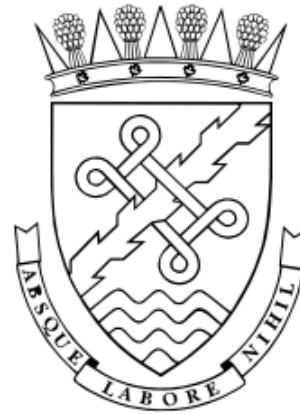


APPENDIX C: Regional Official Plan Extracts



THE REGIONAL PLAN

Official Plan for the Halton Planning Area
Regional Municipality of Halton

Office Consolidation
May 16, 2024

Urban Area and the Regional Urban Structure

72. The *goal* of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters *complete communities*, enhances mobility across *Halton*, addresses climate change, and improves housing affordability, sustainability and economic prosperity.
- 72.1 The *objectives* of the Urban Area are:
- (1) To accommodate growth in accordance with the *Region's* desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable *natural environment*, and preserve certain landscapes permanently.
 - (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.

- (3) To provide a range of identifiable, inter-connected and *complete communities* of various sizes, types and characters, which afford maximum choices for residence, work and leisure.
- (4) To ensure that growth takes place commensurately both within and outside the *Built Boundary*.
- (5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages *complete communities*, and is consistent with the *policies* of this Plan.
- (6) To identify a Regional Urban Structure that directs growth to *Strategic Growth Areas* and protects *Regional Employment Areas*.
- (7) To plan and invest for a balance of jobs and housing in communities across the *Region* to reduce the need for long distance commuting and to increase the modal share for transit and *active transportation*.
- (8) To promote the adaptive re-use of *brownfield* and *greyfield sites*.
- (9) To facilitate and promote *intensification* and increased densities.
- (10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.
- (10.1) To direct where employment uses should be located and to protect areas designated for such uses.
- (11) To provide opportunities for post-secondary education facilities to locate within *Halton*.

77. It is the *policy* of the *Region* to:

- (1) Prepare, in consultation with the Local Municipalities, and adopt population, employment and Regional phasing forecasts in accordance with the distribution of population and employment contained in Table 1. Such forecasts shall:
 - a) be updated regularly but no less frequently than every five years;
 - b) be detailed for each Local Municipality;
 - c) show the annual population and employment increases between the current year and year 2051;
 - d) contain estimates of the annual number of new housing units by density type, consistent with the housing targets under Sections 86(6) and 86(6.1);
 - e) contain assignment of population, employment and housing units under Sections 77(1)c) and 77(1)d) to the *Built-Up Area*, *Designated Greenfield Area*, *Employment Areas*, and outside the Urban Area, consistent with Table 2; and

- f) contain estimates of *Affordable Housing* units to be achieved annually, consistent with the housing targets under Sections 86(6) and 86(6.1).
- (2) Require Local Official Plans to delineate the Regional Urban Boundary.
- (2.1) Direct, through Table 2 and Table 2a, to the *Built-Up Area* a minimum of 45 per cent of new residential *development* occurring annually within *Halton* in between 2022 and 2051.
- (2.3) Through amendment to this Plan, implement, without impacting the Region's commitments related to the financial and implementation plan under Section 77(17), a strategy to redress any significant deficits under Section 77(2.2)c) that may include one or more of the following measures:
- a) updating the assignment of housing units to the *Built-Up Area* under Section 77(1) e) for the period between the current year and 2051 while maintaining the *intensification* targets of Table 2;
 - b) limiting the annual number of new housing units occurring in the *Designated Greenfield Area* based on forecasts under Section 77(1)e);
 - c) requiring, once the limit under Section 77(2.3)b) is reached in any year, Local Municipalities to consider only approval of joint applications for *development* from both the *Built-Up Area* and the *Designated Greenfield Area* that deliver a minimum of 45 per cent of new units in the *Built-Up Area*; and/or
 - d) in consultation with the Local Municipalities and the *development* industry, investigating incentives to promote *intensification* and seek Provincial assistance, financial or otherwise, to support such incentives.
- (2.4) Require development occurring in Designated Greenfield Areas to:
- a) contribute towards achieving the *development density* target of Table 2 and the Regional phasing of Table 2a;
 - b) contribute to creating healthy communities;
 - c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;
 - d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and
 - e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and *active transportation*.

- (3) Require the Local Municipalities and encourage *public agencies* in Halton to adopt and use the population and employment forecasts established under Section 77(1), as well as the population and employment distribution contained in Table 1, the targets contained in Table 2, 2a, and 2b as the basis for their plans and provision of services.
 - (4) Require the Local Municipalities to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the distribution of population and employment in Table 1, the targets in Table 2 and 2b, and the Regional phasing in Table 2a can be achieved and maintained at all times.
 - (5) Require the Local Municipalities to prepare *Area-Specific Plans* or policies for major growth areas, including the *development* or redevelopment of communities. The area may contain solely employment lands without residential uses or solely a *Strategic Growth Area*. Such plans or policies shall be incorporated by amendment into the Local Official Plan and shall demonstrate how the *goals* and *objectives* of this Plan are being attained and shall include, among other things:
 - a) a general statement of the intended character of the area or community,
 - b) boundaries of the area or community,
 - c) policies for the protection of the Regional Natural Heritage System and for the protection of public health and safety within *hazard lands*,
 - d) capacity targets of population, housing units and employment, including targets for *Affordable Housing*,
 - e) land use patterns that promote mixed-use, compact, transit-supportive, walkable communities, including the locations of local facilities for social, cultural, recreational, educational and religious purposes,
 - f) location, types and density of residential and employment lands that contribute to creating healthy communities through:
 - [i] urban design,
 - [ii] diversity of land uses,
 - [iii] appropriate mix and densities of housing,
 - [iv] provision of local parks and open space,
 - [v] strengthening live-work relationship through a proper balance of residential and employment land uses, and
 - [vi] promoting *active transportation* and public transit use.
- f.1) consideration for land use compatibility in accordance with Regional and Ministry of the Environment guidelines,

- g) overall *development density* for the area or community and, if it is located within the *Designated Greenfield Area*, how this density will contribute towards achieving the minimum overall *development density* for *Designated Greenfield Areas* in the Local Municipality as set out in Table 2 and the Regional phasing as set out in Table 2a,
- h) a transportation network that promotes public transit and *active transportation*, including a strategy for early introduction of transit services,
- i) *development* phasing,
- j) storm water management or, if the scale of *development* justifies, a Sub-watershed Study as per Section 145(9),
- k) Environmental Impact Assessments, if any part of the Regional Natural Heritage System is affected in an area not covered by a Sub-watershed Study,
- l) an Air Quality Impact Assessment based on guidelines under Section 143(2.1),
- m) water and wastewater servicing plans,
- n) provision of *utilities*,
- o) a fiscal impact analysis,
- p) a community *infrastructure* plan, based on Regional guidelines, describing where, how and when public services for health, education, recreation, socio-cultural activities, safety and security and *Affordable Housing* will be provided to serve the community, and
- q) an Agricultural Impact Assessment on potential impact of urban *development* on existing *agricultural operations*, including the requirement for compliance with the *Minimum Distance Separation formulae* where an *agricultural operation* is outside the Urban Area.

TABLE 2B STRATEGIC GROWTH AREA TARGETS

Strategic Growth Area Type	Strategic Growth Area	Minimum Density Target * (Residents and Jobs Combined Per Hectare)	General Target Proportion of Residents & Jobs **	
			Residents	Jobs
<i>UGC / MTSAs on a Priority Transit Corridor</i>	Midtown Oakville / Oakville GO ***	200	~65%	~35%
	Downtown Burlington / Burlington GO ***	200	~65%	~35%
<i>UGCs / MTSAs on a Commuter Rail Corridor</i>	Downtown Milton / Milton GO ***	200	~80%	~20%
<i>MTSAs on a Priority Transit Corridor</i>	Bronte GO ***	150	~40%	~60%
	Appleby GO ***	120	~40%	~60%
<i>MTSAs on a Commuter Rail Corridor</i>	Aldershot GO ***	150	~80%	~20%
	Milton-Trafalgar GO ***	150	TBD****	TBD****
	Georgetown GO ****	TBD	TBD	TBD
	Acton GO ****	TBD	TBD	TBD
<i>Primary Regional Nodes</i>	Uptown Core, Oakville	160	~85%	~15%
	Trafalgar Urban Core, Oakville	160	~85%	~15%
	Hospital District, Oakville	160	~40%	~60%
	Palermo Village, Oakville	160	~85%	~15%
	Neyagawa Urban Core, Oakville	160	~85%	~15%
	Dundas Urban Core, Oakville	160	~85%	~15%
	Milton Education Village Innovation District	130	~55%	~45%

* For *Urban Growth Centres*, planned to be achieved by 2031; for *Major Transit Station Areas* and *Regional Nodes*, planned to be achieved beyond the 2051 planning horizon of this Plan.

** To be planned for and achieved across the entire Strategic Growth Area over the long-term and in accordance with Section 55.3 of this Plan

*** Protected Major Transit Station Area

**** Targets to be determined through the *municipal comprehensive review*.

82.1 *Regional Nodes* are shown on Map 1H as follows:

- (1) Primary *Regional Nodes* are delineated on Map 1H and Map 6 and are planned to accommodate growth and contain a concentration of *public service facilities* or transit-supportive high-density mixed uses, or which perform a regional transit network function at a scale appropriate for their context:
 - a) Uptown Core, Oakville;
 - b) Trafalgar Urban Core, Oakville
 - c) Hospital District, Oakville;
 - d) Palermo Village, Oakville;
 - e) Neyagawa Urban Core, Oakville;
 - f) Dundas Urban Core, Oakville; and
 - g) Milton Education Village Innovation District, Milton.
- (2) Secondary *Regional Nodes* are identified by symbol on Map 1H and are historic downtown areas or villages, and/or are intended to be a focus for growth through mixed use intensification at a scale appropriate for their context:
 - a) Uptown Urban Centre, Burlington;
 - b) Kerr Village, Oakville;
 - c) Bronte Village, Oakville;
 - d) Downtown Oakville;
 - e) Downtown Urban Centre, Burlington;
 - f) Downtown Georgetown, Halton Hills; and
 - g) Guelph Street Corridor, Halton Hills.

82.2 It is the *policy* of the *Region* to:

- (1) Direct *development* with higher densities and mixed uses to *Regional Nodes* in accordance with the hierarchy identified in Section 79.2, and based on the level of existing and planned transit service.
- (2) Require the Local Municipalities to delineate the boundaries of Primary *Regional Nodes* in accordance with Map 1H and Map 6 and encourage the Local Municipalities to delineate the boundaries of Secondary *Regional Nodes*.
- (3) For Primary *Regional Nodes*, require the Local Municipalities to plan to achieve the applicable minimum density target and the general target proportion of residents and jobs in accordance with Section 55.3 and Table 2b of this Plan.
- (4) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for *Regional Nodes*, in accordance with Sections 48 and 77(5) of this Plan.