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Merton Planning Study Update

Recently you, and many area residents, received a “Notice of Complete Application” from the Town of Oakville about the development applications we have received within the Merton Planning Study area. This notice raised questions about the status of the town’s study. The following update will answer those questions.

The Town of Oakville’s Merton Planning Study - Background

- The Town of Oakville’s approved Official Plan, the “Livable Oakville Plan” identifies the Merton lands as a *Special Policy Area* for potential future development and directs that the area be studied comprehensively to determine future land uses and policies.
- The Merton lands are generally located north of the QEW and south of Upper Middle Road between Bronte Road and Third Line.
- In 2012, the town initiated the study of the Merton lands — The Merton Planning Study — and created a study webpage containing all the study information and documents.
<http://www.oakville.ca/business/merton-planning-studies>
- To date the Merton Study has involved:
 - Completing a number of technical studies required by the town, Conservation Halton and the Region;
 - Public engagement through meetings, open houses, online forums and surveys;
 - Analysis of options for the use of the lands; and,
 - Reports and updates to Oakville Town Council.
- On February 10, 2014 Town Council also made a request to the Province through the Region of Halton *To Grow the Greenbelt* to include the publicly owned natural heritage system lands within the Merton area to the *Greenbelt Plan*. The town is advised that the Province is currently working on this request.
- On April 14, 2014, town staff presented a draft land use plan and policies for the Merton area at a public meeting. The draft plan proposed to:
 - protect all of the natural heritage system lands;
 - maintain the existing use of the golf course at Deerfield;
 - permit some residential and mixed-use development on portions of the existing Saw Whet golf course; and,
 - retain as part of the natural heritage system for the lands referred to as the “Third Line lands” located at the northwest corner of Third Line and the QEW.
- Many of the comments and concerns from the public at the April 14 meeting focused on the need to protect green space. Council directed staff to work with Conservation Halton and the Region of Halton to address a number of matters related to the protection of the Merton lands.
http://www.oakville.ca/townhall/nr-14apr15_2.html

- On June 9, 2014, staff presented Council with a revised study work plan.
<https://securepwa.oakville.ca/sirepub/agdocs.aspx?doctype=agenda&itemid=42445>
- Staff will report back to Council early in 2015 on their findings.

The Town of Oakville's Merton Planning Study - Land Owner/Developer Applications

- Under the *Planning Act*, landowners and developers have the right to make applications for changes to lands at any time and the town is required by law to give notice of receipt of any applications to area residents.
- The town made it clear to the land owners and developers within the Merton area, through the approved terms of reference for the Merton Planning Study, that Council would **not** consider any development applications within the Merton area until the completion of the town's Merton Planning Study to ensure that Council's final approved plan and policies for the area were in place.
- Recently the landowners and developers made applications. The Town of Oakville gave notice to you, and other area residents, as required, of the following applications:
 - Bronte Green Corporation submitted an application for the Saw Whet lands for a draft plan of subdivision, draft plan of condominium and a rezoning.
 - Bronte Green Corporation subsequently submitted an application for all of the Merton lands, except for the Third Line lands, for an amendment to the town's Official Plan. They are technically permitted to make an application on these lands under the *Planning Act*.
 - Infrastructure Ontario submitted an application for the Third Line lands for an Official Plan Amendment, draft plan of subdivision and a rezoning.
- Town staff is **not** advancing any of these applications at this time. Town staff advised the landowners and developers that their applications are premature and on hold until Council has made a decision on the Merton area through the town's study process.
- Based on the information provided to Council from the Minister of Infrastructure Ontario, staff has requested confirmation that Infrastructure Ontario is withdrawing its application on the Third Line lands but to date have not received confirmation.

Want to keep up-to-date, share your comments or have more questions?

Please visit:

<http://www.oakville.ca/business/merton-planning-studies>

Join the email update list by:

Sending a message to mertonstudy@oakville.ca or contact staff directly:

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For developer application information, contact:

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Thank you,

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