

DATE: March 26, 2002

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment 198 - Town of Oakville**
MEETING DATE: April 15, 2002

ORIGIN: Planning and Building Department

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

An extensive regional and local planning process has been undertaken to consider the change to the land use designation in the Halton and Oakville Official Plans of the lands between Dundas Street and Highway 407, west of the Ninth Line, from "Agricultural" to "Urban", as shown on Exhibit 1. The long range planning for these lands was first initiated by the Region of Halton in 1987 with the *Halton Urban Structure Review (HUSR)* and *Halton Urban Structure Plan (HUSP 1994)*. Halton Region Council subsequently approved Official Plan Amendment No. 8 on June 2, 1999 to implement the *Halton Urban Structure Plan* to allow for the expansion of urban areas within Halton Region, by redesignating the subject lands as "Urban Area".

The Town of Oakville recently completed the *North Oakville Natural Heritage Inventory and Analysis Study* (adopted by Town Council on June 14, 1999) and the *North Oakville Strategic Land Use Options Study* (adopted by Town Council on August 9, 2000) and *The Town of Oakville Economic Development Strategy* (adopted in principle by Town Council on July 3, 1997) as the basis for Official Plan Amendment 198 and

to provide direction for preparation of more detailed secondary plans within the north Oakville area. OPA 198 is required to bring the Town of Oakville Official Plan in conformity with the Region of Halton Official Plan.

On June 25, 2001 Oakville Town Council considered the following recommendation to incorporate the lands north of Dundas Street, bounded by Tremaine Road, Highway 407 and Ninth Line, into the Town's urban area in the Official Plan:

"That Council adopts By-law 2001-085 to approve Official Plan Amendment Number 198 (OPA 198) to the Town of Oakville Official Plan concerning the incorporation of the land north of Dundas Street into the Town's urban area, and that OPA 198 is referred to the Region of Halton for final approval."

Due to the number of delegations on this matter, this item was recessed at the Oakville Town Council meeting on June 25, 2001 and a draft OPA 198, which had been revised to address the concerns at the public meetings, was considered by Oakville Town Council at a public meeting which commenced on February 25, 2002, at which time the amendment was referred back to staff for further environmental studies (see Exhibit 2). Landowners have subsequently appealed the matter to the Ontario Municipal Board (OMB).

This matter was previously considered by Mississauga City Council on August 15, 2001 at which time City Council considered the Planning and Building Department report titled "Planning Initiatives in the Town of Oakville" dated July 17, 2001 concerning, among other matters, OPA 198 and adopted the following:

"That the report titled "Planning Initiatives in the Town of Oakville" dated July 17, 2001 from the Commissioner of Planning and Building be received for information."

COMMENTS:

The subject lands, approximately 3,000 ha (7,400 acres), are bounded by Tremaine Road, Highway 407 and Ninth Line. The area is characterized by flat to gently rolling terrain bisected by one major creek system, Sixteen Mile Creek, in the centre of the area. There are a number of smaller watercourses and woodlots scattered throughout the area.

OPA 198 is justified by Oakville planning staff because:

- the Regional Official Plan requires local official plans to designate, for planning purposes, communities and Nodes within their Urban Areas and to prepare a Secondary Plan for their development;
- demand for employment land is increasing. The opening of Highway 407 has increased accessibility to Oakville, thus creating opportunities for employment lands;
- the GTA growth rate of about 100,000 persons per year is creating a strong market demand for housing;
- Mississauga is nearing full development of its vacant lands.

The purpose of OPA 198 is to redesignate the subject area into the urban area of the Town of Oakville. The amendment does not provide detailed land use patterns because these will be established by secondary plans at a latter date. The amendment includes:

- mapping outlining most of the area north of Dundas Street as "urban area". A "Special Study Area" designation (see Exhibit 3) has been applied to the land to designate the need for secondary plans which will detail the land use and road pattern;
- a natural heritage/open space system, which includes all major natural features identified in the *North Oakville Natural Heritage Inventory and Analysis*;

- a generalized land use pattern of residential and employment areas to accommodate, an ultimate development, a population of 55,000 persons and 35,000 employees (by comparison Churchill Meadows is forecast, by 2031, to accommodate 50,000 persons and 15,000 employees);
- the creation of four new communities/districts;
- phasing policies, as identified in the Regional Official Plan, which are based upon financial considerations in the provision of municipal services.

Department Comments

The Economic Development Office note that the draft amendment is within the intent of both the Region of Halton and Town of Oakville Official Plans, and has been prepared in accordance with the Town's Economic Development Strategy. They have no comments or concerns with respect to the proposed amendment.

The Transportation and Works Department notes that The North Oakville Strategic Land Use Options Study recommended the following:

- Completion and approval of secondary plans;
- Master Plan for major Transportation Works (Class EA);
- Infrastructure Staging Plan.

The Transportation and Works Department will provide comments as required on the above mentioned studies when they become available, as well as a Transportation and Transit Master Plan which is to be initiated sometime this year.

Given that the subject lands are separated from the City of Mississauga by the Parkway Belt West, which in this vicinity contains Highway 403 and the Joshua Creek valley, there is unlikely to be any significant land use impact upon Mississauga resulting from the urban development of the lands. Detailed land use designations and development policies will be addressed in future secondary plans, which will be monitored and reviewed by Mississauga.

With respect to the natural environment, the subject lands are upstream from Joshua's Creek which is identified as a Significant Natural Area in City Plan. The Oakville Official Plan prohibits development within watercourse and valley land features and requires buffers to the features, which is consistent with Mississauga.

The Trafalgar Moraine extends from the Niagara Escarpment, north of Burlington, to Streetsville, and is located north of Burnhamthorpe Road, parallel to Highway 407, in the Town of Oakville, partially within the lands subject to OPA 198 (Exhibit 4). It is classified as an Earth Science - Areas of Natural or Scientific Interest (ANSI). The Region of Halton is determining if it is an Environmentally Sensitive Area (ESA) and, if so, its extent. A report prepared by Parish Geomorphic for the Town states that "the moraine marks the headwater of numerous local watercourses". It should be noted that the moraine does not provide much, if any groundwater to these streams. It should also be recognized that the moraine is not a groundwater resource due to low yields of potable water." The part of the moraine within Mississauga's boundaries has been developed.

CONCLUSION:

Since 1987 an extensive regional and local planning process has been undertaken to consider the change to the land use designation in the Halton and Oakville Official Plans of the lands between Dundas Street and Highway 407, west of the Ninth Line, from "Agricultural" to "Urban". Subsequent to the approval of Halton Official Plan Amendment No.8 on June 2, 1999 to

redesignate the lands as "Urban Area", OPA 198 was prepared to bring the Town of Oakville Official Plan in conformity with the Region of Halton Official Plan. There is unlikely to be any significant land use impact upon Mississauga resulting from the urban development of the lands. Detailed land use designations, development policies and transportation requirements will be addressed in future secondary plans, which will be monitored and reviewed by Mississauga.

RECOMMENDATION:

That the report titled "Official Plan Amendment 198 - Town of Oakville" dated March 26, 2002 from the Commissioner of Planning and Building be received for information.

Original Signed By:

Thomas S. Mokrzycki
Commissioner of Planning and Building