

Planning and Development Council Meeting January 23, 2023

Comments Received Regarding Item 6.1
Official Plan Amendment

Infrastructure Ontario
2551 Sherwood Heights Drive
File No. OPA1504.03

6.1 Public Meeting Report, Official Plan Amendment
– Infrastructure Ontario, OPA1504.03

-----Original Message-----

From: Nida Khan

Sent: January 22, 2023 10:55 PM

To: Town Clerks <TownClerk@oakville.ca>

Subject: 2551 Sherwood Heights Drive

I'm writing to you to appeal the decision to build industrial buildings on 2551 Sherwood Drive. We have a coyote and fox problem already in the neighbourhood. I feel we need to leave all the forested land for the animals in our area. Also there's already a lot of traffic and congestion due to housing and other industrial companies. I would like the forested area on 255 Sherwood heights and I would like you to leave Clearview alone! We don't need more housing or industrial developments.

Sent from my iPhone

From: Eva Di Pietro

Sent: January 22, 2023 12:14 PM

To: Town Clerks <TownClerk@oakville.ca>

Cc: _Ward3 <Ward3@Oakville.ca>; info@ourclearview.org

Subject: Re: Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03

Oakville Council c/o Town Clerk

Town of Oakville, Clerk's department

1225 Trafalgar Road, Oakville, ON L6H 0H3

*Re: Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA
1504.03*

To Oakville Town Council,

The Town of Oakville has posted notice of an Official Plan Amendment application to designate 2551 Sherwood Heights Drive as Business Employment (formerly Beltway Plan). The applicant ultimately seeks to zone the area for the purpose of selling the land for development.

As a resident of Oakville, I would like Council to consider the following before designating the land under the Liveable Oakville Plan.

1. The current natural area serves many important functions for the community

- It is home to urban wildlife, including coyotes and pollinator-friendly plants..*
- It is a buffer between Ford Dr./QEW and adjacent sensitive sites and residences.*

2. Any change in use will have a substantial impact on adjacent sensitive sites and residences

- Kingsford Gardens Park has sport fields, a community garden, dog park, and children's playground. This area is used extensively by Oakville residents for sport and leisure activities.*
- The Town identified the area as a "neighbourhood hub" and recently established the Oakville Food Forest (Halton Food) and Oakville Pollinator Pathway (Oakvillegreen).*
- There is insufficient data on the impact a change in land use will have on traffic, air quality, odour and noise on these sensitive sites.*

3. Potential harmful impacts from disturbing the land

- Given the close proximity to sensitive sites and residences, the extent and nature of site contaminants should be identified and studied before the land is designated.*

While the applicant has requested a designation that will result in the most financial gain in a sale, the Town must also consider environmental sustainability, cultural vibrancy, and the social well-being of its residents.

Regardless of which designation Council permits, I submit that maintaining as much natural area as possible, and limiting the height and density of what can ultimately be built, is consistent with the Town's mission to enhance its natural,

cultural, social and economic environments.

Sincerely,

Eva Di Pietro

concerned Clearview resident, Town (is it really still a Town?) of Oakville

From: Nikita Chatterjee

Sent: January 21, 2023 8:48 PM

To: Town Clerks <TownClerk@oakville.ca>

Cc: _Ward3 <Ward3@Oakville.ca>; info@ourclearview.org

Subject: Re: Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03

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Regardless of which designation Council permits, I submit that maintaining as much natural area as possible, and limiting the height and density of what can ultimately be built, is consistent with the Town's mission to enhance its natural, cultural, social and economic environments. This is essential for the wellbeing of families and children in the neighbourhood.

*Sincerely,
Nikita Chatterjee*

From: Helen Martyanova
Sent: January 23, 2023 9:12 AM
To: Town Clerks <TownClerk@oakville.ca>
Cc: info@ourclearview.org; _Ward3 <Ward3@Oakville.ca>
Subject: Proposed Official Plan Amendment, 2551

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Town of Oakville, Clerk's department
1225 Trafalgar Road, Oakville, ON L6H 0H3*

Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03

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Regardless of which designation Council permits, I submit that maintaining as much natural area as possible, and limiting the height and density of what can ultimately be built, is consistent with the Town's mission to enhance its natural, cultural, social and economic environments.

Sincerely,
Olena Martyanova

From: MJ F

Sent: January 23, 2023 10:28 AM

To: Town Clerks <TownClerk@oakville.ca>; _Ward3 <Ward3@Oakville.ca>

Cc: Mike Gaspar

Subject: Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03

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1225 Trafalgar Road, Oakville, ON L6H 0H3

TownClerk@oakville.ca

cc: ward3@oakville.ca

Re: Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03

To Oakville Town Council,

We understand that the Town of Oakville has posted notice of an Official Plan Amendment application to designate 2551 Sherwood Heights Drive as Business Employment (formerly Beltway Plan). The applicant ultimately seeks to zone the area for the purpose of selling the land for development.

I (Melissa) moved to Clearview when I was six years old. I grew up here. I remember the years and years that our community was promised a public school on that vacant lot next to the plaza; and the joy our neighbourhood experienced when we finally felt heard in our pleas.

Years later, my husband and I returned to Oakville to start our family and we have been here ever since. Our children love their schools, their local friends and community playgrounds. We love Oakville. We are proud of our home and feel blessed to be here.

However, as residents of Clearview, we have serious concerns about the development of this area of land. The future of that land will significantly impact the quality of life of our residents and the children of our community.

We request that Council consider the following before designating the land under the Liveable Oakville Plan:

The current natural area serves many important functions for the community. It is home to urban wildlife, including coyotes and pollinator-friendly plants.

The proposed development represents a large portion of the only remaining greenspace buffer that separates our neighbourhood from the industrial zone of the Ford plant/QEW and our homes, playgrounds and schools.

Any development of that land will mean the loss of the natural space around our community garden, dog park, sports field, playground and the Avonhead Ridge Trail.

We have serious concerns about increased traffic around the parks and schools, both in terms of safety and in terms of increased light pollution and emissions. This area is one of the last pockets of natural reprieve in our area - where our residents and children can actually feel some open space and decent darkness at night.

Our residents extensively use these areas for sport and leisure activities. The Town identified the area as a "neighbourhood hub" and recently established the Oakville Food Forest (Halton Food) and Oakville Pollinator Pathway (Oakvillegreen). There is insufficient data on the impact a change in land use will have on traffic, air quality, odour and noise on these sensitive sites.

We are further concerned about potential harmful impacts from disturbing the land adjacent to the Ford plant, which concerns we understand have further been echoed by other residents and residential associations in our community. Given the close proximity to sensitive sites and residences, the extent and nature of site contaminants should be identified and studied further before the land is designated.

While the applicant has requested a designation that will result in the most financial gain in a sale - that cannot be the primary consideration. Oakville prides itself as being the most 'livable town in Canada. Clearview is just as much a part of Oakville as any other neighbourhood and the Town must

also consider environmental sustainability, cultural vibrancy, and the social well-being of its residents. There are outstanding environmental concerns that have not been addressed and an inadequate land use compatibility study.

The proposed amendment is premature at this time and further information is required before the determination can be made. The residents of Clearview are deserving of having their concerns properly reviewed and addressed in any proposed designation of this land

Regardless of which designation Council may ultimately permit, we submit that maintaining as much natural area as possible and - if development is permitted - limiting the height and density of what can ultimately be built as well as the purposes of use, are necessary policies that must be instituted in conjunction with any approval of development to be consistent with the Town's mission to enhance its natural, cultural, social and economic environments.

Thank you for your consideration.

Sincerely,
Melissa and Michael Gaspar

From: Catherine Carr
Sent: January 23, 2023 11:48 AM
To: Town Clerks <TownClerk@oakville.ca>
Subject: 2551 Sherwood Heights Drive

Greetings,

My family and I live in the neighborhood known as Clearview, in which 2551 Sherwood Heights Drive is located.

My submission is regarding the proposed zoning for this property.

This land is across the street from a community vegetable garden, a soccer field, a fenced-in dog park, and a lovely walking / biking trail.

While I understand the interest in building commercial developments at this site, please remember that we don't have a community centre in Clearview, and we need one. There are lots of young families in Clearview, who use the green space on Sherwood Heights at the corner of Kingsway. I recently read that it has been called a "Community Hub" - it's all we have here in Clearview!

A low-density office building would be acceptable to me. A warehouse with truck traffic would not. Please remember the families living in this neighborhood when considering the zoning application. Please remember the animals, and other wildlife.

Thank you,

Catherine Carr

From: Mrunal Shah

Sent: January 23, 2023 11:54 AM

To: Town Clerks <TownClerk@oakville.ca>

Cc: _Ward3 <Ward3@Oakville.ca>; info@ourclearview.org

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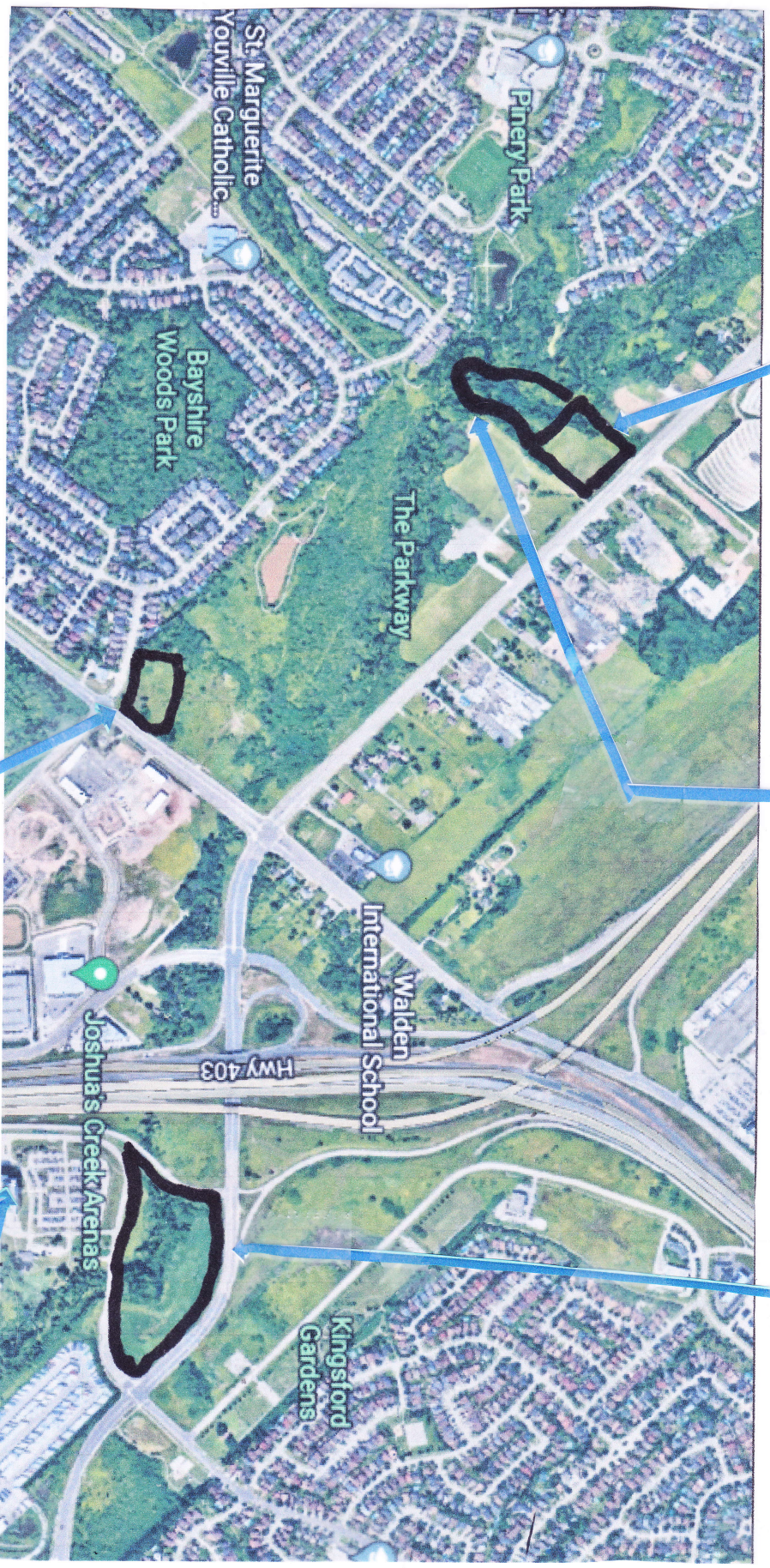
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Sincerely,

Mrunal Shah

Location of NE Oakville's 3 Hidden, Closed, Untested, Toxic Industrial Dumps

- Original Oakville Ninth Line Dump (1952)**
Onland.ca descr. (Cons 1, Lot 6, 20R19148, 0039, 20R10835)
- Extended Ninth Line Dump (to 1963)**
onto The Parkway (provincial public land)
This falls on Cons 1, Lot 6, 20R6168, 3567, 2018207
20R19147, 20R10863, 20R10341 (Onland.ca)
- New (from 1963 to 1973) Ford Motor Co. Dump**
Onland.ca descr. (Cons 2SDS, Lots 4/5, 20R13116, 0456, 20R6050)



The Old Trafalgar Dump
(on The Parkway, same Onland.ca description, coordinates?)

Ford Motor Co. HEAD OFFICE

THREE HIDDEN, CLOSED, UNTESTED, TOXIC, INDUSTRIAL WASTE DUMPS IN NE OAKVILLE

April 15, 2022

I live in NE Oakville. In 2017, I accidentally found three very large closed and hidden untested toxic industrial waste dumps within ½ mile of my home. Their names are The Ninth Line Dump, The old Trafalgar Dump and the “new” Ford Dump. You won’t find them on normal government maps.

Ford Motor Co. was the main dumper, all legal with methods of the 50’s to 70’s. I have obtained some test data, research, reports and FOI information to confirm their existence.

An unusual pattern of denial...

At first, I was told all is in order. Not so as I found out. Here is a list of people, government staff, politicians and media that have failed to acknowledge the dangers of these dumps, which leach into the water table. For the past few years Oakville Mayor Rob Burton, Halton Regional Chair Carr, my new MPP Crawford, Environmental advocacy groups (funded by government), Premier Ford, the Ministers of Infrastructure Ontario (IO), Environment (MoE) and others, including all staff, refuse to communicate in any way with me. A detailed 2018 proposal to IO was disregarded, while Premier Ford and Ford Motor Co. each never replied to several formal letters.

The local Beaver newspaper has had the facts for years and will not report them. Neither will The Star, Globe & Mail or The Sun. Basic issues are self-preservation/jobs and protecting Ontario jobs from leaving. No one will visit the large fenced-off sites, respond to my emails and letters, or return my calls. Local (downstream) ratepayer groups do not return calls – NIMBY is hard at work. Oakville council has denied me access 3 times to make these problems public. Earlier, MoE had written in a 30-day period that “*the dumps do not exist*” and “*we have sampled all of them and there are no issues*” and “*we have contacted the ‘owners’ who state there is no waste on their properties*”.

It sits there today full, with benzene, toluene, paint sludge and other carcinogens. Some chemicals show 250 times greater concentrations than government guidelines permit.

Some history

MoE misrepresents nearby Joshua’s Creek surface water samples as *leachates*; that is incorrect. The Creek abuts the dumps. Ownership of the dumps (read *liabilities*) is shared by Oakville, IO (because Oakville secretly allowed illegal dumping on IO’s lands) and Ford Motor Co., which was ceded Ontario Concession lands around 1963 when it started its own second dump not 200 yards from its executive offices. Some title documents are redacted.

THREE HIDDEN, CLOSED, UNTESTED, TOXIC, INDUSTRIAL WASTE DUMPS IN NE OAKVILLE

April 15, 2022

This latter dump was agreed as temporary, to be moved to the US for incineration. It sits there today full, with benzene, toluene, paint sludge and other carcinogens. Some chemicals show 250 times greater concentrations than government guidelines permit. In the US, the EPA has caused remediation of dozens of similar auto plant dumps. Not here, we hide them. In fact, IO spent millions from 2010 to 2020 trying to develop the 100-acre Parkway area site with commercial and residential buildings directly on top of two dumps, complete with aesthetic ponds. It worked in secret with Oakville which does not show the dumps on its maps.

In the late 80's, MoE wrote that The Ninth Line Dump, Ford's first, (1953 to 1963) *represented a health hazard to local residents*. Mike Harris is believed to have all but shut down MoE from getting involved in any public controversies after Walkerton (1990) – a posture it continues to maintain. MOE staff never survey or examine these sites. We have no protection.

Pending potential disaster

It gets far worse because of recent overbuilding in North Oakville where 80% of watersheds are being paved over because of the 'politically inspired' removal of 100-year storm zoning constraints. The flooding that will occur in Joshua's Creek will rip through the two Ford dumps and take their contents via East Oakville to Lake Ontario and into our water supply which we share with our US neighbours. A \$990 million Class Action (CA) lawsuit now names all the above parties as being irresponsible with loose, suspect anti-ecological planning.

When eroded dump chemicals are mixed with violent storm water runoff via a system of aesthetic but undersized storm water settling ponds, the damages will surpass \$10 billion. The Ontario Insurance Bureau of Canada (IBC) industry lobby is running for the hills with its simultaneous-substitution TV ad campaign "Unflood Ontario" TV campaign. It appears to be anticipating the forthcoming calamity by setting up a defense that says, "we were not told, government lied".

Quite simply, Ontarians can expect no insurance coverage. For this reason, law firms avoid CA lawsuits because their upfront preparation costs are at very high risk. Citizens have no defense when the possible harm caused or pending damages are difficult to comprehend or quantify. So, all levels of government working together, have been kicking this problem down the road relying on "ineffective" courts.

The IO land was declared "surplus" to development in 2020 because of my relentless efforts to expose the dumps. Nevertheless, the government either is afraid of dealing with the issue – or doesn't know where or how to begin. What is even more frightening is that there are hundreds of similar dump situations in Ontario, bequeathed to us by generations past that did not have a genuine appreciation of the toxicity and harm they were burying. The Oakville dumps are 20 miles from downtown Toronto and less than 2 miles via a creek from Lake Ontario. Who will help?



John Scheel, Oakville, Ontario

THREE HIDDEN, CLOSED, UNTESTED, TOXIC, INDUSTRIAL WASTE DUMPS IN NE OAKVILLE

April 15, 2022

WHAT I CAN PROVE:

Example 1: Origins

Consultant reports to Infrastructure Ontario a property east of Ninth Line is fine for development, but the abutting (down the water table) property (The Parkway) has a dump on it which *may be hazardous to residents' health* (MoE). It names The Ninth Line Dump. With full knowledge, IO waits a few years and proceeds to start commercial and residential development of The Parkway (west side of Ninth Line) right on top of the same dump it was told earlier was hazardous. IO even planned a pond on top of the dump. Further, all IO and collaborating Oakville efforts are conducted in secret without any mention of the dump, prior warnings, etc. The Ninth Line Dump is essentially untested. Halton Region only knows of the Ninth Line Dump; the two other dumps are “unknown” and not monitored at all. Legal ownership of the three dumps is spurious, if not unknown.

Example 2: Cover Up

MoE writes in or about 1989 that The Ninth Line Dump at the NE corner of The Parkway may affect the health of local residents. In 1997 it tests the same dump and finds that organic chemical contents run far 100's of times above acceptable limits. Consultants strongly recommend further drilling and tests. MoE, and later Halton, refuse more testing and, also hide what little test information exists from the public (while knowing IO is going to develop the property). MoE refuses to release FOI-requested material.

Example 3: Public Lands Dumping

Oakville allows dumping on adjacent public lands, beside its Ninth Line Dump, called The Parkway between 1953 and 1963. It expanded its smaller 4-acre Ninth Line Dump secretly; the expanded portion probably received 70% of the total dumped material. All governments must know of this intrusion onto public lands (held in trust by IO now). Yet this is permitted to be well hidden by all levels. Public maps do not show the dump outlines. There is a liability of some kind here e.g. a government (Oakville) polluted public lands knowingly and should be held to account. In my estimation when compared to equivalent US EPA operations the liability on this one dump may be \$100 million.

Example 4: Hidden Liability

When The expanded Ninth Line Dump was full and abutting Joshua's Creek it was closed and Ford Motor Co. was “given” or “sold” a parcel of land from the Ontario government's QEW highway concession, again considered public lands (?). No records of this transaction are available. The lands in and around The (newer) Ford Dump (Ford Drive and The South Service Road) are surely polluted and untested. This huge mound of a dump was considered as temporary to be later removed to Michigan for incineration and treatment. It still sits where it was created. This is a liability secretly created under secret terms which have not been respected. The size of this liability is also estimated at \$100 million.

C.O.C.A
Clearview Oakville Community Alliance

January 22, 2023

To: Town of Oakville Planning & Development Council % Town Clerk

Cc: ward3@oakville.ca

Re: Official Plan Amendment, 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) File: OPA 1504.03

As the residents association representing a neighborhood adjoining the property at 2551 Sherwood Heights, Clearview Oakville Community Alliance (COCA) welcomes this opportunity to share our views on the request to change the zoning of the site from Parkway Belt to Employment E2.

COCA is against the designation of this property with E2 zoning.

Our strong preference would be for this property to remain undeveloped, so it can continue to provide much needed green space for wildlife, pollinator friendly plants, rainwater absorption (decreasing flooding), and the social, physical and mental health benefits of open, natural space for residents. This site also serves as a buffer between the QEW/Ford Drive and outdoor neighborhood gathering and activity spaces, as well as residences. The site would be an excellent location for additional community garden plots to satisfy the long multi year waiting list.

If the property is privately developed, we believe residential or E1 business zoning is more appropriate for this location, which is adjacent to sensitive sites and close to residences.

Before designating the zoning, it is essential to assess the impact on nearby sensitive sites and residences:

- Kingsford Gardens Park has busy sport fields, a community garden, dog park, basketball court, heritage trails and children's playground. This area is used extensively by residents for sport and leisure activities, with community members frequently parking along Sherwood Heights at this location, regularly lining the shoulder with 20+ vehicles.
- The Town identified the area as a "neighbourhood hub" and recently established the Oakville Food Forest (Halton Food) and Oakville Pollinator Pathway (Oakvillegreen).
- There is insufficient data on the impact a change in land use will have on pedestrian safety, traffic, parking in the small parking lots for community amenities, air quality, odour and noise on these sensitive sites.

We strongly encourage zoning for this property that will:

- Complement the existing adjacent community outdoor space and facilities, ie more community gardens
- Keep any building below 3 stories
- Maintain significant green space on the property
- Ensure the safety of residents walking, running, and biking along Sherwood Heights
- Allow low or medium density residential or E1 business, with perhaps a long term care facility
- NOT allow heavy traffic, large trucks, loud noise, emissions,

Thank you,
Susan Alksnis
Board Member
Clearview Oakville Community Alliance (COCA)