

APPENDIX B – POLICIES

Provincial Policy Statement

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* beyond a 20-year time horizon.

1.1.3 Settlement Areas

1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within *settlement areas* shall be based on:

a) densities and a mix of land uses which:

1. efficiently use land and resources;
2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
4. support *active transportation*;
5. are *transit-supportive*, where transit is planned, exists or may be developed; and
6. are *freight-supportive*; and

b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

Intensification and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development;
- b) economic development strategies;
- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- d) *infrastructure*, electricity generation facilities and transmission and distribution systems, *multimodal transportation systems*, *public service facilities* and *waste management systems*;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;
- f) natural and human-made hazards;
- g) population, housing and employment projections, based on *regional market areas*; and
- h) addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable* to *low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 - 2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed; and
- e) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E1, recognizing that *natural heritage systems* will vary in size and form in *settlement areas*, *rural areas*, and *prime agricultural areas*.

2.1.4 *Development* and *site alteration* shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E1; and
- b) *significant coastal wetlands*.

2.1.5 *Development* and *site alteration* shall not be permitted in:

- a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
- c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
- d) *significant wildlife habitat*;
- e) *significant areas of natural and scientific interest*; and
- f) *coastal wetlands* in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

2.1.6 *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.

2.1.7 *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

2.1.8 *Development* and *site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.

3.1 Natural Hazards

3.1.1 *Development* shall generally be directed to areas outside of:

- a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*;
- b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and

c) *hazardous sites*.

3.1.2 *Development and site alteration* shall not be permitted within:

- a) the *dynamic beach hazard*;
- b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
- d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.

3.1.3 Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

3.1.5 *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

Growth Plan 2017

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a. the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities;
- c. within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities

2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities* that:

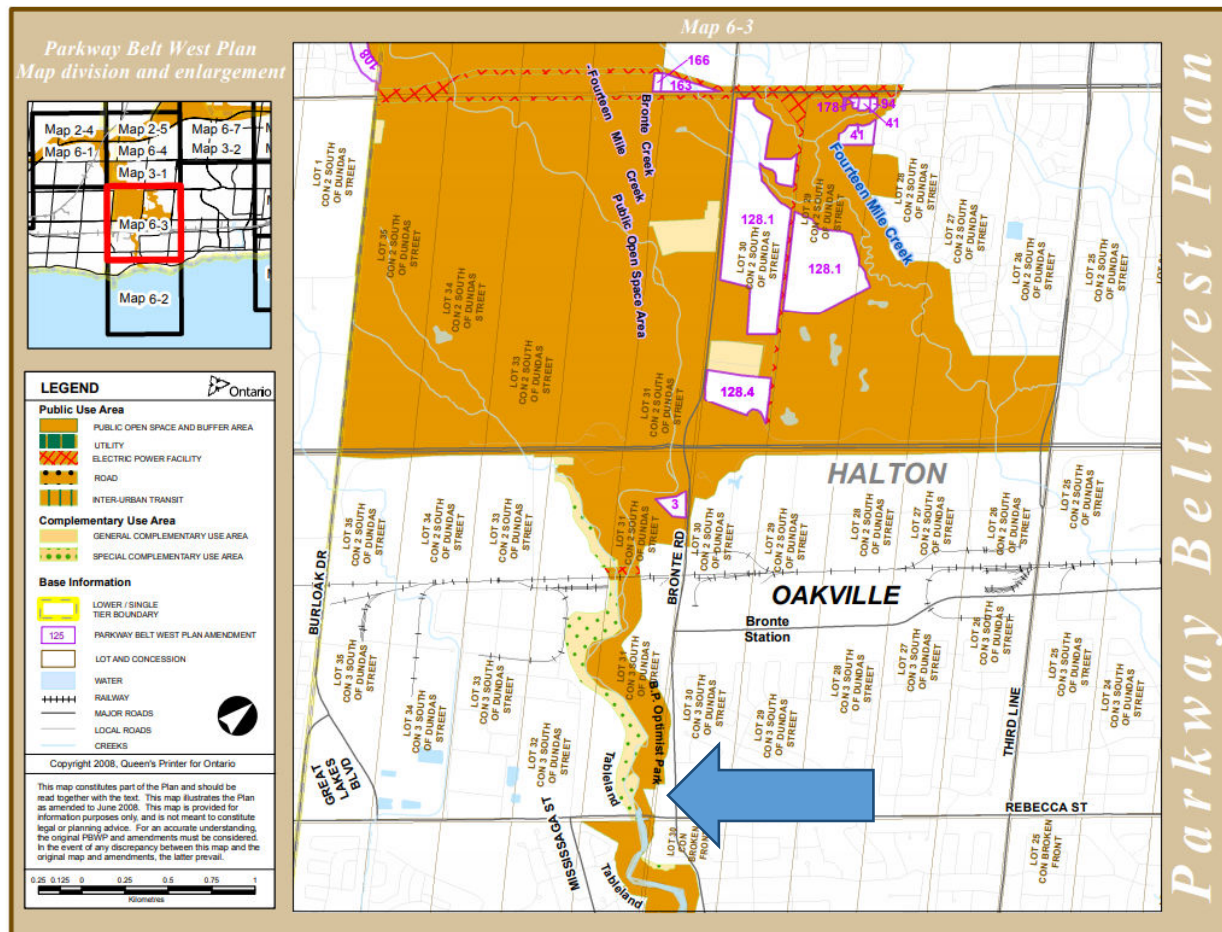
- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

- c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
 - ii. *public service facilities*, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) ensure the development of high quality *compact built form*, an attractive and vibrant *public realm*, including public open spaces, through site design and urban design standards;
- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- g) integrate *green infrastructure* and *low impact development*.

2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Parkway Belt West Plan 1978

Mapping for the Parkway Belt West Plan does not include the subject property identified by the arrow.



Livable Oakville Plan

4.3 Residential Intensification Outside of the Growth Areas

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built up area, it also recognizes that some growth and change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan.

6 URBAN DESIGN

Good urban design is an integral part of the planning process, enabling the creation of stimulating, vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and

public realm, and their relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

The Town is committed to achieving a high standard of urban design and architectural quality to provide an innovative and diverse urban form that promotes a sustainable, dynamic and livable environment.

6.1 General

6.1.1 Objectives

The general objectives for urban design are to provide for:

- a) diversity, comfort, safety and compatibility with the existing community;
- b) attractive, barrier-free, and safe public spaces, such as streetscapes, gateways, vistas and open spaces;
- c) innovative and diverse urban form and excellence in architectural design; and,
- d) the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.

6.1.2 Policies

- a) *Development* and public realm improvements shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual, as amended, to ascertain conformity with the urban design policies of this Plan. Alternative design approaches to those found in the Livable by Design Manual may be proposed, with appropriate justification and after consultation with the Town, provided that they meet the intent and purpose of the urban design policies of the Plan.
- b) Urban design policies shall be developed and incorporated by amendment to this Plan.
- c) The urban design policies will be implemented through design documents and zoning.

6.2 Public Realm

6.2.1 The design of the public realm shall promote creativity and innovation and include:

- a) a network of streets accommodating choices for pedestrians, cyclists, transit and vehicles;
- b) walkable street lengths for pedestrians;
- c) a network of accessible, interconnected and predictable pedestrian-oriented spaces and routes;
- d) comfortable and accessible public spaces that respond to their surroundings; and
- e) furnishings, trees and landscaping, wayfinding, and public art that provide orientation and a sense of identity.

6.3 Complete Streets

- 6.3.1 The design of new streets and enhancement of existing streets shall incorporate the following attributes of complete streets, where appropriate:
- a) multi-modal choices;
 - b) circulation alternatives and convenient connections;
 - c) priority pedestrian, cyclist and transit usage
 - d) comfortable, barrier-free and safe routes
 - e) ecologically sustainable features; and
 - f) quality spaces for public life.

6.4 Streetscapes

- 6.4.1 Streetscapes shall:
- a) enhance the local context and create a sense of identity
 - b) promote a pedestrian-oriented environment that is safe, attractive and barrier-free;
 - c) provide well designed and coordinated tree planting, landscaping, lighting and furnishings
 - d) provide wayfinding and navigational information; and
 - e) provide cohesion and seamless transitions between the public and private realms.
- 6.4.2 New *development* should contribute to the creation of a cohesive streetscape by:
- a) placing the principal building entrances towards the street and where applicable, towards corner intersections;
 - b) framing the street and creating a sense of enclosure;
 - c) providing variation in façade articulation and details;
 - d) connecting active uses to the public realm to enhance the liveliness and vibrancy of the street, where applicable;
 - e) incorporating sustainable design elements, such as trees, plantings, furnishings, lighting, etc.;
 - f) coordinating improvements in building setback areas to create transitions from the public to private realms; and,
 - g) improving the visibility and prominence of and access to unique natural, heritage, and built features.
- 6.4.3 Above-ground *utilities* should be grouped to minimize visual and physical intrusions on the streetscape. Locating *utilities* underground is encouraged.
- 6.4.4 The creation of new streetscapes and improvements to existing streetscapes by the Town shall be consistent with the process outlined in the Streetscape Strategy (February 2014), as amended.

6.5 Street Design/Layout

- 6.5.1 *Development* should establish or reinforce a modified grid street pattern with an inter-connected network of roads designed to:
- a) disperse traffic by providing alternative routes;
 - b) enhance bicycle movement;
 - c) support the integration of transit service; and,
 - d) respond to existing natural and topographical features.

6.5.2 Culs-de-sac shall only be considered where warranted by physical conditions or neighbourhood character.

6.5.3 Reverse frontage lots should be avoided.

6.6 Gateways

6.7 Urban Squares

6.8 Public Art

6.9 Built Form

6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.

6.9.2 Building design and placement should be *compatible* with the existing and planned surrounding context and undertaken in a creative and innovative manner.

6.9.3 To achieve compatibility between different land uses, *development* shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and *compatible* built form.

6.9.4 In Growth Areas and along intensification corridors, buildings should incorporate distinctive architecture, contribute to a sense of identity and be positioned on and oriented towards the street frontage(s) to provide interest and comfort at ground level for pedestrians.

6.9.5 Buildings should present active and visually permeable façades to all adjacent streets, urban squares, and amenity spaces through the use of windows, entry features, and human-scaled elements.

6.9.6 Main principal entrances to buildings should be oriented to the public sidewalk, on-street parking and transit facilities for direct and convenient access for pedestrians.

6.9.7 *Development* should be designed with variation in building mass, façade treatment and articulation to avoid sameness.

6.9.8 Buildings located on corner lots shall provide a distinct architectural appearance with a high level of detailing and articulated façades that continue around the corner to address both streets.

6.9.9 New *development* shall ensure that proposed building heights and form are *compatible* with adjacent existing *development* by employing an appropriate transition of height and form from new to existing *development*, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.

6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.

6.9.11 Where appropriate, the first storey of a building shall have a greater floor to ceiling height to accommodate a range of non-residential uses.

- 6.9.12 New *development* should be fully accessible by incorporating universal design principles to ensure barrier-free pedestrian circulation.
- 6.9.13 Rooftop mechanical equipment shall not be visible from view from the public realm.
- 6.9.14 Outdoor amenity areas on buildings should incorporate setbacks and screening elements to ensure compatibility with the local context.
- 6.9.15 Buildings should be sited to maximize solar energy, ensure adequate sunlight and skyviews, minimize wind conditions on pedestrian spaces and adjacent properties, and avoid excessive shadows.

6.10 Landscaping

- 6.10.1 Landscaping design and treatments should:
 - a) enhance the visual appeal and human scale of *development*;
 - b) create an attractive environment for pedestrian movement;
 - c) frame desired views or focal objects;
 - d) define and demarcate various functions within a *development*; and,
 - e) provide seasonal variation in form, colour, and texture.
- 6.10.2 Development should preserve and enhance the urban forest by:
 - a) maintaining existing healthy trees, where possible;
 - b) providing suitable growing environments;
 - c) increasing tree canopy coverage;
 - d) incorporating trees with historic or cultural significance; and,
 - e) integrating a diverse mix of native plant species.
- 6.10.3 Landscaping should be incorporated to provide shade and wind protection.
- 6.10.4 Landscaping treatments should preserve and complement the existing natural landscape.
- 6.10.5 Landscaping shall enhance natural areas and open space features by incorporating native and non-invasive species.

6.11 Pedestrian Access and Circulation

- 6.11.1 Access to pedestrian walkways should be barrier-free.
- 6.11.2 *Developments* should incorporate safe and direct access and circulation routes to and through the site that connect pedestrians to:
 - a) principal entrances of building(s), amenity areas and parking areas;
 - b) the public sidewalk and transit facilities; and,
 - c) adjacent *developments*, where appropriate.
- 6.11.3 In areas with high levels of pedestrian traffic, walkways should be extended from curb to building face and enhanced by appropriate landscaping treatments.

- 6.11.4 Transit stops should be located in close proximity to principal building entrances and connected by a pedestrian walkway.
- 6.11.5 Walkways should provide continuous routes across driveway entrances and drive aisles and through parking areas to promote safety and signify priority over driving surfaces.

6.12 Vehicular Access and Circulation

- 6.12.1 *Developments* should incorporate safe and direct vehicular access and circulation routes with defined internal driving aisles to direct traffic, establish on-site circulation, and frame parking areas.
- 6.12.2 Consolidated driveway accesses are encouraged to maximize the areas available for landscaping, minimize disruption of the public sidewalk, and minimize expanses of pavement.

6.13 Parking

- 6.13.1 To provide safe and attractive pedestrian environments, surface parking areas should be organized into appropriately sized areas (parking courts) separated by a combination of built form, landscaping, and pedestrian facilities.
- 6.13.2 Surface parking areas should be:
 - a) located in the rear or side yard, or in areas that can be appropriately screened, so they do not dominate the streetscape, but are sufficiently visible for safety and functionality; and,
 - b) connected to the on-site pedestrian network and streetscape through landscaped pedestrian linkages.
- 6.13.3 Barrier-free parking spaces should be located in close proximity to principal building entrances.
- 6.13.4 Surface parking areas should incorporate planted landscaped areas that:
 - a) effectively screen parked vehicles from view from the public realm;
 - b) provide shade, wind break, and visual relief from hard surfaces;
 - c) clearly define the vehicular circulation route(s); and,
 - d) are sufficiently sized to support the growth of trees and other vegetation.
- 6.13.5 Parking areas within a structure should be screened from view from the public realm. Structured parking facilities should be underground structures, wherever possible.
- 6.13.6 Above-ground structured parking facilities abutting a street in Mixed Use and Commercial areas should:
 - a) include active uses at grade,
 - b) locate parking spaces towards the rear of the structure; and
 - c) complement the surrounding local context through well-designed façades.

6.14 Lighting

- 6.14.1 Lighting levels shall be appropriate for the size, character and function of buildings and sites.

- 6.14.2 Appropriately-scaled pedestrian lighting should be provided at building entrances, pedestrian walkways, steps and ramps, amenity areas, transit stops, parking areas and other site features.
- 6.14.3 All building and site lighting shall be mitigated at the source to minimize impact on adjacent properties and public roads.
- 6.14.4 Outdoor lighting fixtures shall direct light away from the night sky. Energy efficient outdoor lighting fixtures are encouraged.
- 6.14.5 Incorporating subtle accent lighting on prominent buildings, monuments and other built features to accentuate civic and architectural design is encouraged.

11 RESIDENTIAL

The lands identified as Residential Areas on Schedule A1, Urban Structure, represent the areas that provide for stable residential communities.

A variety of residential uses is accommodated through the three Residential land use designations: Low Density Residential, Medium Density Residential and High Density Residential. These designations provide for a full range of housing types, forms and densities.

The majority of *intensification* and *development* within the Town is to occur within the Growth Areas as described in Part E. *Intensification* outside of the Growth Areas within the stable residential communities will be subject to policies that are intended to maintain and protect the existing *character* of those communities.

Special Policy Areas may be defined on lands or areas which are designated Residential and which require further study and/or additional policies as set out in Part E.

The following objectives shall apply to all Residential Areas:

- g) maintain, protect and enhance the *character* of existing residential areas;
- h) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
- i) promote housing initiatives to facilitate revitalization, *compact urban form* and an increased variety of housing alternatives;
- j) promote innovative housing types and forms to ensure accessible, *affordable*, adequate and appropriate housing for all socio-economic groups;
- k) encourage the conservation and rehabilitation of older housing in order to maintain the stability and *character* of the existing stable residential communities; and,
- l) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.

11.1 General

- 11.1.1 The Town will continue to work directly with the Region to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs using all available planning mechanisms and tools and to develop a housing strategy, including preparation of Municipal Housing Statements, which will establish and implement *affordable housing* targets.

- 11.1.2 The Town will seek a balance in housing tenure. Conversions of existing rental accommodation to condominium or other forms of ownership shall be discouraged.
- 11.1.3 The Town will provide for the creation of second units through regulations in the Zoning By-law. Second units shall not be considered as dwelling units for the purpose of calculating density.
- 11.1.4 *Development* shall conform with the policies relating to urban design and sustainability set out in Part C.
- 11.1.5 *Development* on private roads shall be discouraged. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, *development* through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.
- 11.1.6 *Special needs housing* may be permitted through a range of housing types in all residential land use designations in accordance with section 11.1.9 and where adequate residential amenities and services are provided.
- 11.1.7 Home occupations and bed and breakfast establishments may be permitted in accordance with section 11.1.9 and the Town's Zoning By-law and any other applicable by-laws or requirements.
- 11.1.8 *Intensification* within the stable residential communities shall be provided as follows:
- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, *land division*, and/or the conversion of an existing building into one or more units, may be considered where it is *compatible* with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;
 - b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate *intensification* through *development* approvals. *Intensification* of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan; and,
 - c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional *development* may be appropriate. *Intensification* of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.
- 11.1.9 *Development* within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood *character*:
- a) The built form of *development*, including scale, height, massing, architectural *character* and materials, is to be *compatible* with the surrounding neighbourhood.

- b) *Development* should be *compatible* with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- c) Where a *development* represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent *development*.
- d) Where applicable, the proposed lotting pattern of *development* shall be *compatible* with the predominant lotting pattern of the surrounding neighbourhood.
- e) Roads and/or municipal *infrastructure* shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) Surface parking shall be minimized on the site.
- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- j) *Development* should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) *Utilities* shall be adequate to provide an appropriate level of service for new and existing residents.

11.1.10 *Special Policy Areas* that are designated for residential uses are also described in Part E and are also subject to policies set out in Part E.

11.1.11 Residential uses shall comply with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the Ministry of the Environment.

11.2 Low Density Residential

11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas *designated Residential Low Density*.

16 NATURAL AREA

Oakville's rivers and streams, forests and natural areas will be protected and accessible for residents to enjoy their beauty. The purpose of the Natural Area designation is for the long-term preservation of natural features and functions. Therefore the diversity and connectivity of natural features in creating a system, and the long-term ecological function and biodiversity of natural heritage features, should be maintained, restored or, where possible, improved, recognizing links or corridors between and among natural heritage features and areas, surface water features and groundwater features. The features may also have some passive recreational amenity for paths, trails, and education, and contribute to a continuous open space system.

16.1 General

16.1.1 Permitted Uses

- a) The following uses may be permitted within the Natural Area designation, subject to applicable Conservation Authority policies:
 - i) legally existing uses, buildings and structures including existing agricultural uses;
 - ii) fish, *wildlife* and conservation management including forestry management;
 - iii) essential public works including transportation, *utility*, watershed management, and *flood* and *erosion* control facilities; and,
 - iv) passive recreation features such as trails, walkways, and bicycle paths.
- b) Where planning applications to establish or expand a permitted use are not subject to the *Environmental Assessment Act*, an environmental impact statement (EIS) shall be required, to the satisfaction of the Town, to establish that the use will not negatively impact the natural features or ecological functions contained within the Natural Area designation.

16.1.2 Lands designated Natural Area may contain one or more of the following natural features together with required buffers:

- a) significant habitat of endangered species and threatened species;
- b) wetlands;
- c) woodlands;
- d) valleylands;
- e) significant *wildlife* habitat;
- f) Environmentally Sensitive Areas;

- g) areas of natural and scientific interest;
- h) fish habitat; or,
- i) natural corridors.

16.1.3 Schedule B, Natural Features and Hazard Lands, indicates the general locations of the known natural features which are located within the Natural Area designation. Schedule B may be updated by an Official Plan amendment as additional features are identified.

16.1.4 Lands designated Natural Areas where no *development* is permitted shall be zoned to prohibit the erection, location or use of any buildings or structures other than those which legally exist.

16.1.5 Existing agricultural activities may be permitted on lands adjacent to a Natural Area designation or a natural feature without an EIS.

16.1.6 Significant Habitat of Endangered Species and Threatened Species

- a) *Development* and site alteration shall not be permitted in the significant habitat of endangered or threatened species.
- b) *Development* proposed on lands within 120 metres of a significant habitat of endangered species and threatened species shall require a satisfactory EIS to demonstrate that there will be no negative impact on the significant habitat of endangered species and threatened species or its ecological function.
- c) The Town will work with the Conservation Authorities to implement the recommendations of any approved and final Recovery Strategies document regarding endangered and threatened species.

16.1.7 Wetlands

- a) *Development* and site alteration shall not be permitted within provincially, regionally or locally significant wetlands or within the required buffer width, which should be a minimum of 30 metres measured from the boundary of the wetland.
- b) The final width of the required buffer shall be established through an approved EIS or an approved subwatershed study. A greater buffer width may be required as a result of environmental impacts evaluated by the EIS or subwatershed study. Reduced buffers may only be considered by the Town based upon the existing context and the sensitivity of the wetland.
- c) Unless otherwise directed by the Conservation Authority, *development* proposed on lands within 120 metres of an individual wetland area, or on lands connecting individual wetland areas within a wetland complex, which was not considered during a subwatershed study, shall require a satisfactory EIS. Where *development* is proposed on lands within 120 metres of an individual wetland area, or on lands connecting individual wetland areas within a wetland complex, and a subwatershed study has been completed, the Town and Conservation Authority may require a site-specific EIS to demonstrate no negative impact to the features or ecological functions of the wetland.

16.1.8 Woodlands

- a) *Development* or site alteration shall not be permitted within regionally significant woodlands or within the required buffer width, which should be a minimum of 10 metres measured from the drip line of the woodland.
- b) The final width of the required buffer shall be established through an approved EIS or an approved subwatershed study. A greater buffer width may be required as a result of environmental impacts evaluated by the EIS or subwatershed study. Reduced buffers may only be considered by the Town based upon the existing context and the sensitivity of the woodland.
- c) Unless otherwise directed by the Conservation Authority, *development* proposed on lands within 120 metres of a significant woodland shall require a satisfactory EIS to demonstrate that there will be no negative impact on the woodland or its ecological function.
- d) The Town will pursue forest certification for Town-owned and/or managed woodlands.

16.1.9 Valleylands

- a) Valleylands include lands within a defined setback from the limit of the valleyland as identified in subsections b) and c), and all lands within a valley, from *stable top-of-bank* to *stable top-of-bank* as determined through a geotechnical study completed to the satisfaction of the Town and Conservation Authority.
- b) The valleylands shown on Schedule B, which are subject to the policies of this section are:
 - i) the major valleys and tributaries known as:
 - Bronte Creek
 - Sixteen Mile Creek
 - ii) the minor valleys and tributaries known as:
 - Fourteen Mile Creek
 - Glen Oak Creek
 - Joshua's Creek
 - McCraney Creek
 - Morrison Creek
 - West Morrison Creek
 - Munn's Creek
 - Osenego Creek

- Shannon's Creek
 - Sheldon Creek
 - Sheridan Creek
 - Taplow Creek
 - Wedgewood Creek
 - Clearview Creek
 - Falgarwood Creek
- c) *Development* or site alteration shall not be permitted within the valley or within 15 metres of the *stable top-of-bank* of major valleys and tributaries, and 7.5 metres of the *stable top-of-bank* of minor valleys and tributaries, except for *compatible* permitted recreational uses, essential public works and *utilities* subject to the requirements of this Plan. Greater setbacks may be required as a result of environmental impacts evaluated through an approved EIS.
- d) Where feasible, the lands below the *stable top-of-bank* shall be maintained in a natural state. In cases where these lands have been impacted by agriculture or urban uses, the applicant may be required to rehabilitate and revegetate the valleylands, to the satisfaction of the Town and Conservation Authority, as a condition of *development* approval.
- e) No *development*, alterations to *watercourses*, or filling, except where permitted by the Conservation Authority, shall be permitted within the valleylands.
- f) Unless otherwise directed by the Conservation Authority, all *development* on lands within 120 metres of a major valley or directly abutting the top of bank of a minor valley must demonstrate through an EIS that *erosion* and any adverse impacts to water quality, slope stability, *wildlife* habitat, existing vegetation and drainage shall be minimized and existing valley slopes shall not be disturbed.
- g) Geotechnical studies to establish the limit of the *stable top-of-bank*, as required by subsection a), may also be required to provide recommendations to ensure long-term slope integrity, to the satisfaction of the Town and Conservation Authority. However, the setbacks shall not be less than those established in subsection c).
- h) Notwithstanding subsection a), the Town, in consultation with Conservation Halton, may undertake a comprehensive geotechnical study within the Downtown and Midtown Oakville Growth Areas to determine whether modification to the setbacks from Sixteen Mile Creek valley in these areas is appropriate and/or warranted given the location of existing *development* within and immediately adjacent to the valleylands.

16.1.10 Significant Wildlife Habitat

- a) *Development* or site alteration shall not be permitted in significant *wildlife* habitat.

- b) Unless otherwise directed by the Conservation Authority, *development* proposed on land within 120 metres of significant *wildlife* habitat shall require a satisfactory EIS to demonstrate that there will be no negative impact on the significant *wildlife* habitat features or functions.

16.1.11 Environmentally Sensitive Areas

- a) Environmentally Sensitive Areas (ESA) are identified by the Region as lands that meet one or more of the ESA criteria set out in the Region's Official Plan.
- b) *Development* and site alteration within, or adjacent to, an ESA shall be restricted in accordance with the *development* policies established in the Region's Official Plan.

16.1.12 Areas of Natural and Scientific Interest

- a) Areas of Natural and Scientific Interest (ANSI) are defined as lands that contain natural landscapes or features which have been identified as having values related to natural heritage protection, scientific study, or education and contain representative earth science and/or natural processes.
- b) *Development* and site alteration shall not be permitted in a provincially or regionally significant ANSI unless it has been demonstrated through an EIS that such *development* will not have a negative impact on the feature or its ecological function.
- c) Unless otherwise directed by the Conservation Authority, *development* proposed on lands within 50 metres of an earth science ANSI, or within 120 metres of a life science ANSI, shall require a satisfactory EIS to demonstrate that there will be no negative impact on the ANSI or its ecological function.

16.1.13 Fish Habitat

- a) *Development* and site alteration shall not be permitted in fish habitat or within the required buffer width, except in accordance with Provincial and Federal requirements. The buffer should be a minimum of 30 metres for coldwater creeks and 15 metres for warmwater creeks, measured from the edge of the bankfull channel or meander belt allowance.
- b) The final width of the required buffer shall be established through an approved EIS or an approved subwatershed study. A greater buffer width may be required as a result of environmental impacts evaluated by the EIS or subwatershed study. Reduced setbacks may only be considered by the Town based upon the existing urban context and the sensitivity of the fish habitat.
- c) Unless otherwise directed by the Conservation Authority, *development* proposed on lands within 120 metres of fish habitat, shall require a satisfactory EIS to demonstrate that there will be no negative impact on the fish habitat or its ecological function.
- d) Where possible based on the surrounding land use context, the Town encourages the investigation of opportunities to daylight creeks that have been buried underground.

16.1.14 Natural Corridors

Development proposed on lands abutting a natural corridor may be required, based on the significance of the natural corridor and existing *development*, to submit an EIS to demonstrate that there will be no negative impact on the natural corridor or its ecological function.

16.1.15 Boundaries and Applications for Redesignation

- h) The specific boundaries of the Natural Area including appropriate buffers of any natural features shall be identified through an EIS, or on a site by site basis at the time of planning application through consultation with the Conservation Authority.
- i) An application to redesignate a Natural Area shall include a study to justify why the area does not meet the criteria for identification.

19 PARKWAY BELT WEST

The Parkway Belt West Plan, 1978, applies to lands designated as Parkway Belt West on the accompanying schedules.

19.1 General

- 19.1.1 The policies within the Parkway Belt West Plan, 1978, shall govern the use of land within the Parkway Belt West designations on the accompanying schedules.
- 19.1.2 Any *development* within Bronte Creek Provincial Park is subject to the policies of the Parkway Belt West Plan and the provisions of the *Provincial Parks Act*. Lands adjacent to Bronte Creek Provincial Park shall be planned and developed in consultation with the Province.
- 19.1.3 The Town will encourage the Province to continue to remove lands subject to the Parkway Belt West Plan from its jurisdiction. Any such lands will then be under the jurisdiction of the Town and this Plan, unless superseded by another Provincial plan.

29 INTREPRETATION

- 29.1.6 In the case of a conflict between this Plan and a Provincial plan, such as the *Parkway Belt West Plan*, 1978, or the *Greenbelt Plan*, 2005, the applicable Provincial plan shall prevail.