

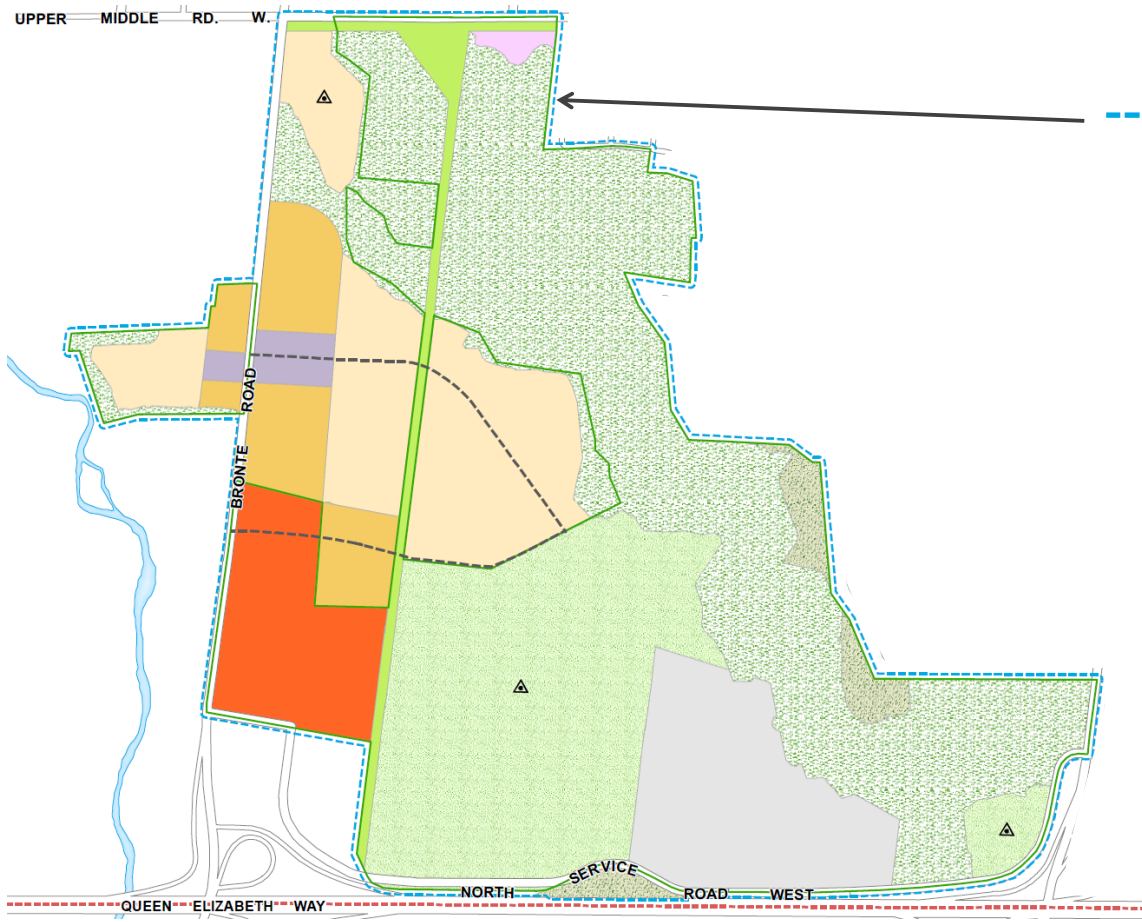
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Merton Special Policy Area

- town wide policies of the Livable Oakville Plan apply

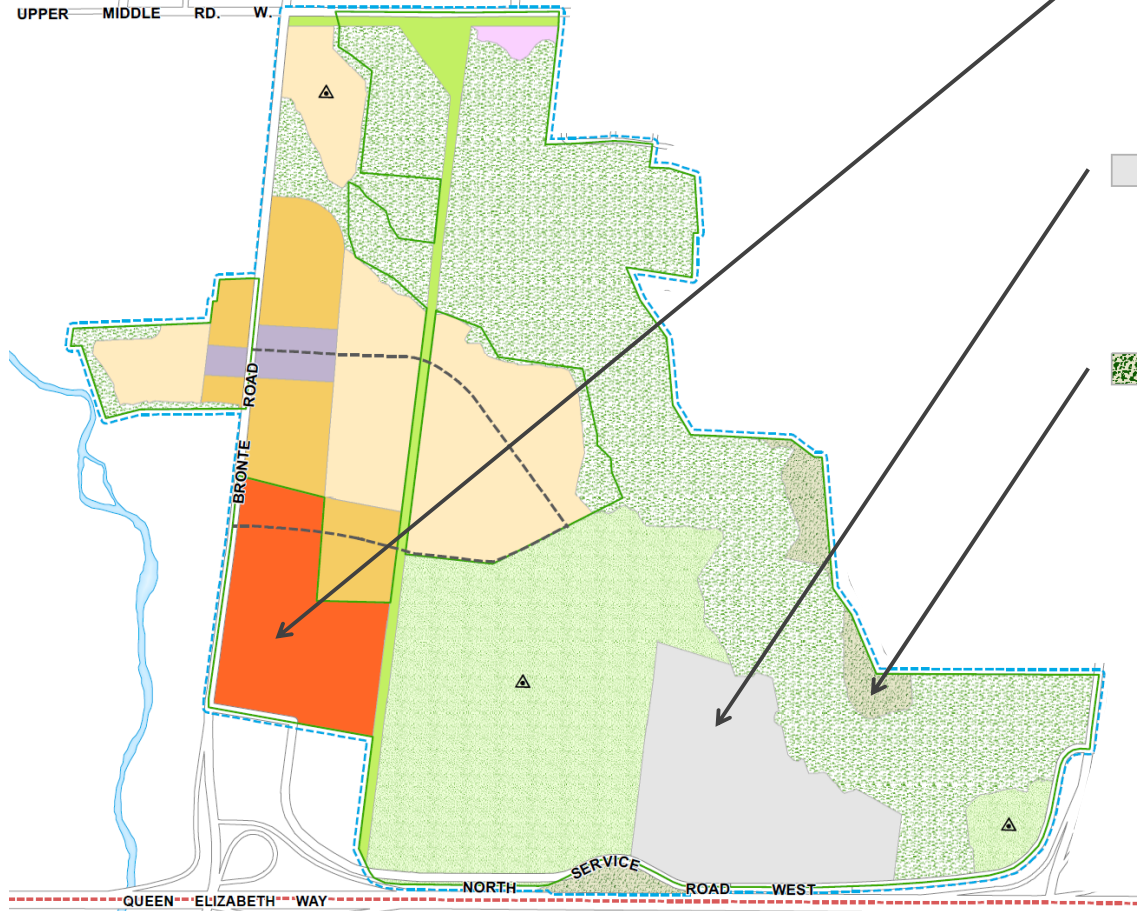
- SPECIAL POLICY AREA**
 - identifies area for specific policies for the Merton Lands



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Existing Uses



INSTITUTIONAL

- recognizes and permits existing Region of Halton complex

UTILITY

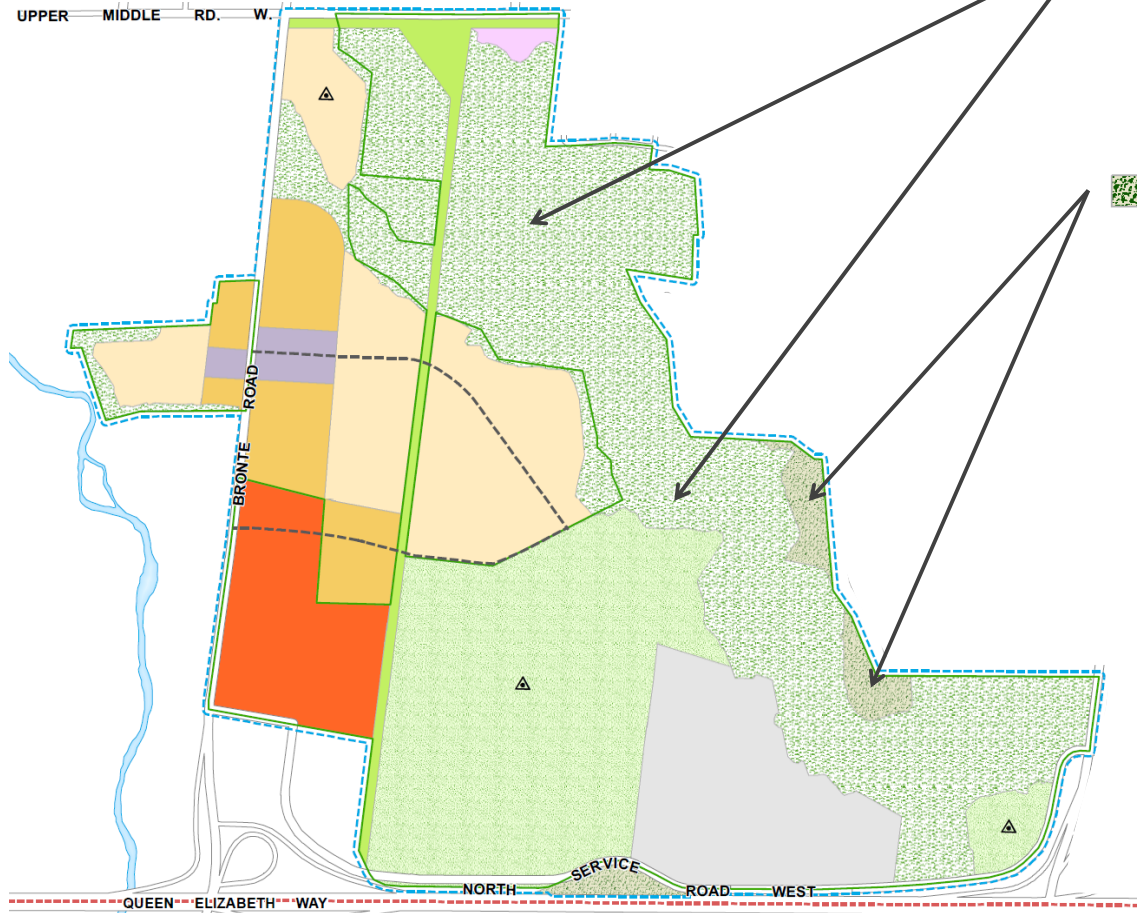
- recognizes and permits existing Region of Halton wastewater treatment plant

PARKS AND OPEN SPACE

- recognizes and permits Langtry Park

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Natural Area & Enhancements

NATURAL AREA

- protects Fourteen Mile Creek valley – including the field, Third Line lands, and Bronte Creek linkage

PARKS AND OPEN SPACE

- provides enhancements to the Natural Area

SUSTAINABILITY

- policies require enhanced buffers be assessed along the entire Natural Area beyond the required buffer through the development process
- the objective of no net loss of existing tree canopy cover will be addressed

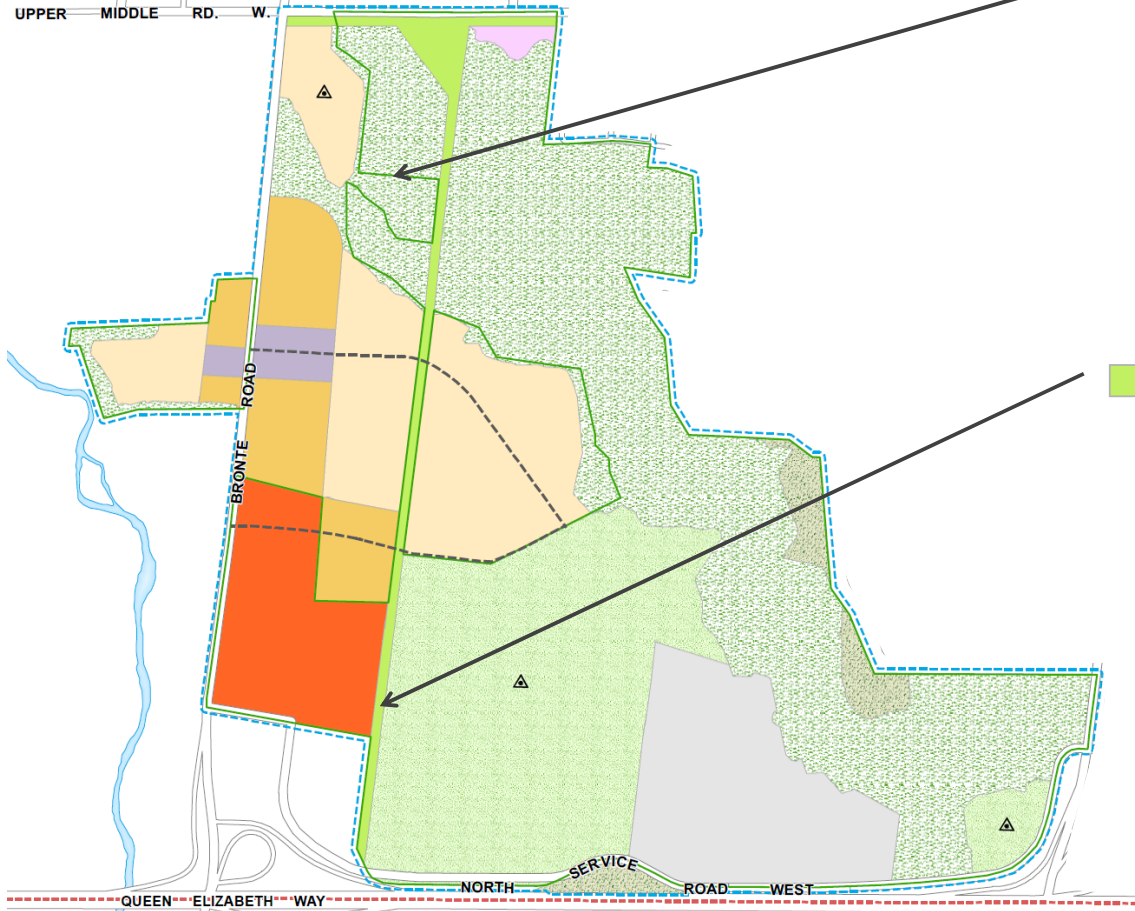
NOTES

- Oakville Council has requested that the Province expand the **Greenbelt Plan** onto portions of the Merton Lands. A Greenbelt designation will be applied if lands are added to the **Greenbelt Plan** by the Province.

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Parkway Belt

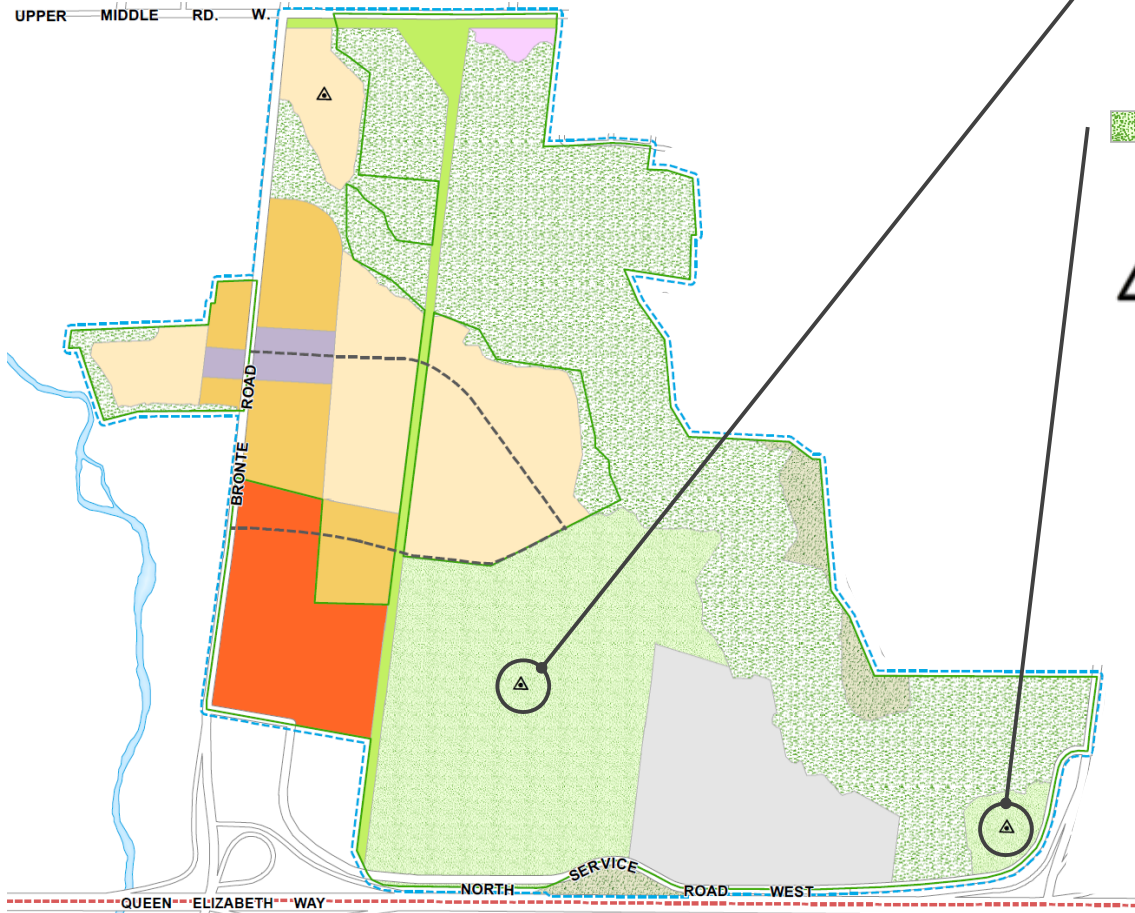


- PARKWAY BELT BOUNDARY**
 - lands within this boundary are subject to the Parkway Belt West Plan
 - no development under the Livable Oakville Plan can occur until the lands are removed from the Parkway Belt West Plan by the Province
- PARKWAY BELT**
 - consistent with the Region of Halton Official Plan, the lands to remain in the Parkway Belt include the existing hydro corridor

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Deerfield & Lands along the QEW



 PRIVATE OPEN SPACE
▪ permits the golf course use

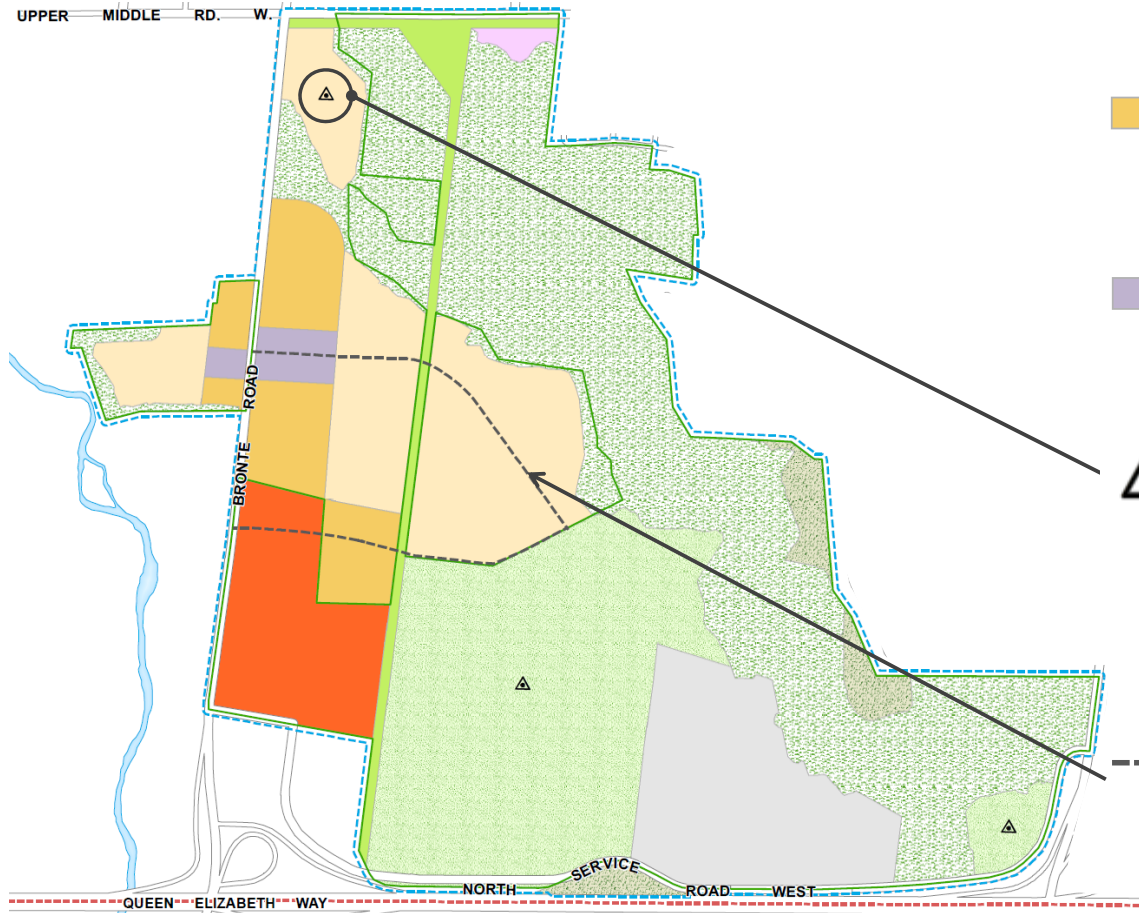
 PRIVATE OPEN SPACE
▪ permits the existing residential use






 **EXCEPTION**
▪ in addition to the permitted uses, these lands are subject to a future town wide Commercial and Employment Land Review (*Municipal Comprehensive Review*) to determine the location, type and amount of employment lands adjacent to the QEW corridor

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Saw Whet & Lands west of Bronte Rd.



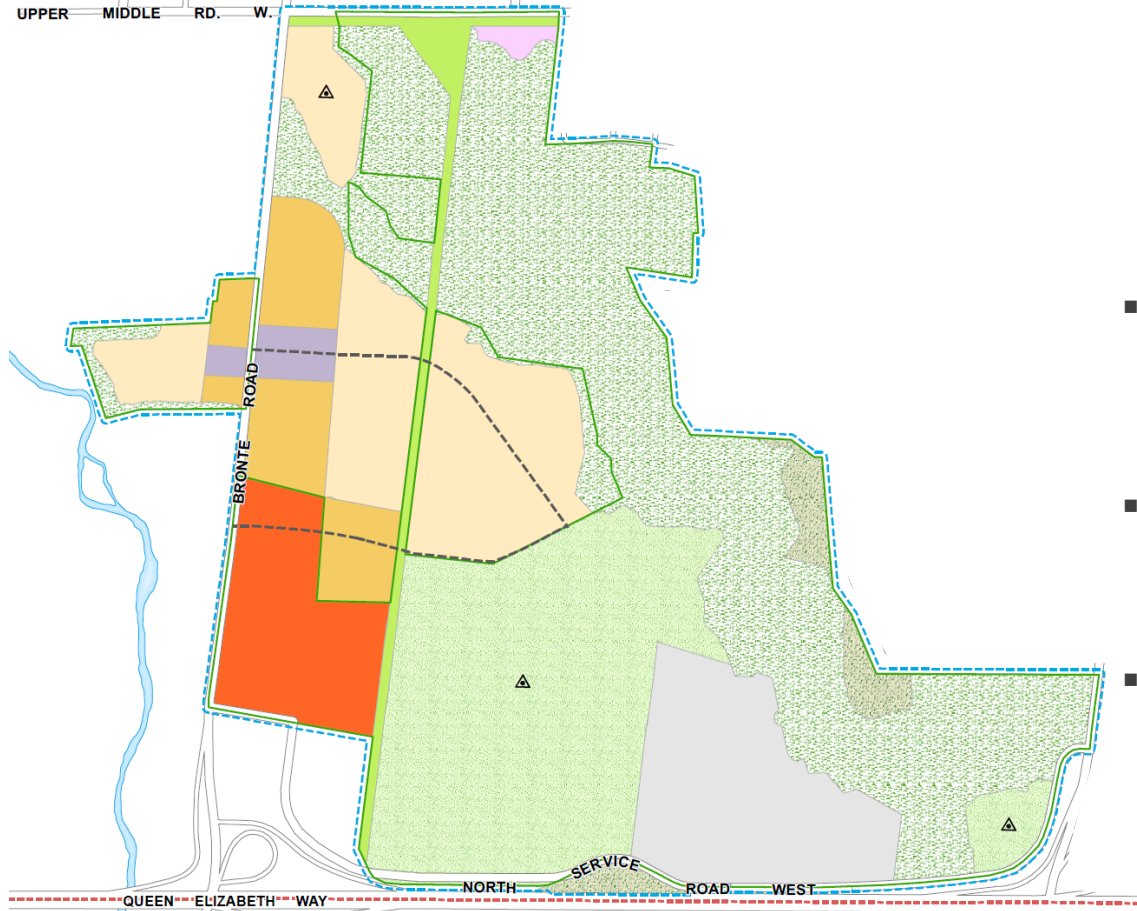
-  **LOW DENSITY RESIDENTIAL**
 - detached, semi-detached & duplex dwellings
-  **MEDIUM DENSITY RESIDENTIAL**
 - detached, semi-detached, duplex, multiple-attached & apartment dwellings
-  **MAIN STREET 1**
 - commercial/office uses on ground floor with residential above - maximum 4 storeys
-  **EXCEPTION**
 - low density residential development may be permitted subject to an Environmental Impact Study being completed demonstrating no negative impact on Natural Area (linkage area)
-  **PROPOSED ROAD**
 - minor collector road through the community

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** The final location of community facilities will be determined through development process*

Community Facilities *



- an elementary school site shall be provided



- a neighbourhood park shall be provided



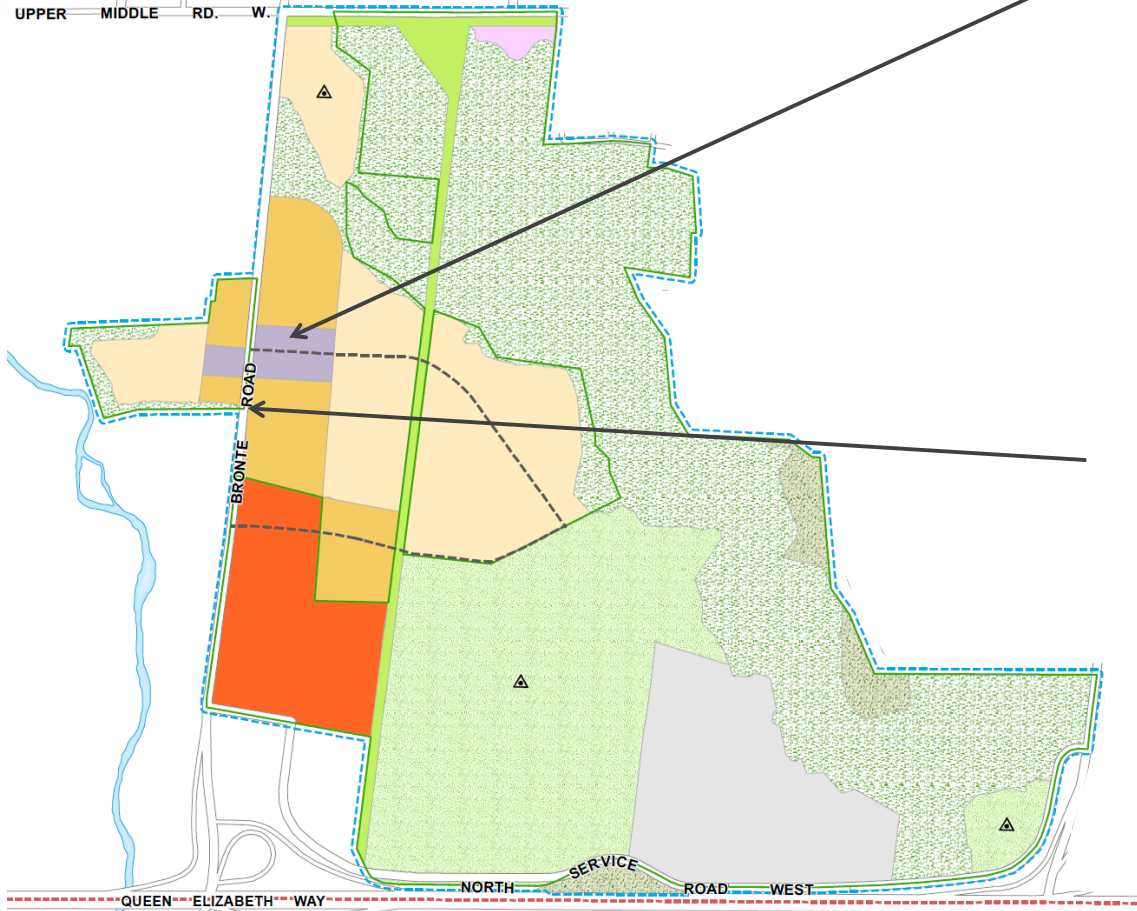
- two parkettes shall be provided

- trails shall be provided primarily within the buffer area and include connections to east side of creek



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Urban Design

- main street community node and gateway into the community

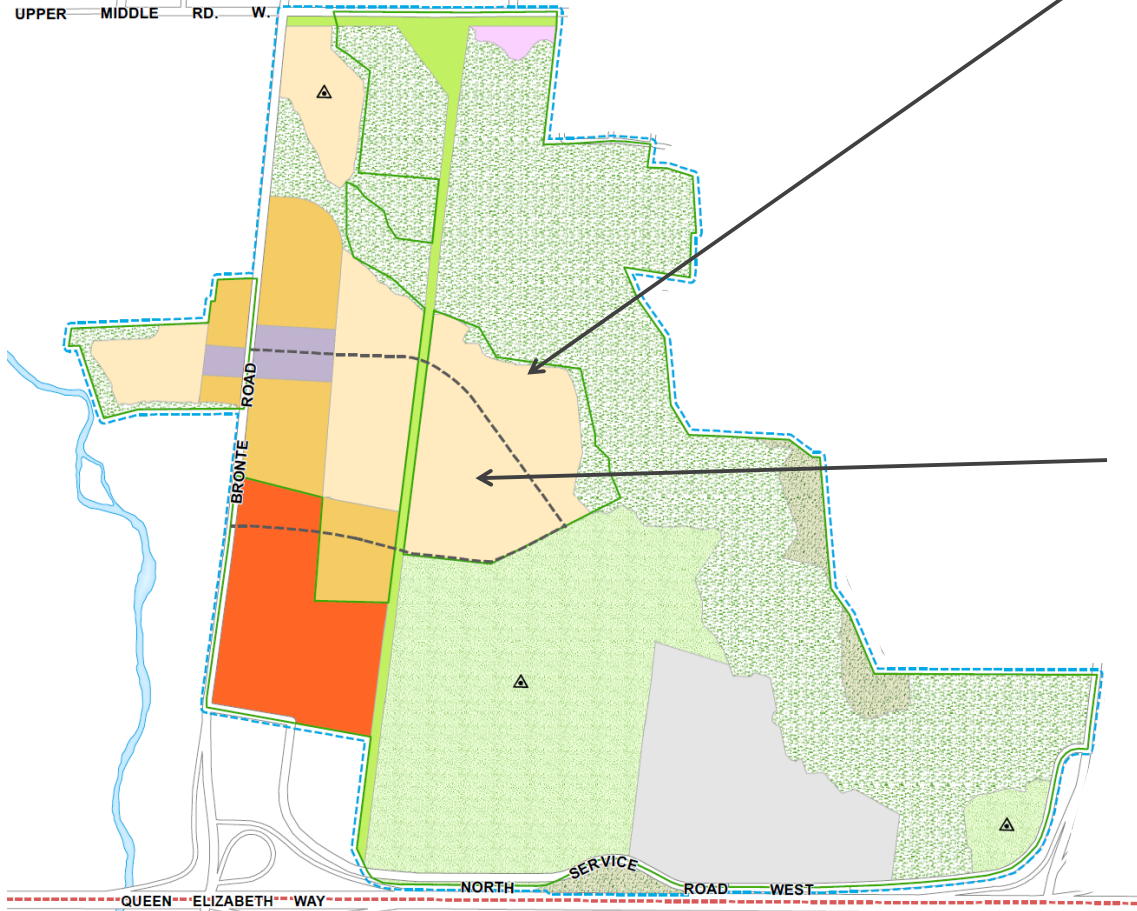


- buildings facing Bronte Road (no rear lots)



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Urban Design

- single loaded roads are encouraged adjacent to the Natural Area with a passive trail



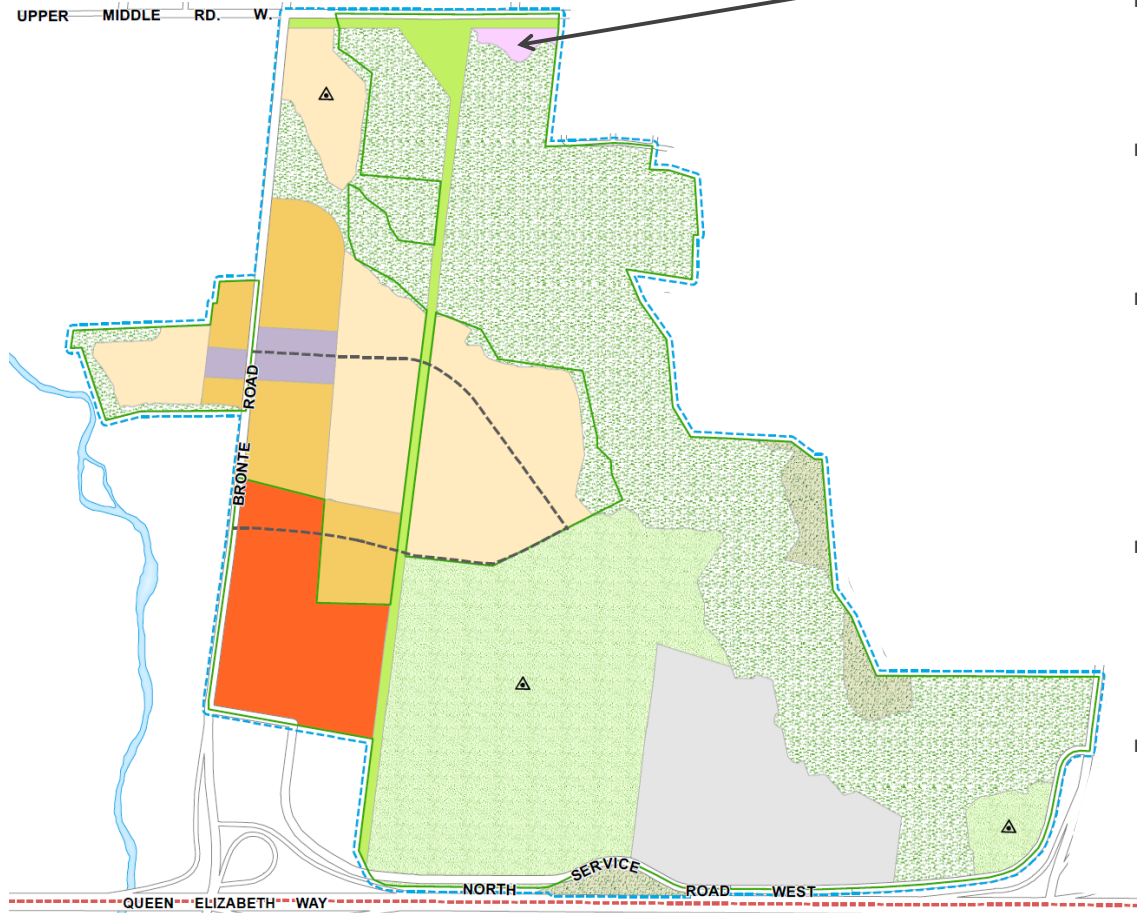
- buildings should face open spaces and parks



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Additional Policies Highlights



NEIGHBOURHOOD COMMERCIAL

- permits a small scale retail plaza

ADDITIONAL

- cultural heritage resources will be maintained and integrated into new development
- prior to any development taking place, the technical studies must be completed according to the Terms of Reference and study process to the satisfaction of the Town
- active transportation opportunities are to be provided throughout (e.g. bike routes, trails, and pedestrian connections)
- sensitive lands uses (e.g. housing) are to be set back 300m from the wastewater treatment plant and 70m buffer from Woodlands Operation Centre unless mitigation is possible