

Appendix A – Provincial and Local Planning Considerations

Provincial Policy Statement

The Provincial Policy Statement 2020 (“PPS”), which came into effect on May 1, 2020, is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The policies of Section 1.3.2 encourage municipalities to plan for and protect employment uses. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of employment options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The subject lands are located within a settlement area, which are to be the focus of growth and development. The land use patterns within the settlement areas are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, and appropriately use the infrastructure and public service facilities that are planned or available.

Growth Plan

The Growth Plan (2020) is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (Policy 2.2.1). The subject lands are located within a “Designated Greenfield Area”. The policies of the Growth Plan are to be applied to support complete communities that feature a diverse range and mix of housing options and employment opportunities.

Oakville Official Plan

The Oakville Official Plan was adopted by the Council of the Corporation of the Town of Oakville on July 5, 1983, by By-law 1983-114. It was approved by the Minister of Municipal Affairs and Housing on December 21, 1984, with modifications, certain parts referred to the Ontario Municipal Board and certain parts deferred for further consideration. The consolidated version of the Oakville Official Plan incorporates all amendments and modifications approved by the Minister up to September 30, 2006

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, Part B – Section 3, Part C – Section 4 and Part D – Section 3 all provide detailed goals, objectives, land use and implementation policies of the Employment designation. As it relates to the subject lands, the following policies are of the utmost importance to Staff when considering development in proximity to residential land uses:

“PART B – Goals and Objectives: Section 3

3. EMPLOYMENT

Goal

- *To provide a balance of job opportunities for the existing and future resident labour force of Oakville.*

Objectives

- *To ensure that the impact of the new employment development on adjacent residential development is minimized.”*

“PART D – Land Use Policies: Section 3

3.2 IMPLEMENTATION

- c) *It is not intended that the full range of employment uses will be permitted in all locations so designated. The precise range of uses and density of development will be stipulated in the Town’s Zoning By-law.*
- d) *Development standards will be established in the Zoning By-law to provide for functional and orderly development, to encourage the distribution of uses to desired locations, encourage compatibility of development, and minimize the potential for land use conflict between competing uses.*
- e) *All development will be subject to the development control provisions pursuant to the Planning Act, and comply with all Federal and Provincial regulations.*
- f) *Site Plan approval will be required for all employment development, and will be diligently applied to achieve desired high development and design standards, landscaping and buffering, and compatibility with adjacent properties and uses. Property Standards and Noise and Nuisance By-laws, and any other municipal by-law will be strictly applied to achieve desired development.”*

Urban Structure

The *Livable Oakville* Plan is currently undergoing an Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town’s strategic goals, and reflect the visions and needs of the community.

Schedule A1, *Urban Structure*, of the *Livable Oakville Plan*, provides the basic structural elements for the Town and identifies the site as *Employment Area*. This is also reflected in Section 3, *Urban Structure*, of the *Livable Oakville Plan*. Official Plan Amendment 317 to the *North Oakville East Secondary Plan*, confirms the Town's existing urban structure and was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS.

