

PART A INTRODUCTION

1. CONSTITUTIONAL STATEMENT

- 1.1 The Introduction, Part A, together with Figure "A" do not constitute an operative part of this Official Plan.
- 1.2 The following sections: Part B - Goals and Objectives; Part C - General Policies; Part D - Land use Policies; Part E - Community, District and Special Study Area Plans; Part F - Implementation and Interpretation, together with Figures "B", "C", "D", "D1", "E", "F1", "F2", "G", "H1", "H2", "I1", "I2", "J", "K", "L", "M1", "M2", "N", "O", "P", "P1", "P2", "Q", "R", "S", "Emp. A", "Emp. B", "Emp. C", "Emp. D", "Emp. E", "Emp. F", "Emp. F1", and "Emp. F2" and Appendix IV constitute the Official Plan for the Town of Oakville Planning Area.

2. PURPOSE

The Official Plan of the Oakville Planning Area is the principal policy statement regarding the future development of the Town of Oakville. It provides direction for official bodies, private interests, and the community at large to ensure proper coordination of decisions and activities of both the public and private sectors of the community. In particular, it is intended to be a guide for the Council of the Town of Oakville in the exercise of those powers conferred upon it by the *Planning Act*, *The Municipal Act*, and *The Regional Municipality of Halton Act*, which relate to the physical, social, and economic development of the municipality. As such, the Plan provides the framework within which the Council will carry out successive and more detailed steps in the planning process as it applies to the area.

3. GENERAL AIMS AND APPROACH

The aim of this Plan is to establish, in general terms, a pattern of physical development concerning land use, density of population, community organization, development phasing, and major roads. The Plan is intended to ensure the health, safety, convenience, and welfare of the townspeople through the promotion of controlled and orderly physical, social, and economic growth as opposed to premature and haphazard urbanization.

In pursuit of this goal, it is intended that the Town:

- a) Guide the use land to promote balance within the community by reserving areas for residential use, farming, parks and open space, and various commercial and employment purposes, and in some cases, mixed uses.
- b) Curb the misuse of land so that it will not injuriously affect the interests of the community by directing and coordinating the subdivision of properties, and by establishing and preserving standards for the occupancy of lands and buildings.
- c) Regulate the phasing of urbanization by establishing policies to encourage development in a logical sequence.
- d) Allow for the reuse of land by more appropriate current uses through redevelopment, clearance of obsolete buildings and their replacement with new land uses.

4. JURISDICTIONS

Many of the proposals illustrated are actually the responsibility of other government agencies and are shown here as part of the context of the Plan. The Town will cooperate in their implementation and coordinate its efforts with those of such agencies. Changes that require adjustments to this Plan should ideally be made only after consultation with and approval by the Municipality.

5. EFFECT AND DURATION

- 5.1 No by-law may be passed, and no public work undertaken by the Town which conflicts with this Plan. In fact, the capital works program and resulting Capital Budget must be developed concurrently with land use controls and directed toward the objectives of the Plan.
- 5.2 The policies of this Plan are directed toward a state of development that is possible in the next 20 years, however, complete development of the urban area is not demanded nor anticipated by the year 2016.

6. REGIONAL SETTING

The Town of Oakville is an Area Municipality within the Regional Municipality of Halton and is part of an area of almost continuous urbanization from the Niagara Frontier to Oshawa and beyond. Within this

area, which is the economic core of Ontario, the Planning Area occupies a strategic position on the north shore of Lake Ontario between Toronto and Hamilton. Some 20 major urban centers are located within 160 kilometres of Oakville, foremost among these are Toronto, Hamilton, London and Buffalo. The Planning Area itself is located some 35 kilometres from Toronto in the east, and 29 kilometres from Hamilton in the west. It is approximately 14 kilometres in width, 11 kilometres in depth, and is 14,165 hectares in area.

The *Regional Municipality of Halton Act* requires that every Official Plan and every by-law passed under Section 35 of the *Planning Act* or a predecessor thereof, then in effect in the Planning Area affected thereby, shall be amended forthwith to conform therewith; and no Official Plan of a subsidiary planning area shall be approved that does not conform therewith. Where policies of the Regional Plan conflict with this Plan, the Regional Plan shall prevail.

7. PLAN CONCEPT

The Plan is intended to enhance the quality of life and to provide for and to promote identify 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.

8. MUNICIPAL ORGANIZATION

Oakville is an urban municipality whose separate identity is partly defined by three key open space features:

- 1) South – Lake Ontario.
- 2) North – A portion of the Parkway Belt which includes Highway 407 and an open space area.
- 3) West – A portion of the Parkway Belt which includes the Bronte Creek Provincial Park.

Other significant features which define Oakville's municipal structure take the form of major natural and man-made assets to development:

- 1) The Sixteen Mile Creek which bisects the Town in a north-south direction with a steep wide well-treed valley.
- 2) Bronte Creek, Fourteen Mile Creek and Joshua's Creek which also form north-south corridors through the western and eastern portions of the Town respectively.
- 3) The QEW/rail corridor that crosses the Town in an east-west direction.
- 4) The Highway 407 corridor, which crosses the Town in an east-west direction.

Three major Business Districts serve as focal points for the development of the community:

- 1) Downtown Oakville Central Business District at Lakeshore Road and Trafalgar Roads, the historic downtown.
- 2) Midtown Core generally bound by the Sixteen Mile Creek valley, the Morrison-Wedgewood diversion Channel, Eighth Line and Cornwall Road.
- 3) Uptown Core located at Dundas Street and Trafalgar Road.

In addition to these major organizing features, the Town's well defined system of natural heritage features including watercourses and streams, environmentally sensitive areas and woodlands and its road network provide a framework for the organization of the various residential and employment areas as follows:

- 1) Employment Areas – These areas are located along the provincial highways on both sides of the QEW through the middle of Oakville, on either side of Bronte Road, the south side of Highway 407 in north Oakville and on either side of Highway 403 in east Oakville.
- 2) Residential Areas – The residential areas are organized into communities for planning purposes and each community has a focus for shopping, parks, schools, and other public facilities.