contains very few policies that address renewable and alternative energy sources. A policy framework is needed that supports the Environmental Strategic Plan targets and ensures that these uses are appropriately located.

Direction 21: It is proposed that the Official Plan be amended to include policies that support renewable and alternative energy sources and encourage or require development applications to include an investigation of feasible alternative energy sources.

4.11 Sustainable Sites and Green Buildings

In 2005 Planning Services staff began researching green buildings and green building rating systems. Public and private initiatives that incorporate green building technology, as well as policies and standards for rating systems are being implemented in many cities. For example, cities such as Vancouver, Victoria, Calgary, Toronto and Chicago have been showcasing buildings that incorporate green building design.

Sustainable site and green building design and construction is evolving into a recognized building standard. At the same time, recent Provincial planning policy is focusing on urban intensification and energy efficiency. In addition, the

Town of Oakville's Environmental Strategic Plan sets goals for fostering and sustaining an environmentally sustainable urban form, including increasing the number of builders, developers and planners that adopt sustainable site and green building practices.

The current Official Plan does not specifically address sustainable sites and green building design strategies or construction, including drought-resistant native plantings, water quality and quantity restrictions, building orientation, and environmentally responsible building design. A policy framework is needed that supports the Environmental Strategic Plan targets and ensures that sustainable sites and green buildings become an important component of the urban environment.

Direction 22: It is proposed that policies be added to recognize and require sustainable site and green building design strategies and construction standards in development applications.

5. Employment

A major review and updating of the Town's Official Plan policies affecting Employment Lands was completed in 2001. As a result, a comprehensive review of these policies is not required at this time. Instead, the Official Plan Review will assess those policies that require clarification or elaboration.

5.1 Employment Land Supply

Part C, Section 4.2 a), of the Official Plan states that the Town will "seek to ensure that sufficient serviced land will be provided for anticipated employment development." This should be elaborated on or quantified in some form. Also, Section 4.2 d) establishes employment forecasts to 2016 based on forecasts contained in the Region of Halton Official Plan. This table needs to be updated to 2021 and clarified.

Direction 23: It is proposed that the policies related to the supply of serviced employment land and employment forecasts be updated and clarified.

5.2 Conversion of Employment Lands

Section 1.3.2 of the new Provincial Policy Statement 2005 states that:

"Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the

land is not required for employment purposes over the long term and that there is a need for the conversion.”

The Town's existing policies on the conversion of employment lands to other uses should be re-evaluated to ensure they are consistent with the policies in the Provincial Policy Statement 2005.

Direction 24: It is proposed that the criteria in the Official Plan that is used when evaluating applications to convert employment land to other uses be re-examined to ensure it is consistent with the Provincial Policy Statement.

5.3 Employment Designations

Part D, Section 3, Employment, of the Official Plan creates one Employment designation and defines three major groupings of employment uses. The policies in the plan, both the Land Use (Part D) and the Employment District (Part E) policies, provide direction as to where the various types of employment uses are to be located. These policies are often misinterpreted and need to be examined.

Direction 25: It is proposed that the Employment designation and policies be reviewed to ensure the various types of employment uses are appropriately located.

6. **Commercial**

A Retail and Service Commercial Policy Review is currently being undertaken for the Town of Oakville. The study includes a market analysis and evaluation of the land use designations and commercial policy framework of the Official Plan. The purpose of the study is to provide:

- (i) an evaluation of the suitability of the commercial inventory to address long term demand for retail and service commercial uses in the Town having regard for future trends; and,
- (ii) a review of the Town's existing retail and service commercial policy framework and its adequacy to address future commercial needs.

6.1 Commercial Hierarchy

The commercial hierarchy in the Official Plan is being assessed with regards to the findings of the Retail and Service Commercial Policy Review and amended to clearly define and recognize market factors and the function of the various retail and commercial centers in the Town. Criteria defining the function of a retail and

commercial centre within the hierarchy will be included. Both mapping and policies will be updated to reflect any changes to the new Commercial hierarchy.

Direction 26: It is proposed that the Commercial Hierarchy in the Official Plan be amended to recognize the existing and planned function of the retail and commercial centres.

Direction 27: It is proposed that the Official Plan maps be amended to reflect the new Commercial hierarchy.

6.2 Retail and Service Commercial Uses in Employment Areas

When reviewing retail and commercial centre locations, both existing and designated, it was determined that there was an interest in limiting the amount of retail and service commercial uses that are allowed to locate within the Town's employment areas.

The Retail and Service Commercial Policy Review is examining the removal of certain lands with commercial designations out of preferred employment land locations. In addition, the review is also looking at adding policies to limit commercial uses within designated employment areas.

Direction 28: It is proposed that identified retail and service commercial designations in employment land areas be examined to ensure the intended use and supply of employment lands.

Direction 29: It is proposed that policies that limit the amount of retail and commercial uses allowed within employment lands be examined.

Direction 30: It is proposed that the Employment maps be amended as required.

6.3 Location of New Commercial Areas

As Oakville's population increases and as local stores gain a greater share of the regional market, there is a need to find locations for additional retail and commercial space south of Dundas Street. New locations for this additional space, as well as expansion opportunities for existing commercial centers is being reviewed as part of the Retail and Service Commercial Policy Review.

Direction 31: It is proposed that the potential growth of retail and commercial space within the Town needs to be assessed.

Direction 32: It is proposed that all Official Plan maps be amended as required.

6.4 Additional Commercial Policies

The Retail and Service Commercial Policy Review will analyze policy changes to ensure that existing and future retail and service commercial needs are met. Those policies that do not fall into any of the above subsections will be incorporated through this direction. This may include policy changes to the Official Plan, mapping changes or refining policies to address market study requirements.

Direction 33: It is proposed that the policies in the Commercial Section of the Official Plan be assessed as part of the Retail and Service Commercial Policy Review.

7. Transportation

The transportation system is an essential component of the overall development of the community. It consists of roads for cars, trucks, bicycles and transit buses, rail lines for the movement of goods and passengers, walkways and trails for pedestrians and cycleways. The overall intent of the transportation system is to provide for a safe, convenient, affordable and efficient movement of people and goods throughout the community.

The Town is preparing a new Transportation Master Plan that will establish a comprehensive and integrated transportation strategy and infrastructure plan. The recommendations of the Transportation Master Plan will be implemented through the Official Plan.

7.1 Functional Road Classifications and Right-of-way Requirements

Amendment Number 23 to the Region of Halton Official Plan (ROPA 23) introduced new road classifications (e.g. Provincial Freeway, Multi-Purpose Arterials, Transitway/Busway corridors) and right-of-way requirements that have been incorporated into the Town's *Draft Transportation Master Plan* and should also be included in the Town's Official Plan.

Direction 34: It is proposed that the Official Plan be updated to reflect the functional road classifications and right-of-way requirements identified in ROPA 23 and the Town's Draft Transportation Master Plan.

7.2 Transportation Demand Management

The proposed Growth Plan states that municipalities "will develop and implement transportation demand management policies in their official plans or other planning documents, to reduce trip distance and time, and increase the modal share of alternatives to the automobile." This should be undertaken in

consultation with Halton Region's Planning and Public Works Department and the Town's Engineering and Construction Department where travel demand management (TDM) work is already underway.

Direction 35: It is proposed that transportation demand management policies be included in the Official Plan.

7.3 Transit

The Town's *Draft Transportation Master Plan* includes a recommended transit service concept comprised of corridor and community services. The existing transit policies found in Part C, Section 5.3, should be reviewed in consultation with Oakville Transit, the Engineering and Construction Department and Halton Region's Planning and Public Works Department to ensure that they support the current approach to transit.

Direction 36: It is proposed that the transit policies in the Official Plan be reviewed and updated to reflect the recommendations of the *Draft Transportation Master Plan*.

7.4 Cycleways and Trails

In its discussion of transportation demand management the *Draft Transportation Master Plan* states that, "Propagation of cycling in Oakville will require provision of a continuous network of bicycle lanes/paths; bicycle racks located in prominent spots at the entrances to employment buildings, institutions, shopping centres, schools and at transit stops; bike racks on transit vehicles; shower facilities and change rooms in large office buildings."

The *Draft Transportation Master Plan* builds upon the recommendations contained in the *Draft Regional Transportation Master Plan* related to cycleways and trails. The existing Official Plan policies regarding cycleways (e.g. Part C, Section 5.5 iv)), which rely on the 20 year old *Cycleways Master Plan*, should be expanded and updated.

Also, the inconsistent terminology used in the Official Plan policies and figures to refer cycleways and trails should be eliminated (e.g. bikeway, bike path, walkway, pedestrian path). A determination needs to be made about what the most appropriate terminology is.

Direction 37: It is proposed that:

- a) policies be added to the Official Plan to implement the recommendations of the *Draft Transportation Master Plan* related to cycleways and trails; and,
- b) inconsistent terminology used in the Official Plan to refer to cycleways and trails be corrected.

8. Urban Design

Urban design policies provide a framework for development in order to create a sense of place by facilitating the interaction between people, the built form, land use, the public realm, heritage and natural resources.

8.1 Role of Urban Design

Part B, Section 6 contains the goals and objectives for urban design in the Town. The goal is to “encourage excellence in building and landscape design in sympathy with the distinct character of existing communities and with the natural features of the landscape.” The relationship between the goals and objectives and the policies in the Plan need to be assessed. The role of urban design needs to be assessed to determine whether the goals, objectives and policies should be contained as a stand alone section and/or theme of the Official Plan or whether they should be integrated throughout the Plan.

Direction 38: It is proposed that role of urban design be examined.

8.2 Urban Design Guidelines

Urban design guidelines are an important tool in achieving the desired development outcome of creating a sense of place and a high quality public realm. Currently, the Town is undertaking a variety of urban design guidelines to supplement urban design strategies that have been completed for specific areas.

It is proposed that urban design guidelines be incorporated in the Official Plan to support:

- intensification, revitalization and redevelopment;
- appropriate building forms which are compatible with their surroundings;
- development standards in order to achieve the desired outcomes of place-based design; and,
- contextual, functional, visual and physical enhancement of built form in neighbourhoods.

Direction 39: It is proposed that urban design guidelines should be integrated in all aspects of the Official Plan.

8.3 Site Plan Requirements

Proposed Bill 51 provides the opportunity to examine external design of buildings under site plan review, including the character, scale, appearance and design features of buildings and their sustainable design. Official Plan policies and tools are needed to address a variety of urban design outcomes in order to achieve the initiatives of place-based design. In addition, the requirements for barrier free policies for persons with disabilities needs to be examined. The site plan review process needs to be examined to ensure that site plan applications demonstrate superior quality of external design of buildings such as the scale, massing, character, appearances and design features of buildings.

Direction 40: It is proposed that the site plan policies and guidelines in the Official Plan be assessed and new site plan tools be developed.

9. Heritage

Heritage resources contribute significantly to the identity of the Town. Throughout the Town there are many heritage resources that provide physical and cultural links to the original settlement of the area and to specific periods and events in the development of the Town. In many cases these properties and/or districts have been recognized by designation under the Ontario Heritage Act. In planning the development of the community, care must be taken to ensure the long term preservation of the Town's heritage resources.

9.1 Ontario Heritage Act and Provincial Policy Statement 2005

The *Ontario Heritage Act* was amended in 2005 to strengthen and improve heritage protection in Ontario. For example, the new Act enhances a municipality's ability to control demolitions and protect heritage conservation districts (e.g. buffer areas). The Provincial Policy Statement 2005 contains new policies to protect designated heritage resources and have regard for properties of heritage significance in the planning process. The heritage conservation policies in the Official Plan should be examined to ensure consistency with the *Ontario Heritage Act* and the Provincial Policy Statement 2005.

Direction 41: It is proposed that the heritage resources policies in the Official Plan be amended so that they are consistent with the *Ontario Heritage Act* and the Provincial Policy Statement 2005.

9.2 Role of Heritage Oakville

The role of Heritage Oakville should be clarified to enable the committee to better advise Council on heritage policy and implementation. This would provide for improved integration of heritage considerations in the evaluation of development applications and public works.

Direction 42: It is proposed that policies be added to the Official Plan to define the role of Heritage Oakville in the planning process and development matters that affect heritage resources.

9.3 Designated Properties and Districts

The Official Plan should contain an objective to designate, under the *Ontario Heritage Act*, properties and heritage conservation districts (Part B, Section 7). The Plan should also set out additional criteria for the designation and protection of heritage resources (Part C, Section 8) and include relocation criteria to support the preservation and reuse of heritage buildings.

Direction 43: It is proposed that policies be added to the Official Plan regarding the designation of heritage properties and conservation districts.

10. Provincial Planning Initiatives

The Province is making significant reforms to the municipal land use planning process that must be incorporated into the Town's Official Plan.

10.1 Provincial Policy Statement 2005

The Provincial Policy Statement 2005 applies to all applications, matters or proceedings commenced on or after March 1, 2005. Decisions made on the applications 'shall be consistent with' the Provincial Policy Statement. The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. Municipal official plans shall identify provincial interests and set out appropriate land use designations and policies. Clear, reasonable and attainable policies are needed to protect provincial interests and direct development to suitable areas. The Town's Official Plan needs to be updated to reflect the new Provincial Policy Statement.

Direction 44: It is proposed that policies be added to the Official Plan to ensure that the Official Plan is consistent with the Provincial Policy Statement 2005.

10.2 Greenbelt Plan

In February 2005, the *Greenbelt Act* (Bill 135) was approved and the final Greenbelt Plan was released. Together the Act and Plan create a permanent greenbelt in the Golden Horseshoe Area consisting of the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan and as area know as the 'Protected Countryside'. The policies in the Greenbelt Plan establish a countryside area while preserving agricultural lands and protecting natural features. Two areas in the Town have been included as part of the Protected Countryside in the Greenbelt. The greenbelt areas includes the Bronte Creek Provincial Park and the lands adjacent to the Park and lands bounded by Tremaine Road on the west, Highway No. 407 to the south, the Milton-Oakville municipal boundary to the north and east. The *Greenbelt Act* requires municipal and other decisions under the *Planning Act* to conform to the policies of the Greenbelt Plan. The Act also requires municipalities to amend their official plans to conform to the Greenbelt Plan.

Direction 45: It is proposed that the Official Plan be amended to conform to the Greenbelt Plan.

10.3 Parkway Belt West Plan

The Parkway Belt West Plan (PBWP) is a Provincial Plan administered under the *Ontario Planning and Development Act*. The Plan came into effect in July 1978. Since 1978, the Plan has been amended many times. Most of the amendments have resulted in removing lands from the Plan that were not required for transportation and utility purposes or did not meet other goals of the Plan. The goals of the PBWP are to separate and define boundaries of urban areas, link urban areas, provide for linear facilities and a system of open space and recreational facilities.

The Official Plan contains policies for the Parkway Belt West Plan are found in Part E, Section 5 – Parkway Belt West Planning District, subsection 5.1 a) which states:

"The development of those lands in the Town of Oakville that are affected by the Parkway Belt West Plan as indicated on Figures "B", "F1" and "F2" shall be governed by the provisions of the Parkway Belt West Plan, July, 1978, which forms part of this Official Plan and is attached hereto. In cases of a discrepancy between this plan and the Parkway Belt West Plan, the latter shall prevail."

There are inconsistencies in how the Official Plan deals with the Parkway Belt West Plan. In some Community Plans and Employment Districts, PBWP lands define the edge of the community but are beyond the boundary of the

community. In other areas, the PBWP lands form part of the community, such as Bayshire Park, which is located within the Iroquois Ridge Community, North District. As well, in some situations, lands that have been removed from the Parkway Belt West Plan are still designated as 'Parkway Belt' in the Town's Official Plan.

The Parkway Belt policies and mapping in the Official Plan needs to be reviewed with the objective of providing a consistent approach.

Direction 46: It is proposed that the policies and mapping of the Parkway Belt West Plan be assessed.

10.4 Planning Act Reform (Bill 51)

With the introduction of Bill 51, the Province proposed a number of changes to the planning process to create stronger, more livable and more sustainable communities. Bill 51 proposes numerous amendments to the *Planning Act* that will alter various elements in the land use planning process, many which would require changes to the Town's Official Plan. The Bill is expected to receive approval in the Spring of 2006.

Some of the changes include the introduction of conditional zoning and the requirements for complete applications. In order for a municipality to use conditional zoning, it must include policies in its official plan. The same is required for complete applications. The Bill enables municipalities to require applicants to submit completed applications which include "any other information and material that the Council considers it may need" to evaluate the application. In order for a municipality to request the additional information and material, its Official Plan must contain policies defining the types of additional information and material that will be required and generally defining what constitutes a complete application.

Bill 51 requires that the official plan be reviewed "not less frequently than every five years" to ensure that it conforms with provincial plans, has regard to matters of provincial interest, and is consistent with provincial policy statements. In addition, policies affecting employment lands must be confirmed or amended accordingly. The Bill also includes a provision that will allow the Province to expand the content and scope of an Official Plan. This may require further changes to the Town's Plan.

Direction 47: It is proposed that the Official Plan be amended to address the requirements of Bill 51 once it is approved.

10.5 Public Participation and Notification

Several changes have been proposed to the public participation process to enhance the role of the public and put the public at the forefront of the planning process. The current Official Plan does not include a section devoted to public participation and notification, nor are they mentioned in the Implementation and Interpretation section.

The Town's current notification practice includes notices in newspapers and on the Town website, as well as notices delivered to stakeholders, community associations and nearby landowners. The current procedure should be examined to determine which methods are effective, and which methods are not being used that should be utilized by the Town. The review should examine alternate means of providing public notice or other methods of public notification to improve the outreach of the notification process (i.e. posting notices at community centers or schools, e-mail notices, etc...)

Direction 48: It is proposed that the public participation and notification process be examined to determine if the Official Plan should contain policy direction regarding public participation.

10.6 Definitions

The definitions included in the Official Plan must be updated in order to ensure consistency with definitions found in the Provincial Policy Statement 2005, other Provincial Plans and the Region of Halton Official Plan. In order to provide clarity and ensure proper implementation of the Provincial Plans, Provincial Policy Statement 2005, and Region of Halton Official Plan definitions should be added which are currently not in the definition section. The definitions should be assessed to see if they need to be updated in accordance with Provincial initiatives and to ensure consistency with the Regional Plan.

Direction 49: It is proposed that the Definitions section of the Official Plan be assessed to ensure consistency with definitions provided by Provincial Plans, the Provincial Policy Statement 2005 and the Region of Halton Official Plan.

11. OTHER MATTERS

11.1 Town Studies and Master Plans

There are several ongoing studies and master plans in the Town. The findings and policy directions of these studies need to be incorporated into the Official Plan. Some of the studies which will be reviewed include the Environmental Strategic Plan, Transportation Master Plan, Parks and Recreation, Culture and

Library Services Master Plan, Kerr Village and Bronte Village Revitalization studies. There also may be policy direction from other studies such as those prepared in conjunction with the secondary planning process for the lands north of Dundas Street which may necessitate updated or enhanced policies in the Official Plan.

Direction 50: It is proposed that the findings and policy directions of various comprehensive studies and master plans be incorporated into the Official Plan.

Part 3 Summary of Preliminary Directions

The following is a listing of the key issues and corresponding directions from Part 2 of this document.

Category	Issue	
Goals and Objectives	Suitability of Goals and Objectives	Direction 1: It is proposed that the existing goals and objectives of the Official Plan be relied upon as the basis for the new Official Plan, and a further review of the existing goals and objectives should be undertaken in the context of individual Official Plan Review studies and policy papers.
Growth Management	Scope of Growth Management Policies	Direction 2: It is proposed that the Official Plan policies on growth management will provide direction for greenfield, infill, and intensification development situations and will address a broader range of municipal and community services.
	Planning Horizon and Growth Forecasts	Direction 3: It is proposed that the Official Plan be amended to reflect a planning horizon of 2021 and that the population, household and employment forecasts depicted in the Best Planning Estimates (to be revised in 2006) be used as the basis of the new Official Plan.
	Built Boundary/Area of Settlement	Direction 4: It is proposed to incorporate the 'built boundary' into the Official Plan and identify the 'area of settlement' on the Official Plan maps.
	Nodes, Corridors and Other Intensification Areas	Direction 5: It is proposed to: a) delineate the boundaries of the Midtown Urban Growth Centre, intensification corridors and other intensification areas; b) establish the minimum density requirements and intensification targets as identified in the final Growth Plan; and, c) include policies to achieve the minimum density requirements and intensification targets as identified in the final Growth Plan.
Intensification	Designations and Policies	Direction 6: It is proposed that the recommendations of the Residential and Employment Intensification Study and other related planning studies be incorporated in the Official Plan.

Category	Issue	
	Urban Design	Direction 7: It is proposed that the urban design principles established through the Intensification Study be included in the Official Plan.
	Infill Policies	Direction 8: It is proposed that the infill policies of the Official Plan be reviewed to ensure they provide sufficient direction to address all types of infill projects within the Town.
	Brownfields/ Contaminated Sites	Direction 9: It is proposed that policies be added to encourage the intensification of brownfields/contaminated sites.
	Tools and Mechanisms	Direction 10: It is proposed that the recommendations of the Tools and Mechanisms Task Force be incorporated into the Official Plan where appropriate.
Environment	Subwatershed Studies	Direction 11: It is proposed that the role and implementation of subwatershed studies be examined.
	Natural Heritage Systems	Direction 12: It is proposed the Official Plan policies be examined to provide more consistency in natural heritage preservation.
		Direction 13: It is proposed that the Official Plan policies and mapping be amended to include policies that support the Greenbelt Plan and identify boundaries of the natural heritage systems and features.
	Setbacks	Direction 14: It is proposed that the Official Plan be amended to provide clarity and consistency to the policies supporting setbacks and dedication for natural areas and their intent.
	Land Dedication	Direction 15: It is proposed that the policy basis for the preservation, extension and enhancement of natural areas through land dedication be examined.
	Natural Heritage Mapping	Direction 16: It is proposed to update the Official Plan maps to accurately identify natural features and ensure consistency throughout the Official Plan maps.
	Stormwater Management	Direction 17: It is proposed that the Official Plan be amended to include stormwater management policies that address provincial best management practices, infill and intensification situations, green building standards and the Town's Development Engineering Regulations.
	Tree Preservation	Direction 18: It is proposed that the Official Plan be amended to provide policies that support tree preservation during the planning and development processes.

Category	Issue	
	Private Open Space	Direction 19: It is proposed that the appropriateness of the Private Open Space designation be assessed.
	Harbours	Direction 20: It is proposed to assess the need for revised policies and updated mapping for the harbours in Oakville.
	Renewable and Alternative Energy Sources	Direction 21: It is proposed that the Official Plan be amended to include policies that support renewable and alternative energy sources and encourage or require development applications to include an investigation of feasible alternative energy sources.
	Sustainable Sites and Green Buildings	Direction 22: It is proposed that policies be added to recognize and require sustainable site and green building design strategies and construction standards in development applications.
Employment	Employment Land Supply	Direction 23: It is proposed that the policies related to the supply of serviced employment land and employment forecasts be updated and clarified.
	Conversion of Employment Lands	Direction 24: It is proposed that the criteria in the Official Plan that is used when evaluating applications to convert employment land to other uses be re-examined to ensure it is consistent with the Provincial Policy Statement.
	Employment Designations	Direction 25: It is proposed that the Employment designation and policies be reviewed to ensure the various types of employment uses are appropriately located.
Commercial	Commercial Hierarchy	Direction 26: It is proposed that the Commercial Hierarchy in the Official Plan be amended to recognize the existing and planned function of the retail and commercial centres.
		Direction 27: It is proposed that the Official Plan maps be amended to reflect the new Commercial hierarchy.
	Retail and Service Commercial Uses in Employment Areas	Direction 28: It is proposed that identified retail and service commercial designations in employment land areas be examined to ensure the intended use and supply of employment lands.
		Direction 29: It is proposed that policies that limit the amount of retail and commercial uses allowed within employment lands be examined.
		Direction 30: It is proposed that the Employment maps be amended as required.

Category	Issue	
	Location of New Commercial Areas	Direction 31: It is proposed that the potential growth of retail and commercial space within the Town needs to be assessed.
		Direction 32: It is proposed that all Official Plan maps be amended as required.
	Additional Commercial Policies	Direction 33: It is proposed that the policies in the Commercial Section of the Official Plan be assessed as part of the Retail and Service Commercial Policy Review.
Transportation	Function Road Classification and Right-of-Way Requirements	Direction 34: It is proposed that the Official Plan be updated to reflect the functional road classifications and right-of-way requirements identified in ROPA 23 and the Town's Draft Transportation Master Plan.
	Transportation Demand Management	Direction 35: It is proposed that transportation demand management policies be included in the Official Plan.
	Transit	Direction 36: It is proposed that the transit policies in the Official Plan be reviewed and updated to reflect the recommendations of the <i>Draft Transportation Master Plan</i> .
	Cycleways and Trails	Direction 37: It is proposed that: a) policies be added to the Official Plan to implement the recommendations of the <i>Draft Transportation Master Plan</i> related to cycleways and trails; and, b) inconsistent terminology used in the Official Plan to refer to cycleways and trails be eliminated.
Urban Design	Role of Urban Design	Direction 38: It is proposed that role of urban design be examined.
	Urban Design Guidelines	Direction 39: It is proposed that urban design guidelines should be integrated in all aspects of the Official Plan.
	Update Site Plan Requirements	Direction 40: It is proposed that the site plan policies and guidelines in the Official Plan be assessed and new site plan tools be developed.

Category	Issue	
Heritage	Ontario Heritage Act and Provincial Policy Statement 2005	Direction 41: It is proposed that the heritage resources policies in the Official Plan be amended so that they are consistent with the Ontario Heritage Act and the Provincial Policy Statement 2005.
	Role of Heritage Oakville	Direction 42: It is proposed that policies be added to the Official Plan to define the role of Heritage Oakville in the planning process and development matters that affect heritage resources.
	Designated Properties and Districts	Direction 43: It is proposed that policies be added to the Official Plan regarding the designation of heritage properties and conservation districts.
Provincial Planning Initiatives	Provincial Policy Statement 2005	Direction 44: It is proposed that policies be added to the Official Plan to ensure that the Official Plan is consistent with the Provincial Policy Statement 2005.
	Greenbelt Plan and Parkway Belt West Plan	Direction 45: It is proposed that the Official Plan be amended to conform to the Greenbelt Plan.
		Direction 46: It is proposed that the policies and mapping be added to the Official Plan regarding the Parkway Belt West Plan.
	Planning Act Reforms (Bill 51)	Direction 47: It is proposed that Official Plan be amended to create policies to address the requirements of Bill 51 once it is approved.
	Public Participation and Notification	Direction 48: It is proposed that the public participation and notification process be examined to determine if the Official Plan should contain policy direction regarding public participation.
	Definitions	Direction 49: It is proposed that the Definitions section of the Official Plan be assessed to ensure consistency with definitions provided by Provincial Plans, the Provincial Policy Statement 2005 and the Region of Halton Official Plan.
Other Matters	Town Studies and Master Plans	Direction 50: It is proposed that the findings and policy directions of various comprehensive studies and master plans be incorporated into the Official Plan.