

Planning and Development Council Meeting  
June 10, 2024

**Comments Received Regarding Item 7.1**  
Official Plan Amendment

Infrastructure Ontario – 2551 Sherwood Heights Drive, By-law 2024-  
091, File No. OPA1504.03

**From:** David  
**Sent:** Monday, March 11, 2024 6:39 PM  
**To:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Subject:** 2551 Sherwood Heights Drive

I would like to arrange a meeting regarding this property in the Clearview area of Oakville.

It is 2551 Sherwood Heights Drive designated as the East district, Ward 3. The file number is OPA 1504.03.

This proposal will be an unfortunate application for the use of this parcel of land which is currently designated as Parkway Belt.

There are many other possible uses for this land if it must be developed. But the worst case scenario has been presented.

The proposed warehouse and trucking facility will be detrimental to the residential areas and schools that will be affected by the huge increase in traffic as a result of this facility.

David Harris  
Clearview Drive  
Oakville, Ontario

**From:** [高涛](#)  
**To:** [Town Clerks](#)  
**Subject:** No! to OPA 1504.03  
**Date:** Monday, May 20, 2024 4:12:34 PM

Hi there,  
I'm a resident in the Clearview community besides the area - 2551 Sherwood Heights Drive. Planned parking in the area is for almost 400 vehicles and heavy trucks!  
This proposal is unacceptable for our residential area, our four schools, our parks and most importantly for our kids.  
There will be a continuous flow of tractor trailers, company and employee vehicles, and related service vehicles circulating around and through our residential neighborhood.  
I petition local and provincial governments to terminate this proposal.

Sincerely

Tao Gao

**From:** [feiran zhou](#)  
**To:** [Town Clerks](#)  
**Subject:** Terminate this parking lot proposal  
**Date:** Tuesday, May 21, 2024 10:06:57 PM

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To whom it may concern:

I am a resident of the Clearview community in Oakville, and strongly appose the proposed parking lot Development at 2551 Sherwood Height Drive (OPA 1504.03) as many others living in this residential neighborhood!

Your consideration of this would be greatly appreciated. We would love to hear back from you soon!

Thanks,  
Feiran

**From:** [Italo Di Michele](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to OPA 1504.03  
**Date:** Wednesday, May 22, 2024 12:36:57 PM

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Dear Town clerk,

My family and I have been a residence of the beautiful Clearview neighbourhood since 2003. We have 2 sons who grew up here; at the schools, parks, trails, backyards, soccer fields, dog park ... this is their home. Inside and outside of our residence. We have worked in our community for the past 22 years. Our neighbourhood has grown, developed and we have seen our children grow from newborns to adulthood. Our neighbourhood will continue to grow and develop for the next generations.

As a resident of Clearview ... I am totally opposed to the OPA 1504.03.

We have read the reports and we can not believe this is even a possibility.

OPA 1504.03 should not be a proposal to be placed in any neighborhood.

We ask that the residents be heard with empathy and compassion.

**WE SAY NO TO THIS PROPOSITION.**

Thank you,  
Italo Di Michele  
Clearview Drive  
Oakville, Ontario  
L5B 2Y1

**From:** [Jennifer Lisboa-Di Michele](#)  
**To:** [Town Clerks](#)  
**Subject:** NO! to OPA 1504.03  
**Date:** Wednesday, May 22, 2024 11:35:31 AM

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Dear Townclerk,

I have been a resident of the beautiful Clearview neighbourhood since 2003. I raised 2 sons here, and we have worked in our community for the past 22 years. Our neighbourhood has grown, developed and we have seen our children grow from newborns to adulthood. Our neighbourhood will continue to grow and develop for the next generations.

As a resident of Clearview ... I am totally opposed to the OPA 1504.03.

We have read the reports and we can not believe this is even a possibility. OPA 1504.03 should not be a proposal to be placed in any neighborhood.

We ask that the residents be heard with empathy and compassion.

**WE SAY NO TO THIS PROPOSITION.**

Thank you in advance. Blessings,  
Jennifer Di Michele  
\_\_\_\_\_  
Clearview Drive  
Oakville, Ontario  
L5B 2Y1

**From:** [Driver](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Thursday, May 23, 2024 9:26:46 PM

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Hi.

As a resident of the Oakville Clearview community, I would like to voice my concern around the development notice that was posted for this property.

The proposal appears to support wearhouses and industrial builds. This concerns me as I worry about the traffic impact down our school roads and pollution around our community.

The noise on the north end of the community has already significantly increased in the past few years from the highway. And, while I support the need for lights on the QEW, perhaps we could have not put them so high up and made them look like little UFOs.

Given our thriving residential neighborhood with children and young family's, I would propose the city consider adding a community centre with some local restaurants with patios and stands for a farmers market.

Thank you for listening to my concerns.

- Chris Driver & family  
\_\_\_\_ Clearview Drive

**From:** [NAM TAE EUN](#)  
**To:** [Town Clerks](#)  
**Subject:** Objection of Industrial parking and warehouse plan on 2541 Sherwood Heights Drive  
**Date:** Thursday, May 23, 2024 9:22:20 PM

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Hi,

I am Taeun, a resident of Clearview in Oakville. Please help keep the Clearview community clear! I absolutely object to the plan to create an industrial parking zone and warehouse in the Clearview neighborhood.

Thanks  
Taeun.



**From:** [Tom Tang](#)  
**To:** [Town Clerks](#)  
**Subject:** NO! To OPA 1504.03  
**Date:** Thursday, May 23, 2024 9:05:53 PM

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As a resident of clearview, enough is enough. A capitalized NO to OPA 1504.03!

**From:** [Vivian Li](#)  
**To:** [Town Clerks](#)  
**Subject:** No for OPA1504.03  
**Date:** Thursday, May 23, 2024 9:37:06 PM

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Hello,

I live in the clearview neighborhood. I am disagree for the plan of OPA1504.03. We have very good environment around our neighborhood now. We don't want have a parking beside our neighborhood which will bring lots of big trucks. It will effect our neighborhood 's traffic and it is not safe for our kids. So please stop the OPA 1504.03.

Regards,  
Vivian Li

**From:** [Bojan Prostran](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Friday, May 24, 2024 8:03:59 PM

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Hello Town of Oakville,

As a resident of Sherwood Heights in Oakville, I am writing to you to protest the planned development on Sherwood Heights Dr and Kingsway Dr.

This proposed development will result in significantly increased traffic in the area, truck traffic and vehicle traffic, noise, emissions and general congestion all at the main entrance to our sub-division. We already deal with significant truck traffic around Ford Motor Co - adding an additional 400 vehicles to the mix is too much.

I am all for development opportunities as a life long resident of Oakville, but there are many other options for this strip of land that would be harmonious to the community.

I respectfully request that this project is moved to another location.

Regards  
Bojan Prostran

**From:** [Carla & Ray Davidson](#)  
**To:** [Town Clerks](#)  
**Subject:** Clearview oakville  
**Date:** Friday, May 24, 2024 9:19:32 AM

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I am against development on Sherwood heights Blvd.....Ray Davidson

**From:** [Glen Huang](#)  
**To:** [Town Clerks](#)  
**Subject:** No! to OPA 1504.03  
**Date:** Thursday, May 23, 2024 2:30:42 PM

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Together, we stop this proposal.

There are better and safer solutions to protect our environment, the community, four schools and parks.

I want to say No! to OPA 1504.03.

Best regards  
Glen Huang

**From:** [ozan kosulgan](#)  
**To:** [Town Clerks](#)  
**Subject:** Fwd: Terminate planning 2551 Sherwood heights drive File:OPA 1504.03  
**Date:** Friday, May 24, 2024 8:13:10 PM

---

Hi,

I want to petition government to terminate OPA 1504.03.

I can propose community center since we don't have pool or camp for kids in neighborhood .

Please consider this and thanks  
Ozan

I have kids who love playing in near park and I am afraid that trucks coming to area will destroy friendly environment for kids.

Thanks for consideration  
BR  
Ozan Kosulgan

Begin forwarded

message:

**From:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Date:** May 6, 2024 at 10:00:45 AM EDT  
**Subject: RE: Terminate planning 2551 Sherwood heights drive File:OPA 1504.03**

Hello Ozan,

Thank you for your comments and concerns, we appreciate your input and will consider your comments in the assessment of this proposal.

In order to officially reserve your right of appeal in accordance with the provincial Planning Act, you must submit your comments to Council c/o the Town Clerk in the Clerk's Department 1225 Trafalgar Road, Oakville, Ontario L6H 0H3 or townclerk@oakville.ca before a decision is made by Council.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and can form part of the public record which may be released to the public.

Thank you,  
Kate.

**Kate Cockburn,(She/Her),MCIP, RPP**  
**Senior Planner**  
**Planning Services**  
Town of Oakville|905-845-6601,ext. 3124|[www.oakville.ca](http://www.oakville.ca)

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

**From:** ozan kosulgan  
**Sent:** Thursday, May 2, 2024 9:41 PM  
**To:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Subject:** Terminate planning 2551 Sherwood heights drive File:OPA 1504.03

Hi,

I am the resident of clearview.

I want to petition government to terminate OPA 1504.03.

I have kids who love playing in near park and I am afraid that trucks coming to area will destroy friendly environment for kids.

Thanks for consideration

BR

Ozan Kosulgan

**From:** [Xiao Shi](#)  
**To:** [Town Clerks](#)  
**Subject:** Cleaview Area planned parking for trucks  
**Date:** Friday, May 24, 2024 9:27:53 AM

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Dear Officer,

I am writing this to say no to this planned parking in the Clearview area for 400 vehicles and heavy trucks! This will definitely ruin our community cleanliness, safeness. As I know lots of neighbours strongly disagree with this proposal as well. Please take serious consideration of this matter. Thank you.

Minnie  
Best Regards.



**From:** [Zohaib](#)  
**To:** [Town Clerks](#)  
**Subject:** OPA 1504.3  
**Date:** Friday, May 24, 2024 11:30:44 AM

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Hi All,

My name is Zohaib Khawaja. I am resident of Clearview community living at sycamore street Oakville. I would like to appeal to stop change of zoning from greenbelt. We are already across industrial area and this would cause a lot more damage to environment and traffic congestion. With heavy traffic it would considerably effect access to residential areas as this site would be at the corner of residential area. Also our kids high school would have delays due to traffic. I would like to appeal against changing of the zoning.

Thank you

Zohaib Khawaja

**From:** [Andrea King](#)  
**To:** [Town Clerks](#)  
**Subject:** Clearview development  
**Date:** Saturday, May 25, 2024 3:48:31 PM

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Good afternoon,

I would like to express my concern for the new development being proposed in my neighborhood. I have lived in Clearview for 15 years (almost 16) and the development on Sherwood Heights Drive is not a good idea. We have schools, parks, a plaza and lots of families with children and dogs. Everyone loves to be outdoors and enjoying the community togetherness. I think the development you are proposing should be terminated and moved to an industrial area and not in my neighbourhood.

Thank you.

Andrea King

**From:** [Emily King](#)  
**To:** [Town Clerks](#)  
**Subject:** New Development in Clearview  
**Date:** Saturday, May 25, 2024 12:32:11 PM

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Good morning,

This morning it was brought to my attention that there is a proposal for a warehouse in this neighbourhood. I have grown up here and lived in this neighborhood for 15 years. It is full of children, families, parks and schools. With a warehouse with planned parking for 400 vehicles, increase in trucks and pollution that would significantly impact the lives of everyone in this neighborhood, it is harmful and should not proceed. I hope it can be reconsidered, so the peaceful neighborhood i'm proud to live in is not affected.

Thank you,  
Emily

**From:** [Louise Hynds](#)  
**To:** [Town Clerks](#)  
**Subject:** File OPA 1504.03  
**Date:** Saturday, May 25, 2024 9:49:17 AM

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**'DEFINITELY'  
NO! TO WAREHOUSE  
NO! TO HEAVY TRUCK TRAFFIC**

on Sherwood Heights  
(proposal 1504.03)

from:

Jim/Louise Hynds  
\_\_\_\_ Hardy Cres  
(Clearview)

**From:** [Priscilla Balasingh](#)  
**To:** [Town Clerks](#)  
**Subject:** Clearview Neighborhood - No to OPA 1504.03  
**Date:** Saturday, May 25, 2024 12:00:05 AM

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Hi - I object the proposal to have a planned parking. Instead please plan for a community center for this neighborhood.

Thanks!

Priscilla

**From:** [Maria Freitas](#)  
**To:** [Town Clerks](#)  
**Cc:** ["George Freitas"](#)  
**Subject:** Amendment Plan to the town of Oakville, Lands from the Parkway Belt to Business Employment  
**Date:** Sunday, May 26, 2024 10:52:54 AM

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<https://www.oakville.ca/getmedia/a428f21d-2324-4936-88d3-4815c9b076c8/da-150403-drafttopa.pdf>

**"No" to Warehouses and "No" to Heavy Trucks and car traffic.**

I understand that there will be Warehouses and planned parking in the area for 400 vehicles and heavy trucks. If this is allowed to proceed our access to our homes, our schools and our parks and other amenities will be severely limited.

There will be continuous flow of tractor trailers, company and employee vehicles, related service vehicles and increased population circulating around and through our residential neighbourhood.

This is a travesty and not part of the plan when we moved here 34 years ago. The number of traffic that would be going in and out would be a safety hazard, especially for our schools, where two schools are on Kingsway Drive. The air quality is not the greatest here with the Ford Plant the Cement Factory, and other business in the south, etc., being so close. We have smog from the highway as well as noise from the QEW, noise and pollution from the GO train. Having all this traffic would also be detrimental to our families and children's health and safety. A number of children in this area, along with my son all suffer from Asthma due to the pollution. This will also take away valuable parks where our children play soccer, etc., we take walks.

We did not sign up for a commercial type of business this close to our homes and schools. It would also undervalue our homes greatly. **This Amendment should not be approved.**

**I do not understand how you even entertained this travesty.**

There must be other areas that would accommodate this plan. Perhaps where you once wanted the Gas Plant - a number of years ago.

Thank you

Regards,

**Maria Freitas**

\_\_\_\_\_Huntingdon Trail,  
Oakville

**From:** [Alda Maciel](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) File: OPA 1504.03  
**Date:** Monday, May 27, 2024 8:58:56 AM

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Please terminate this proposal!

**From:** [ankit jain](#)  
**To:** [Town Clerks](#)  
**Subject:** NO! to warehouses  
**Date:** Monday, May 27, 2024 8:40:16 PM

Respected Authorities:

With regard to a new development at 2251 Sherwood Heights Drive, east district, Ward 3 File: OPA 150403.

I saw the proposal, and strongly disagree with the proposal.

In my opinion, this area can better be served with residences or schools.

I can also served as sports complex like community center to keep the society active, and the same time profitable for the community.

Request you to please consider my request to reassess the proposal and find better alternatives.

Thanks and regards

Ankit jain

\_\_\_\_\_ Dogwood Cres.

Oakville L6J 7J2



**From:** [rphalper@gmail.com](mailto:rphalper@gmail.com)  
**To:** [Town Clerks](#)  
**Subject:** Proposal to plan 400 truck parking at the NE corner of Ford and Kingsway  
**Date:** Monday, May 27, 2024 8:16:19 PM

---

We, residents of Clearview for 36 years vehemently oppose making a parking lot for heavy trucks at the North East corner of Ford and Kingsway

See you on June 10th

Gogi and Raj Phalper

**From:** Greg Lucas  
**Sent:** Monday, May 27, 2024 2:08 PM  
**To:** Town Clerks  
**Subject:** Proposed development ford dr.and Kingsway

Sir I strongly object to the proposed development in this neighbourhood as with increased truck travel it will be unsafe for pedestrians as well as other vehicles. There is also a strong possibility that traffic will back up. I would like my name added to the petition. Greg Lucas on Clearview dr. This project will also drive the real estate down

**From:** [john](#)  
**To:** "Communications Director"  
**Cc:** [Town Clerks](#); [Franca Piazza](#); [Kate Cockburn](#); [Tom Adams](#)  
**Subject:** RE: Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**Date:** Monday, May 27, 2024 3:27:57 PM

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Town Clerk, others (reply receipt)

Please be aware that I will attend in person and will make comments with a short presentation and handout for the town staff, the public and media.

I am very interested in receiving a copy of the Sherwood development proposal/presentation as well as the staff comments and review. Could you please provide a copy so that I may speak directly to specific issues. I trust that the nearby large Ford Motor Co. toxic dump, closed in 1973, has been sampled per mayor Burton's indication and that those results are available along with whatever is proposed. Please provide such information.

Yours, John Scheel

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**From:** Communications Director <[ocacommunicationsdirector@gmail.com](mailto:ocacommunicationsdirector@gmail.com)>  
**Sent:** Monday, May 27, 2024 2:26 PM  
**To:** \_\_\_\_\_  
**Subject:** Fwd: Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
FYI

----- Forwarded message -----

**From:** **Franca Piazza** <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>  
**Date:** Mon, May 27, 2024 at 2:16 PM  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**To:**  
**Cc:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

Attached is notice of meeting served in accordance with the *Planning Act*, R.S.O. 1990, c. P.13, as amended. If you prefer we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at [franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca).

**Franca Piazza, (She/Her)**  
**Legislative Coordinator**  
**Planning Services**  
Town of Oakville|[905-845-6601](tel:905-845-6601), ext. 5986|f: 905-338-4230|[www.oakville.ca](http://www.oakville.ca)

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**From:** [john](#)  
**To:** "Communications Director"  
**Cc:** [Town Clerks](#); [Franca Piazza](#); [Kate Cockburn](#); [Tom Adams](#)  
**Subject:** RE: Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**Date:** Monday, May 27, 2024 3:45:33 PM

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I will be speaking to the strict rules about land use near known toxic dumps e.g. <https://www.ontario.ca/page/d-4-land-use-or-near-landfills-and-dumps#section-4>.

### In plain English:

## D-4 Land Use On or Near Landfills and Dumps

A guide for land use planning authorities on how to decide what types of land uses are appropriate near landfilled waste.

### Specifically, then Ford Motor Co. Dump is a toxic dump, not a passive landfill situation

#### 5.3 Land use within 500 metres of a fill area

The Ministry considers the most significant contaminant discharges and visual problems to be normally within 500 metres of the perimeter of a fill area. Accordingly, the Ministry recommends this distance be used as a study area for land use proposals. Ministry staff shall ensure that the proponent has evaluated the presence and impact of any adverse effects or risks to health and safety and that necessary remedial measures are taken when land use proposals are within this distance. This assessment shall be based on the nature and knowledge of the disposal site, and the nature of land use(s) proposed.

Actual influence areas for the considerations listed in Section 4.1 and 4.2 of this guideline will vary with the individual landfill or dump.

Where the actual influence area of a site has been determined to be less than the 500 metre study area set out in this section, the study area for land use proposals can be reduced to coincide with the actual influence area.

#### 5.4 Land use beyond 500 metres of a fill area

Where significant impacts are encountered at or beyond 500 metres, the study area within which an assessment for any change in land use is recommended, shall be extended beyond the 500 metre area set out in Section 5.3. Historical evidence in Ontario has shown that the maximum distance within which adverse effects could be experienced while a landfill is operating is up to 3 kilometres.

In exceptional hydrogeologic situations, such as areas of fractured rock or sand, where it is anticipated that leachate or gas from a non-operating landfill or dump could migrate beyond 500 metres and pose a problem, Ministry staff shall recommend that proponents carry out hydrogeologic and/or engineering studies for land use proposals beyond 500 metres of a fill area (see Section 4.5 for more details).

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**From:** john

**Sent:** Monday, May 27, 2024 3:28 PM

**To:** 'Communications Director' <[ocacommunicationsdirector@gmail.com](mailto:ocacommunicationsdirector@gmail.com)>

**Cc:** 'TownClerk@oakville.ca' <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>; 'franca.piazza@oakville.ca' <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>; 'kate.cockburn@oakville.ca' <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>; 'tom.adams@oakville.ca' <[tom.adams@oakville.ca](mailto:tom.adams@oakville.ca)>

**Subject:** RE: Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3

Town Clerk, others (reply receipt)

Please be aware that I will attend in person and will make comments with a short presentation and handout for the town staff, the public and media.

I am very interested in receiving a copy of the Sherwood development proposal/presentation as well as the staff comments and review. Could you please provide a copy so that I may speak directly to specific issues. I trust that the nearby large Ford Motor Co. toxic dump, closed in 1973, has been sampled per mayor Burton's indication and that those results are available along with whatever is proposed. Please provide such information.

Yours, John Scheel

---

**From:** Communications Director <[ocacommunicationsdirector@gmail.com](mailto:ocacommunicationsdirector@gmail.com)>

**Sent:** Monday, May 27, 2024 2:26 PM

**To:** \_\_\_\_\_

**Subject:** Fwd: Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3

FYI

----- Forwarded message -----

**From:** Franca Piazza <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>

**Date:** Mon, May 27, 2024 at 2:16 PM

**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3

**To:**

**Cc:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

Attached is notice of meeting served in accordance with the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

If you prefer we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at [franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca).

**Franca Piazza, (She/Her)**

**Legislative Coordinator**

**Planning Services**

Town of Oakville | [905-845-6601](tel:905-845-6601), ext. 5986 | f: 905-338-4230 | [www.oakville.ca](http://www.oakville.ca)

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**From:** [Karyne Wee](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition Against Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Monday, May 27, 2024 11:31:21 AM

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Hello Town of Oakville,

As a resident of Sherwood Heights, I would like to express my rejection of the plans to build the commercial buildings near our neighbourhood.

Our community has a lot of children and families, and an increase in commercial traffic would negatively impact the families in the area and increase risk of accidents. Further, there is a park right across the street.

Please reconsider the use for the land for something else, such as a plaza or low rise office buildings.

Thank you,

Karyne Wee

**From:** [Lisa Alcia](#)  
**To:** [Town Clerks](#)  
**Subject:** Kingsway new development  
**Date:** Monday, May 27, 2024 12:42:20 PM

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hi my name is Lisa Alcia and my family and I live on Wynten Way, Oakville.  
I want to state our objection to a disturbing redevelopment plan for the corner of Kingsway drive and Ford Drive that will change our lives and harm our environment and be disruptive and impact the quietness of our neighborhood . This is an area rich in trails and and schools and parks. Please do not alllow this. This will bring traffic and air pollution and change the value of our properties and ambience of our neighborhood.  
Lisa Alcia and Stephen Alcia

**From:** [Lisa Nguyen](#)  
**To:** [Kate Cockburn](#); [Town Clerks](#)  
**Subject:** 2551 Sherwood Heights Drive OPA 1504.03  
**Date:** Monday, May 27, 2024 3:41:40 PM

---

Hello!

I'm writing to oppose the planned parking for  
Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights  
Drive) - OPA 1504.03.

I would like it to remain a dog park, or another walking trail or to even be turned into a  
pickleball court.

Thank you,

Lisa

Resident at \_\_\_\_ Lambton Dr.



**From:** [Rahul Chopra](#)  
**To:** [Town Clerks](#)  
**Cc:** [Franca Piazza](#)  
**Subject:** Appeal against Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**Date:** Monday, May 27, 2024 6:14:14 PM

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Dear Sir / Madam  
Hope you are doing great.

I am a resident of Clearview area within Oakville and wanted to write to you with respect to the proposed development at the captioned address.

As a resident, i am deeply concerned upon the impact of a warehouse / industrial development on the community and vehemently appeal against the same. The said development is being proposed in close proximity of multiple residential dwellings and I hereby put forward my concerns on the potential impact on the overall community.

A community development, a commercial space or a community hall may be a good idea for the society to come together but an industrial area would destroy the children parks around the area and pose risk to the society's peace as well.

I assume there are more concerned members who may have written to you and happy to discuss this further as per convenience.

Regards  
Rahul

----- Forwarded message -----

**From:** Franca Piazza <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>  
**Date:** Mon, May 27, 2024, 2:16 p.m.  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**To:**  
**Cc:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

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If you prefer we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at [franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca).

**Franca Piazza, (She/Her)**  
**Legislative Coordinator**  
**Planning Services**  
Town of Oakville|905-845-6601, ext. 5986|f: 905-338-4230|[www.oakville.ca](http://www.oakville.ca)

**Vision: A vibrant and livable community for all**  
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<http://www.oakville.ca/privacy.html>

**From:** [Rahul Chopra](#)  
**To:** [Town Clerks](#)  
**Cc:** [Franca Piazza](#)  
**Subject:** Appeal against Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**Date:** Monday, May 27, 2024 6:14:13 PM

---

Dear Sir / Madam  
Hope you are doing great.

I am a resident of Clearview area within Oakville and wanted to write to you with respect to the proposed development at the captioned address.

As a resident, i am deeply concerned upon the impact of a warehouse / industrial development on the community and vehemently appeal against the same. The said development is being proposed in close proximity of multiple residential dwellings and I hereby put forward my concerns on the potential impact on the overall community.

A community development, a commercial space or a community hall may be a good idea for the society to come together but an industrial area would destroy the children parks around the area and pose risk to the society's peace as well.

I assume there are more concerned members who may have written to you and happy to discuss this further as per convenience.

Regards  
Rahul

----- Forwarded message -----

**From:** Franca Piazza <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>  
**Date:** Mon, May 27, 2024, 2:16 p.m.  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive - File No. OPA1504.03, Ward No. 3  
**To:**  
**Cc:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

Attached is notice of meeting served in accordance with the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

If you prefer we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at [franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca).

**Franca Piazza, (She/Her)**  
**Legislative Coordinator**  
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**From:** [rahul.sanghvi](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive  
**Date:** Monday, May 27, 2024 10:00:05 PM

---

Hello,

Hope you are well.

I and a resident of Clearview community in Oakville Ontario and was recently notified by my neighbours that a new development plan is being proposed near / in our neighborhood that would drive a lot of traffic, pollution and disrupt the safety and peace of the community. Note that the community has multiple parks and a few schools with lots of children that would be exposed to the disruption if the proposal were to go through. I urge you to kindly reconsider / pause the development of any proposal that would harm / disrupt the community and its residents. Look forward to your kind consideration.

Regards,  
Concerned resident of Clearview community

**From:** [R.Dogra](#)  
**To:** [Town Clerks](#)  
**Subject:** Please no extra traffic, warehouses and heavy trucks in Clearview Oakville  
**Date:** Monday, May 27, 2024 6:43:40 PM

---

Good evening,

My family and I have been residents of Clearview, Oakville the past 6 years.

Part of the charm of the community was the suburban family feel of this neighborhood which is why we decided to settle here. Adding extra traffic off of Ford and Sherwood Heights would add more pollution and even more traffic. Kingsway already is a busy street and the Ford plant adds to it already.

There are many public parks and two schools in this area very close to this proposed site. There are many children who play/bike in these areas. This new development is not safe for the community.

Please reimagine the space for a community garden or add a private tennis/volleyball court residents have to pay fees for.

Thank you for taking the time to read my message.

Sincerely  
Rina V.

**From:** [Roger Persad](#)  
**To:** [Roger Persad](#); [Town Clerks](#)  
**Subject:** No To OPA 1504.03  
**Date:** Monday, May 27, 2024 8:57:16 PM

---

This proposed development will significantly alter the traffic pattern, quality of life and the environment around the property being considered. This area to already congested with the Ford Plant Truck Traffic and the Go Train traffic and this additional vehicular traffic with kid's soccer fields and a kids playground nearby will be untenable.

My vote is no to OPA 1504.03.

Regards

**From:** [Yanhui Bai](#)  
**To:** [Town Clerks](#)  
**Subject:** petition local and provincial governments to terminate "A new development is being proposed in your neighbourhood" - OPA 1504.03  
**Date:** Monday, May 27, 2024 1:54:37 PM

Dear Sir or Madam,

I am a resident in the Clearview area. My home address is 2728 Ashridge Pl., L6J7K3. I petition stopping " A new development is being proposed in your neighbourhood" File : OPA 1504.03.

NO! to Warehouses  
NO! to Heavy Truck Traffic

Thanks for your consideration.

Best regards,  
Yanhui Bai  
Resident @ \_\_\_\_\_Ashridge Pl.

**From:** [Yang Lu](#)  
**To:** [Town Clerks](#)  
**Subject:** Concerns about 2551 Sherwood Heights Drive  
**Date:** Monday, May 27, 2024 11:57:30 AM

---

Dear Oakville Town Council,

There have been arousing discussions around the redesign of the property located at 2551 Sherwood Heights Drive from Parkway Belt to Business Development.

As a Clearview resident, I feel the need to object, not only on behalf of myself, but the rest of the community as well.

1.

Nature serves a habitat to a myriad of wild animals, such as coyotes and pollinator - friendly plants. To commercialize is to take away their dens and home. As a person who values and vouches for the lives of wild inhabiting organisms, I object to the project for this reason.

2.

The area is extremely close to the kid's playground and the dog park, not to mention residential areas are straight beside it. Turning the Sherwood Heights Drive for business developments adds traffic, noise, and unpoised danger. Not only would business timings disturb nearby residents from resting, but would also add traffic which could be harmful towards kids for their immaturity.

I urge the Oakville Town Council to consider the long-term impacts of this development on our community and the environment. Preserving the current designation of 2551 Sherwood Heights Drive is crucial to maintaining the natural beauty, safety, and tranquility of our neighborhood. Thank you for your time and consideration.

Sincerely,

Yang Lu on behalf of my family members from \_\_\_\_ Lambton Dr.

**From:** [Bill Reva](#)  
**To:** [Town Clerks](#)  
**Subject:** No to warehouses!! No heavy truck traffic  
**Date:** Tuesday, May 28, 2024 9:04:03 PM

---

Stop this proposal at Ford Dr. and Kingsway area, Sherwood Heights Dr (north east corner) file OPA 1504.03.  
We need a community centre, a park or leave it natural, please do not ruin our environment. Last country road in Oakville, please leave it alone !!  
Bill Reva



**From:** [Cindy Ma](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition to terminate proposal  
**Date:** Tuesday, May 28, 2024 6:22:17 PM

Hello Oakville town clerk,

I'm strongly against the proposal of building the parking by Ford Dr and Kingsway.

The reasons are:

- we have great number of children living in Clearview, and almost all families moving in have children. It's not safe for them to have such heavy traffic in the neighborhood especially next to a playground;
- it will increase traffic load on Ford Dr. Ford dr is the main road to get in and out of the neighborhood. It already has traffic jams at rush hours;
- it will increase air pollution circulating around;
- it will increase noise pollution to the residents.

Sincerely,

Cindy Ma and family (Resident in Clearview)

**From:** [Shan Cloris](#)  
**To:** [Town Clerks](#)  
**Subject:** Objection to the new development!!  
**Date:** Tuesday, May 28, 2024 7:27:15 PM

---

Hello

I'm the resident in this quiet, peaceful and friendly neighborhood. I love this Oakville community so much and would NOT like to see a warehouse or a parking lot full of heavy trucks at the intersection. Please don't ruin our environment and listen to the voice from the crowd.

Thank you,  
Cloris

**From:** [Cindy Ma](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition to terminate proposal  
**Date:** Tuesday, May 28, 2024 9:51:33 PM

---

Hello Oakville town clerk,

My name is Huizi Ma.  
I live on \_\_\_ Guilford Crescent, Oakville, ON L6J 6Z7

I'm strongly against the proposal of building the parking by Ford Dr and Kingsway.

The reasons are:

- we have great number of children living in Clearview, and almost all families moving in have children. It's not safe for them to have such heavy traffic in the neighborhood especially next to a playground;
- it will increase traffic load on Ford Dr. Ford dr is the main road to get in and out of the neighborhood. It already has traffic jams at rush hours;
- it will increase air pollution circulating around;
- it will increase noise pollution to the residents.

Sincerely,

Huizi Ma

**From:** [Jin Sun](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03  
**Date:** Tuesday, May 28, 2024 10:26:16 PM

---

To whom it may concern,

We, as a resident of Clearview community, are writing to express our collective opposition to the proposed parking area at 2551 Sherwood Heights Drive, as the heavy truck load will bring heavy traffic jam, incur safety issue and bring noise which will substantially impact the life of the community residents.

Jin Sun

\_\_\_\_\_ Gable Dr, Oakville, ON L6J 7R3

**From:** [Jorge Paulo](#)  
**To:** [Town Clerks](#)  
**Subject:** NO! to OPA 1504.03  
**Date:** Tuesday, May 28, 2024 10:53:36 AM

---

NO! to OPA 1504.03

**From:** [johnchurchstoke@aol.com](mailto:johnchurchstoke@aol.com)  
**To:** [Town Clerks](#)  
**Subject:** Parking proposal affecting Kingsway Drive Oakville.  
**Date:** Tuesday, May 28, 2024 11:17:37 AM

---

Ladies and Gentlemen at the Town of Oakville, Somebody  
has put a leaflet in my door -

**\_\_\_\_\_ Kingsway Drive, Oakville, ON  
L6J 6T9**

advising me that there is a plan to park up to 400 vehicles in this locality.  
I wish to express my objection to changing our area/street/property from it's  
current use - this is a desirable residential area of which I am truly proud and I  
enjoy living here. Please do not allow any development which will change this.  
Mr and Mrs J S France, residents since 1987, seniors in our 88 th year.

**From:** [Liz Chung](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to WAREHOUSES & NO to Heavy Truck Traffic  
**Date:** Tuesday, May 28, 2024 9:01:09 PM

---

Hello,

Stop this proposal at Ford Dr. and Kingsway area, Sherwood Heights Dr (north east corner) file OPA 1504.03.  
We need a community centre, a park or leave it natural, please do not ruin our environment.

Thank you,  
Liz Chung

**From:** [Mike](#)  
**To:** [Mayor Rob Burton](#); [David Gittings](#); [Town Clerks](#); [Janet Haslett-Theall](#)  
**Subject:** zoning of 2551 Sherwood Heights Drive  
**Date:** Tuesday, May 28, 2024 9:27:40 PM

---

To Oakville Town Council,

The Town of Oakville has posted notice of an Official Plan Amendment application to redesignate the property located at 2551 Sherwood Heights Drive from Parkway Belt to Business Employment. The applicant ultimately seeks to zone the area for the purpose of selling the land for development.

As a resident of clearview community in Oakville, I strongly **oppose this plan**.

Mike and Jenny



**From:** [Nelson Raposo](#)  
**To:** [Town Clerks](#)  
**Subject:** Warehouse Proposal Petition  
**Date:** Tuesday, May 28, 2024 10:42:00 AM

---

Hello,

My parent's received a letter at the door regarding a warehouse proposal in their area. We tried using the QR code provided, however it just sends us to the Oakville website with no information regarding this proposal.

My parents would like to sign the petition against this proposal

If someone could send us the info to do so, that would be great.

Thank you

Nelson Raposo

**From:** [Nida Khan](#)  
**To:** [Town Clerks](#)  
**Subject:** Appeal 2551 Sherwood Heights drive development  
**Date:** Tuesday, May 28, 2024 5:32:46 PM

---

I am submitting my appeal for any development on 2551 Sherwood heights drive. I do to want to see a retail plaza as there are enough in the area. I also don't want condos or homes built there since my neighborhood is already built.

**From:** [高涛](#)  
**To:** [Town Clerks](#)  
**Subject:** No! to OPA 1504.03  
**Date:** Tuesday, May 28, 2024 9:55:06 PM

---

Hi there,  
I'm a resident in the Clearview community besides the area - 2551 Sherwood Heights Drive. Planned parking in the area is for almost 400 vehicles and heavy trucks!  
This proposal is unacceptable for our residential area, our four schools, our parks and most importantly for our kids.  
There will be a continuous flow of tractor trailers, company and employee vehicles, and related service vehicles circulating around and through our residential neighborhood.  
I petition local and provincial governments to terminate this proposal.

Sincerely

Tao Gao  
\_\_\_\_\_Greeniaus Rd, Oakville, ON L6J6Y3

**From:** [Zygmunt Astramowicz](#)  
**To:** [Town Clerks](#)  
**Cc:** \_\_\_\_\_  
**Subject:** Proposal to change the Official Plan to redesignate the property at 2551 Sherwood Heights Drive from the Parkway Belt to the Business Employment designation File OPA 150403  
**Date:** Tuesday, May 28, 2024 12:08:49 PM

---

I am against the proposal the redesignate the property at 2551 Sherwood Heights Drive. Planned parking area for 400 vehicles and heavy trucks will negatively affect my residential area I live in. Please, terminate this proposal.

Thank you,

Zygmunt Astramowicz  
\_\_\_\_\_Wynten Way  
Oakville, ON  
L6J 7K5

**From:** [Dahlia Serag](#)  
**To:** [Town Clerks](#)  
**Subject:** Objection to plan  
**Date:** Wednesday, May 29, 2024 11:45:13 AM

---

Hello,

I would like to state my objection to the plan of the development of the parkway belt at the corner of Kingsway and Sherwoodheights, across the street from the dog park; community garden; soccer fields; the playground; basketball and ball hockey courts where myself, my husband, and my two young children live and play. I want to object that this will be redesignated for business use in a planning services department. The application (OPA 1504.03) asked for three E2 industrial buildings (example: Amazon warehouse), an office building and a parking lot for 400 vehicles including heavy trucks. These industrial buildings will be right next to the parks and the vehicles will drive past me and my family and the spaces we live in and play in.

Please record my objections to these plans.  
Dahlia Serag-Hosten

**From:** [Abbas Fazil](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive East District Ward 3 - OPA 1504.03 - Ward 3 Development  
**Date:** Wednesday, May 29, 2024 3:48:31 PM

---

Hello

I am writing to you as a long term resident of Oakville Ward 3, at \_\_\_\_\_ Ashridge Place Oakville, ONT, L6K7K3, of over 30 years.

As I understand it, the proposed development (Infrastructure Ontario - 2551 Sherwood Heights Drive - OPA 1504.03 - Ward 3) will enable parking in the area for 400 vehicles and heavy trucks. There will be a continuous flow of tractor trailers, company and employee vehicles, related service vehicles and increased pollution circulating around and through my residential neighbourhood.

Redesignating the impacted property from Parkway Belt to Business Employment designation, will thus negatively impact access to my residence, the four schools in the area, the parks in the area and other amenities in the area.

Therefore, I would like to register my OPPOSITION to this proposed development (NO to warehouses and NO to Heavy Truck traffic) and REQUEST A TERMINATION of this proposal.

Looking forward to your response.

Thank You

Warmest Regards

Abbas Fazil

**From:** [Butler, Candice](#)  
**To:** [Town Clerks](#)  
**Subject:** Application OPA 1504.03 - Objection  
**Date:** Wednesday, May 29, 2024 12:12:44 PM

---

Good day and hope you are well,

I am writing in regards to the above-noted application that is being proposed in our quiet and family oriented neighborhood of Clearview.

This proposal wants to be placed across the street from a very busy park that the Clearview neighborhood children play at every day. This proposal will certainly cause not only a disturbance but a huge hazard to these children. This area is currently used for playing, walking, ball hockey, basketball, soccer, dog walking and gardening.

Placing anything of an "industrial" nature is not something that will be welcomed by any resident in Clearview as we are a quiet community with many young families. Most residents also use the Kingsway and Ford Drive intersection to get in and out of Clearview. This proposal will only make that all very difficult for all of the residents who call this neighborhood their home.

We are very much opposed to this taking place in our neighborhood and will object to this going forward. The Clearview community will stand as a united front in this matter for this to NOT go ahead.

Thanks so much for your time and consideration in this matter.

Kindest regards, Candice and Ted Butler

**From:** [Haider Ashraf](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition against new development  
**Date:** Wednesday, May 29, 2024 10:51:46 PM

---

Hi

We are residents of clear view neighbourhood in Oakville . We want to express our reservations about planned parking of 400 vehicles in this area. We have raised and brought up our children in this neighbourhood . It's one of the finest neighborhoods because of schools , parks and safety .The planned development will make the area uninhabitable . Kindly consider some safe alternatives in the best interest of children and families . A warehouse and heavy trucks will be detrimental for environment also . Please consider alternatives instead of going on with the proposed scheme

Thank you

Haider Ashraf



**From:** [Jane Wooning](#)  
**To:** [Town Clerks](#)  
**Subject:** Clearview Community Proposed Development  
**Date:** Wednesday, May 29, 2024 9:01:34 PM

---

I am emailing you in regards to the proposed development of warehouses using the valuable community space at the corner of Ford Drive and Kingsway.

We have lived in this community for over 30 years. We were 1st time home owners with the dreams, all families have, to bring up our families in a beautiful quiet subdivision of Oakville.

We are opposed to the current proposal to build warehouses in this critical space and corner of our neighborhood. The traffic congestion and constant interruptions to our community would be difficult for all who live here.

My suggestion would be to build a community/rec centre that we all could use and increase the activities that all age groups could use and enjoy.

The park and green space across the road from this site is a well utilized space that brings our community together. Why not do the same with the space across the street from this.

Not to mention the safety factor with having children right across the road at the sport courts and playgrounds.

I hope you will consider rejecting this proposal and utilizing it for something we all could use to better ourselves.

Thanks you

Jane & John Wooning

Clearview resident for 34 years

**From:** [Kameel Sliman](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition for 2551 Sherwood Heights Drive  
**Date:** Wednesday, May 29, 2024 1:11:07 PM

---

Dear Town Clerk

I am writing to you today to express my deep concern about the issue of construction of 2551 Sherwood Heights Drive which is affecting the beauty of the environment of this area and taking other amenities away. As a member of this community, I feel that it is our collective responsibility to take action and demand change.

Thank you,

**From:** [manzoor\\_ahmed](#)  
**To:** [Town Clerks](#)  
**Subject:** Concerns over the proposed industrial development in our community, Clearview.  
**Date:** Wednesday, May 29, 2024 10:06:09 PM

---

Dear sir/madam,

I hope this message finds you well. I am writing to you as a concerned resident of Clearview, regarding the recent decision to approve the construction of industrial buildings within our town's limits, at corner of Kingsway Dr and Sherwood heights. Our community has always been known for its peaceful environment and the safety it offers to its residents. The introduction of industrial facilities threatens to disrupt this tranquility with increased traffic, noise, and potential environmental hazards.

The influx of heavy vehicles and machinery, necessary for such operations, poses a significant risk to the safety of our children and the elderly who enjoy our community's streets and public spaces.

Moreover, industrial activities often bring with them a host of environmental concerns, including air and water pollution, which could compromise the health and well-being of our residents. Our town's infrastructure may also face undue strain, potentially leading to more frequent road damage and higher maintenance costs. While we understand the economic benefits that industrial development can bring, we must also consider the long-term implications on our community's character and quality of life.

We believe that there are alternative solutions that can be explored to boost our local economy without sacrificing the essence of what makes our town a desirable place to live. We urge the town council to reconsider this decision and to engage in an open dialogue with the community to find a mutually beneficial path forward. We are ready to offer our support and input to ensure that our town's development aligns with the values and needs of its residents.

Thank you for your attention to this matter. I look forward to your response and the opportunity to discuss this further.

Sincerely,  
Manzoor Ahmed  
Clearview, Oakville.

**From:** [Maria Lena Doyle](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario-2551 Sherwood Heights Drive  
**Date:** Wednesday, May 29, 2024 10:02:00 AM

To whom it may concern:

Please terminate the proposal for the planned parking for vehicles and heavy trucks in our neighbourhood. I have lived in this neighbourhood since 1987 and I don't feel that this project is in any way a benefit for the residents. Why not leave the green-space as is in order to provide space for the local wildlife that is constantly being pushed out. This neighbourhood already has industrial pollution from the Ford plant and the traffic from the QEW, please don't subject us and our environment to more noise pollution and air pollution by adding this parking space.

Regards  
Maria Doyle

**From:** [marlene.johnson.masse](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Sherwood heights dr  
**Date:** Wednesday, May 29, 2024 8:49:28 PM

---

I do want this new development in my neighbourhood . I oppose this, no warehousing or parking !!!

Do not ruin our neighbourhood !!

Marlene Masse

Thoresby dr

Oakville

**From:** [Paolo Di Michele](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to OPA 1504.03  
**Date:** Wednesday, May 29, 2024 8:05:37 AM

Dear Townclerk,

My family and I have been a residence of the beautiful Clearview neighbourhood since 2003. My brother and I grew up here; at the schools, parks, trails, backyards, soccer fields, dog park ... this is their home. Inside and outside of our residence.

We have worked in our community for the past 22 years. Our neighbourhood has grown, developed and we have seen our friends grow up and bring their own families into the neighbourhood. The next generation need's Clearview. It's a safe and healthy place to grow up.

As a resident of Clearview ... I am totally opposed to the OPA 1504.03.

We have read the reports and we can not believe this is even a possibility.

OPA 1504.03 should not be a proposal to be placed in any neighborhood.

We ask that the residents be heard with empathy and compassion.

**WE SAY NO TO THIS PROPOSITION.**

Thank you,  
Paolo Di Michele

\_\_\_\_\_  
Clearview Drive  
Oakville, Ontario  
L5B 2Y1

**From:** [Payton Masse](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sherwood heights drive  
**Date:** Wednesday, May 29, 2024 8:48:22 PM

---

Hello, I am extremely against this new development plan for 2551 Sherwood heights in clearview. Please don't ruin our neighbourhood. Thank you

Payton masse.

**From:** [Ratna rao](#)  
**To:** [Town Clerks](#)  
**Subject:** No to warehouse  
**Date:** Wednesday, May 29, 2024 2:59:53 PM

---

Hi there,  
I am writing concerning a new development of a warehouse at 2551 sherwood heights drive.  
As a resident, I am against this development as it is detrimental to the neighborhood and will disrupt our peace.

Thanks,  
Ratna



**From:** [ritaabounassar](mailto:ritaabounassar)  
**To:** [Town Clerks](#)  
**Subject:** New development on 2251 Sherwood heights drive  
**Date:** Wednesday, May 29, 2024 3:46:39 PM

---

Hello,

This message is on behalf of myself, my mom and my brother we live in clearview. We ten members.

My name is Rita Abounassar, I live on \_\_\_\_ Dogwood Cres., Oakville.

My mom lives on \_\_\_\_ Sir David Dr., Oakville, I speak on her behalf, she doesn't english well.

My brother lives on \_\_\_\_ Sir David Dr., Oakville.

we and our families are against the new development on 2551 Sherwood Dr. We do not want the extra traffic, noise and pollution in our neighborhood. This is a residential area, not industrial and we are whole heartedly against this development.

I hope the City will decline this proposal.

Regards,  
Rita Abounassar

**From:** [Robert Oakley](#)  
**To:** [Town Clerks](#)  
**Subject:** Planned changes at 2551 Sherwood Heights Drive  
**Date:** Wednesday, May 29, 2024 1:28:22 PM

---

I have been a resident in Clearview since the development in 1988 and have enjoyed my life in Oakville and in Clearview. However it is beginning to become a concrete nightmare. We are slowly losing our green space to developers. I would like to know the process on how to file an objection to this latest plan to take away more green space for developers.

Please provide me with how I can voice opposition against this development.

Thanks

Robert Oakley

**From:** [sam daniel](#)  
**To:** [Town Clerks](#)  
**Subject:** No to warehouse no to heavy truck traffic  
**Date:** Thursday, May 30, 2024 7:19:18 AM

---

No to warehouse no to heavy truck traffic

**From:** [Sandra Ciminelli](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposal for planned parking I clearview  
**Date:** Wednesday, May 29, 2024 1:39:17 PM

---

We want to stop this proposal in our area.

There are safer and better solutions to protect our environment, the community four schools and parks.

No no no

To warehouses

No to heavy truck traffic.

Please stop proposal

Sandra Ciminelli

Nino Ciminelli

**From:** [sania.maroof](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 sherwood heights drive  
**Date:** Wednesday, May 29, 2024 2:48:38 PM

---

Hi, I on behalf of my entire neighbourhood would request to not turn our peaceful kids safe neighbourhood into a commercial neighbourhood. We have parks and schools and we feel extremely safe as there are no heavy trucks passing by. I as a responsible citizen would want to exercise my right and request the officials to terminate this proposal.

No to warehouses and No to heavy truck traffic.

Regards,  
Sania

**From:** [Satya Bhamidipati](#)  
**To:** [Town Clerks](#)  
**Subject:** Regarding the new development project in clearview  
**Date:** Wednesday, May 29, 2024 3:04:39 PM

---

Hi there,

As I came to understand that there is a new proposal for a warehouse at 2551 sherwood heights drive in Clearview, oakville. I am disappointed with this proposal as it will damage peace and serenity in this neighborhood. I would be against thus building project.

Thanks,

Satya

**From:** [Sebastian Puthenpurayil](#)  
**To:** [Town Clerks](#)  
**Subject:** Stop the proposal at Clearview neighbourhood  
**Date:** Wednesday, May 29, 2024 8:42:22 PM

---

NO! to warehouses  
NO! to Heavy Truck Traffic

**From:** [Sheeba Sebastian](#)  
**To:** [Town Clerks](#)  
**Subject:** Stop the proposal at Clearview neighborhood  
**Date:** Wednesday, May 29, 2024 8:44:44 PM

---

NO! to Warehouses

NO! to Heavy Truck Traffic



**From:** [高涛](#)  
**To:** [Town Clerks](#)  
**Subject:** No! to OPA 1504.03  
**Date:** Wednesday, May 29, 2024 10:34:36 PM

---

Hi there,

I'm a resident in the Clearview community besides the area - 2551 Sherwood Heights Drive. Planned parking in the area is for almost 400 vehicles and heavy trucks!

This proposal is unacceptable for our residential area, our four schools, our parks and most importantly for our kids.

There will be a continuous flow of tractor trailers, company and employee vehicles, and related service vehicles circulating around and through our residential neighborhood.

I petition local and provincial governments to terminate this proposal.

Sincerely

Tao Gao

\_\_\_\_\_ Greeniaus Rd, Oakville, ON L6J6Y3

**From:** [Tina Forte](#)  
**To:** [Town Clerks](#)  
**Cc:** [Marco \(hubby\) Forte](#); [Tina Forte](#)  
**Subject:** OPA 1504.03 application  
**Date:** Wednesday, May 29, 2024 11:48:49 AM

---

Good Morning,

I writing to request that you reconsider and urgently review the considered plan for our area. Ford and Kingsway is a corner in which our beloved Clearview sits in. This expansion will not benefit our area, only to bring congestion, noise, and traffic, and large trucks. We have two local schools within walking distance, which are not "bus schools". This zone will be too congested with the amount of kids in the area. We have lovely park spaces, dog off leash areas, we have community who uses their area to the full. Please review in detail, thinking of these children, the families, and the elderly who take their daily walks, who have been committed to Clearview to close to 40 years. This is our home, this is our comfort, this is our community, please keep it as is. Keep Oakville beautiful, and not commercialized it.

Tina Forte

**From:** [yung.lau](#)  
**To:** [Town Clerks](#)  
**Subject:** Application OPA 1504.03  
**Date:** Wednesday, May 29, 2024 11:17:32 PM

---

Hello,

I am writing in regards to the application OPA 1504.03 concerning the designation of the property at the corner of Kingsway Dr. and Sherwood Heights Dr. I understand the designation of this land is before council and I am writing to request that it remain a natural area. This is consistent with what it has been and the surrounding uses (dog park, gardens, parks, and soccer fields). Additional development (commercial and residential) would only bring more noise and traffic to this area which is already burdened by noise from the adjacent QEW.

A natural area would also continue to foster the wildlife (rabbits, possums, hawks, bats) that are common to the area. It would also be in keeping with the character of Oakville and Clearview which is known for its natural spaces (waterfront, green space, provincial park, and trail systems). Let's keep Oakville a distinct and special place to live. We do not need to fill every nook and cranny with houses or buildings! Otherwise, we'll just be another suburb like any other.

Thank you for your consideration,

Yung Lau  
\_\_\_\_ Appleton Court

**From:** [hana Altabba](#)  
**To:** [Town Clerks](#)  
**Cc:** [keepclearviewon@gmail.com](mailto:keepclearviewon@gmail.com)  
**Subject:** Strong Opposition to Development Proposal at 2551 Sherwood Heights Drive  
**Date:** Thursday, May 30, 2024 9:52:25 AM

---

Dear Town Clerk,

I am writing to firmly oppose the proposed development at 2551 Sherwood Heights Drive, East District, Ward 3, which seeks to redesignate the property to a Business Employment designation.

This proposal raises several serious concerns:

1. **Traffic and Safety:** The influx of heavy truck traffic and additional vehicles will significantly increase traffic in our residential neighborhood, posing severe safety risks, particularly for children attending the four nearby schools.
2. **Environmental Impact:** The constant flow of tractor trailers and service vehicles will elevate pollution levels, adversely impacting the air quality and overall environment of our community.
3. **Access Issues:** Increased traffic and congestion will greatly hinder residents' access to their homes, parks, and other amenities, significantly reducing the quality of life in our neighborhood.

I strongly urge the council to explore alternative solutions that do not compromise the safety, environment, and well-being of our community.

Please reject this proposal and consider safer, more sustainable development options that align with the needs and interests of the residents.

Sincerely,

Hana Al tabba

\_\_\_\_\_Hazel McCleary Dr Oakville

L6J 7B2

**From:** [M. Hanif Moten](#)  
**To:** [Town Clerks](#)  
**Subject:** Fw: New development project in Clearview, Oakville  
**Date:** Thursday, May 30, 2024 8:31:40 PM

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**From:** M. Hanif Moten  
**Sent:** Thursday, May 30, 2024 8:26 PM  
**To:** towmclerk@oakville.ca <towmclerk@oakville.ca>;  
**Subject:** New development project in Clearview, Oakville

I fail to understand how local, provincial and federal governments could allow building such a Warehouse in the Clearview residential area. We are opposed to this development project which will disturb peace and environment.

We request Oakville town to call a meeting of Clearview residents to understand their views and the impact on their life.

Regards.  
Hanif Moten

**From:** \_\_\_\_\_  
**To:** [Town Clerks](#)  
**Subject:** OPA 1504.03 -- Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive)  
**Date:** Thursday, May 30, 2024 10:48:15 AM

---

Good morning,

We are writing to express our horror that you are considering the possibility of changing the edge of our subdivision from “parkway belt” into “Business Employment”.

The information that we have seen and the signage present on the site would seem to indicate that would bring a further 400 cars and/or heavy trucks into this subdivision.

This area has many children, families, dogs due to the existing parks, schools, and library.

This proposed change looks to be a recipe for disaster, and we are firmly opposed. No more warehouses. No more heavy trucks.

We’ve had our fill with this type of development already along our southern border (Sheridan Garden Drive). Enough is enough. Leave this community with what small amount of peace remains to us.

Lois & Craig Lang

**From:** [Mohammad Al Safadi](#)  
**To:** [Town Clerks](#)  
**Cc:** [keepclearviewon](#)  
**Subject:** Objection to Proposed Development at 2551 Sherwood Heights Drive  
**Date:** Thursday, May 30, 2024 9:43:28 AM

---

Dear Town Clerk,

I am writing to express my strong objection to the proposed development at 2551 Sherwood Heights Drive, East District, Ward 3, which aims to redesignate the property to the Business Employment designation.

This proposal is deeply concerning for several reasons:

1. **Traffic and Safety Concerns**: The introduction of heavy truck traffic and additional vehicles will lead to a significant increase in traffic through our residential neighborhood. This poses serious safety risks for residents, especially children attending the four nearby schools.
2. **Environmental Impact**: The continuous flow of tractor trailers and service vehicles will increase pollution, negatively affecting the air quality and overall environment of our community.
3. **Access Issues**: Increased traffic and congestion will severely limit residents' access to their homes, parks, and other amenities. The quality of life in our neighborhood will be greatly diminished.

I urge the council to consider alternative solutions that will not compromise the safety, environment, and well-being of our community.

Please terminate this proposal and explore safer, more sustainable development options that align with the needs and interests of the residents.

Sincerely,  
Dr Mohammad Al Safadi  
\_\_\_\_\_  
Hazel McCleary Dr  
Oakville L6J7B2

**From:** [Moiz Haider](#)  
**To:** [Town Clerks](#)  
**Subject:** Urgent Petition to Terminate Warehouse Proposal  
**Date:** Thursday, May 30, 2024 3:44:59 PM

---

Dear Town Of Oakville ,

I am writing to express my deep concern regarding the proposed warehouse development in our neighborhood. The planned parking for 400 vehicles and heavy trucks poses a significant threat to our community's well-being.

If this proposal is allowed to proceed, it will severely restrict our access to our own residences, schools, parks, and other amenities. The continuous flow of tractor trailers, company vehicles, and related service vehicles will not only disrupt our daily lives but also increase pollution levels in our residential area. I urge you to take immediate action by terminating this proposal and considering alternative solutions that prioritize the safety and well-being of our community. We need to protect our environment, schools, and parks from the adverse effects of this warehouse development. I understand how it will be beneficial for the economy and new job openings but you have to take into account that kids walking and biking to school will be more open and vulnerable to accidents due to the heavy traffic flow. Not only that, this project will bring more noise and air pollution in our neighborhoods disturbing everybody's peace.

A suggestion can be making the parking lot face Ford Drive instead of Sherwoods to avoid traffic from entering the residential area. Please rethink this project and save the lives and peace of many on the neighborhood. Listen to everybody living here.

I implore you to listen to the voices of concerned citizens and work together to find better and safer alternatives. Our community deserves better, and together, we can make a difference. Please consider my input and everybody else's input. Thank you for your attention to this urgent matter.

Sincerely,

Your friendly neighbour



**From:** [Ronald ha](#)  
**To:** [Town Clerks](#)  
**Subject:** Objection to Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Thursday, May 30, 2024 9:50:51 PM

---

Hi

my family and i living at \_\_\_\_\_ mulberry drive oakville ontario l6j7h4 opposes the new development at Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03.

This is a family friendly neighborhood with many children running about. The propose usage will increase dangerous traffic and represent an unacceptable amount of increased noise and pollution.

Please reconsider to develop this proposed area into either an extended park, community pool or even additional housing developments.

Regards,

Ronald (Hon-Kit) Ha, P.eng

**From:** [Sarah Prostran](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition  
**Date:** Thursday, May 30, 2024 9:19:55 PM

---

I want to petition the plan being proposed for Sherwood Heights and using the land for parking and heavy trucks.

Resident of Clearview neighborhood

**From:** [tammy.borges](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition to not develop 2552 Sherwood Heights drive- East district ward 3  
**Date:** Thursday, May 30, 2024 8:51:19 AM

---

Hi , I am writing today to stop this proposal to develop commercial building and parking area for 400 vehicles and heavy trucks to come through our residential neighborhood in clearview at 2551 Sherwood Heights Drive AST District. Ward 3  
File OPA 1504.03

We already have limited green space around us and the wildlife will be pushed out into our yards. There are many Coyotes who live there and you'd be taking their homes away and giving them no choice but to come to our yards where we have small children and pets.

We also are against having heavy trucks and more cars driving through our family oriented neighbourhood.

Please do not allow this to happen!!!

Thank you for your understanding and support in Denying this proposal for a new development in our neighbourhood.

Concerned Resident of Clearview,  
Tammy Hauptert

**From:** [Ben Lee](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition to terminate proposal for Sherwood Heights  
**Date:** Friday, May 31, 2024 4:47:42 PM

---

NO! to Warehouse!

NO! to Heavy Truck Traffic!

**From:** [Town Clerks](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sheridan Heights Drive -Ward Three  
**Date:** Friday, May 31, 2024 1:49:51 PM  
**Attachments:** [image001.gif](#)

---

I am writing to protest the change in use being proposed by the Town of Oakville relating to the lands located east of Ford Drive and south of the 403 and the proposed development. My concerns relate to the change in use, traffic congestion, and increased pollution. Light Industrial suggests manufacturing could take place and given the proximity to residential areas, this is alarming. So for all of these reasons, the current proposal should be halted.

**Thanks!** *Delee*

Delee Fromm

**From:** [Elena Oel](#)  
**To:** [Town Clerks](#)  
**Subject:** File: OPA 1504-03  
**Date:** Friday, May 31, 2024 5:14:00 PM

---

To Whom it May Concern:

I am vehemently opposed to the development being proposed on Clearview Drive.

Developing an 24/7 operation industrial site in a residential area is totally not the information that was released to the residents of this neighbourhood.

There many and far better areas in Oakville which are already zoned for an industrial operation, one example is south west of the Ford Plant.

The residents was very underhandedly misinformed about this development. I would like my opposition to this development be put on record.

Elena Oel  
\_\_\_\_\_ Winterbourne Drive  
Oakville  
L6J 7B5

**From:** [Ella Volnyakova](#)  
**To:** [Town Clerks](#)  
**Subject:** New industrial construction  
**Date:** Friday, May 31, 2024 3:52:41 PM

---

Hello,

We were very disappointed upon learning about the proposed construction of industrial parking near our neighbourhood , Clearview, Oakville.

We are greatly concerned that his move will drive down house prices, endangering our retirement planes. This new object will not bring anything useful or pleasant for residents of Clearview, quite the opposite, it will bring heavy trucks traffic, pollution and heavy noise.

We remember how the proposed power plant construction and its subsequent cancellation impacted the house prices , popularity and wellbeing of the neighborhood a number of years ago . This parking seems to be a next round of careless thinking , where business interests are made the higher priority then people.

We hope that common sense will prevail and this project will not proceed. Clearly these plans are made by people with different goals in remote offices. There's enough bad smelling traffic around as it is .

Thank you,  
Volnyakov family  
\_\_\_\_ Wynten Way, Oakville, L6J 6Y8

**From:** [Jane Stokes](#)  
**To:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Friday, May 31, 2024 10:16:15 PM

---

Hello,

I am a long time homeowner in Clearview, Oakville. For numerous reasons I am very concerned regarding the proposed construction of 3 commercial/industrial structures and an office structure including a multitude of parking on the edge of Clearview just below the intersection of 3 major highways.

It appears that the commercial/industrial may be warehouses? No mention of what would be stored in these structures. Adding around 400 parking spaces to this area indicates very heavy traffic for these structures!

This green space is currently creating a small buffer to Ford Drive and the hwy ramps

My concerns are;

greatly increased heavy truck/ car traffic congesting an already over taxed Ford/Upper Middle Road area. With 3 hways coming together these roads and the ramps east and west are already always a red zone any time day or night. Rush hour and Ford shift changes already makes this area overburdened with traffic.

Increased pollution from additional cars. Increased noise from same.

Increased probability of more accidents at the intersections and highway areas with additional vehicles activity

This green space is the habitat for falcons /hawks/owls that have been in that area for all the time 35+ years that I have lived in Clearview. These birds have always nested and hunted in that section of the forested area. We see them regularly flying and hunting in that area. Everyone living in Clearview knows this and no mention in the habitat study?!

Further, I ask you to google warehouse fires and see the disruption a major warehouse fire can cause. Evacuation of Clearview and or the closure of the intersection of 3 major highways or disruption of the Ford Plant would be possible scenarios.

There is already enough industry and traffic surrounding Clearview. Destroying the habitat of falcons/hawks/owls should not be permitted. Oakville cannot approve adding more to this residential area.

Jane Stokes  
Concerned Clearview resident



**From:** [John - JP Mechanical Services Inc.](#)  
**To:** [Town Clerks](#)  
**Subject:** CLEARVIEW PETITION  
**Date:** Friday, May 31, 2024 9:46:05 AM  
**Attachments:** [Outlook-v1pz3zzj.png](#)

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Dear Clerk,

I have lived in this Clearview area for 37 years and have seen a decline of town attention in Clearview through the years and now The Town wants to turn my area in to a commercial trucking nightmare. The Town did not learn from the years of noise and complaints with Shred-it, but now The Town is deciding to start the nightmare again.

That area should be left alone or my preferred choice would be to plant trees with a walking trail through it or a Community Center but I know the Town does not have the money for a Community Center because it all went for the downtown area that does nothing for my area.

I THINK IT IS TIME TO TAKE **BETTER CARE OF CLEARVIEW** AND **NO TO WAREHOUSES** AND **NO TO HEAVY TRUCK** TRAFFIC.

Thank You

**John Pavao**  
**Principal**

**JP Mechanical Services Inc.**

**From:** [Lynette Missiuna](#)  
**To:** [Town Clerks](#)  
**Subject:** Sherwood Heights proposed business development site  
**Date:** Friday, May 31, 2024 11:23:43 AM

---

Good morning,

I am writing to express alarm at the proposal to get rid of yet another parkway green belt in the Clearview neighbourhood, specifically, the Sherwood Heights proposal. This will significantly affect the lives and well being of this neighborhood in a negative manner.

We have four schools in the area and many children, who will be impacted and put at risk by heavier traffic and more pollution.

Traffic in this neighbourhood on Ford Drive and Winston Churchill is already terrible at rush hour. Since the Highway changes around the Ford plant there is always a slow down past our neighborhood at the QEW/403/Ford drive junction, which will only get worse. We already hear traffic on the highway at all hours, and adding more trucks through the neighborhood will be detrimental to all of us. New office developments just west of Ford, close to us, are still in process, as well as a large building just East and south on Winston Churchill. All of these will only compound the busyness in our area, negatively affecting this community. Can we not keep the development to these two areas already under construction and move a third to another area north, where there is more open land? We already do not have the infrastructure to accommodate what is being built, let alone adding another unsightly development, more traffic, more pollution, and removing more trees and green space.

As a concerned member of this community for over 20 years, I strongly object to this proposal, and hope you will pay attention to the needs of the families who live here and will be affected.

Thank you

Sincerely  
Lynette Missiuna  
(Resident on Kingsway Drive)

**From:** [Anna Verissimo](#)  
**To:** [Town Clerks](#)  
**Subject:** OPA 1504.03, 2551 Sherwood Heights Drive  
**Date:** Friday, May 31, 2024 10:41:04 PM

---

To Oakville Town Counsel,

I have been a resident of Clearview for 24 years, I have raised my children in this community and value the quality of our greenspace.

The development being proposed on Sherwood Heights Drive would be a detriment to our community and the natural space.

Developing a 24/7 operation industrial site in a residential area was most definitely not the information that was released to the residents of this neighbourhood.

There are many and far better areas in Oakville which are already zoned for an industrial operation. This space should only be considered for development if the proposed development would enhance the community's cultural, social and economic environments.

As councillor for our area I am asking you to act on behalf of residents of the Clearview area with the same vigor as you had with the opposition of the Amazon proposal on Maple Grove.

I would like my opposition to this development be put on record and would like to know what you will be doing to support the residents of Clearview.

Mario and Anna Verissimo

\_\_\_\_\_Hardy Crescent

Oakville, ON

L6J7C1

**From:** [Matteo Di Michele](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to OPA 1504.03  
**Date:** Friday, May 31, 2024 2:02:33 PM

Dear Townclerk,

My family and I have been a residence of the beautiful Clearview neighbourhood since 2003. My brother and I grew up here; at the schools, parks, trails, backyards, soccer fields, dog park ... this is their home. Inside and outside of our residence.

We have worked in our community for the past 22 years. Our neighbourhood has grown, developed and we have seen our friends grow up and bring their own families into the neighbourhood. The next generation need's Clearview. It's a safe and healthy place to grow up.

As a resident of Clearview ... I am totally opposed to the OPA 1504.03.

We have read the reports and we can not believe this is even a possibility.

OPA 1504.03 should not be a proposal to be placed in any neighborhood.

We ask that the residents be heard with empathy and compassion.

**WE SAY NO TO THIS PROPOSITION.**

Thank you,  
Matteo Di Michele  
\_\_\_\_ Clearview Drive  
Oakville, Ontario L6J 6W9

**From:** [Nelson Campos](#)  
**To:** [Town Clerks](#)  
**Subject:** Sherwood heights drive development  
**Date:** Friday, May 31, 2024 9:08:26 AM

---

Hi

Regarding:

## **Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03**

I would like to support the petition to terminate this proposal.

Instead, the kingsford garden and related green areas should be extended to the west of Sherwood Heights drive and construct new bikes paths and other sport fields for different activities.

Also a better connection between Kingsway dr and upper middle rd is needed for pedestrians (there is non) and cyclists.

The bike lane between upper middle and dundas needs constant cleaning. Movement of trucks and cars in and out of the garages and industrial along ninth line bring debris, glass shards, gravel, etc, and leave it on the bike path forcing cyclists to ride on the vehicle lanes.

Thanks

Nelson Campos Alvarez  
Exploration Geochemist, M.Sc., Ph.D., P.Geo.

**From:** [Rob Golas](#)  
**To:** [Town Clerks](#)  
**Subject:** Petition  
**Date:** Friday, May 31, 2024 4:01:13 PM

---

No! To Warehouses

No! To Heavy Truck Traffic

**Rob Golas ECRA/ESA License #7002334**

**From:** [Sue Salis](#)  
**To:** [Town Clerks](#)  
**Subject:** OPA 1504-03  
**Date:** Friday, May 31, 2024 6:16:16 PM

---

TOWN COUNCIL:

We are vehemently opposed to the development being proposed on Clearview Drive.

>

>>

>> Developing a 24/7 operation industrial site in a residential area was most definitely not the information that was released to the residents of this neighbourhood.

>>

>> There are many and far better areas in Oakville which are already zoned for an industrial operation.

>>

>> The residents were very underhandedly misinformed about this development. We, for one called the Town's Planning Department and after much probing were only given very little information, of which, that the development being proposed was for a commercial/business complex - this is far from what is being described in this proposal.

>

>> We would like our opposition to this development be put on record.

>

> Regards,

Sue and Anthony Salis

**From:** [MAC KINNON](#)  
**To:** [Town Clerks](#)  
**Subject:** Ford Drive and Kingsway Drive  
**Date:** Friday, May 31, 2024 3:21:03 PM

---

NOOOOO to the proposed industrial / heavy trucks/ parking for 400' cars ect

Use the land for : A Community Center OR an outdoor swimming center

Thank you !!!

Take Care,

VIVIANNE



**From:** [Abdel Rahman Rashad](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sherwood Hights  
**Date:** Saturday, June 1, 2024 10:53:27 AM

---

This message is to express my objection to the proposed establishment of a business area or parking space for trucks or other warehousing facilities in this area.

We have been living in peace in clear view for the last 36 years and we enjoy the green space that acts as a barrier between our community and the heavy traffic on Ford drive.

The above referenced project will bring in traffic to our door step with the related noise and other pollutants.

Please stop this project before it starts.

Best regards

Abdel Rahman Rashad

**From:** [Alex Wong](#)  
**To:** [Town Clerks](#)  
**Subject:** Informed about decision  
**Date:** Saturday, June 1, 2024 7:28:03 PM

---

I would like to be informed on the

## **Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive).**

I think we should keep the parkway belt.

**From:** [Cara Godard](#)  
**To:** [Town Clerks](#)  
**Subject:** OPA 1504.03 2551 Sherwood Heights  
**Date:** Saturday, June 1, 2024 10:01:45 AM

---

Good morning,

I am emailing to petition local and provincial governments to terminate this proposal. This is a residential neighbourhood jam packed with children who play all over the neighbourhood. They ride bikes, rollerblade and hang out everywhere. Directly across the street is a ball hockey park that is always busy.

Having retail traffic including tractor trailer trucks will bring unnecessary traffic to our neighbourhood as well as the potential for terrible danger. These trucks and this type of retail is detrimental to our neighbourhood and as well as the health of our residents. As a parent, I no longer feel comfortable or safe having young children play in this neighbourhood.

We cannot have our neighbourhood overcome with this kind of traffic with 2 school zones. Our children's safety should trump everything else.

Thank you,  
Cara Godard

**From:** [Cynthia Clunie](#)  
**To:** [Town Clerks](#)  
**Subject:** [EXTERNAL]  
**Date:** Saturday, June 1, 2024 11:36:02 AM

---

Very concerned about the use of land at 2551  
Sherwood Heights.

We are already “hemmed in” by business development as in warehouses and huge truck traffic.

We want to protect and preserve our environment, our neighbourhood from being boxed in further.

Cynthia Clunie

**From:** [Natalia Braga](#)  
**To:** [Town Clerks](#)  
**Subject:** Planned park Sherwood park? NO TO THE PROJECT!  
**Date:** Saturday, June 1, 2024 11:45:01 AM

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<https://aka.ms/LearnAboutSenderIdentification>

**From:** [Helen Martyanova](#)  
**To:** [Town Clerks](#)  
**Subject:** Please stop development !  
**Date:** Saturday, June 1, 2024 9:46:05 AM

---

Hi,

To whom it may concern, This request is related to this development:

## **Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03**

I and my family live in Clearview area. We disagree with the current development plans . We don't need additional traffic in our family neighborhood. We are concerned about safety of our kids. Our kids walk to school and with additional traffic that this development will bring, it will increase the risk for our kids in many ways.

Please reconsider the plans and stop this development.

Thank you in advance,

Olena Martyanova

\_\_\_\_\_ Gable Drive, Oakville

**From:** [Alex Wong](#)  
**To:** [Town Clerks](#)  
**Subject:** Re: Informed about decision  
**Date:** Sunday, June 2, 2024 2:20:28 PM

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I would like to be informed on the i inl

## **Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive).**

I think we should keep the parkway belt.

**From:** [Kathy Hoenselaar](#)  
**To:** [Town Clerks](#)  
**Cc:** [Bill & Kathy Hoenselaar](#)  
**Subject:** 2551 Sherwood Heights Drive, East District, FILE OPA 1504.03  
**Date:** Sunday, June 2, 2024 10:52:37 AM

---

This letter is regarding the proposed development at the corner of Ford Drive and Kingsway Drive.

The amount of extra traffic that will be generated will affect not only the residents of Clearview, but also all the residents of Oakville who use the leash free dog park, have plots in the community gardens and have children who play soccer in the Oakville house league, which uses the soccer fields across the street from proposed development. These three areas are not exclusive to residents of Clearview.

The safety of families using the park on the south east corner of Ford and Kingsway will also be affected by increased traffic. The amount of traffic near these areas is a concern especially during evenings and weekends when they are used more frequently.

Here are several suggestions that would make it safer for residents of Oakville using these amenities:

New entrance to development, accessible directly from Ford Drive.

No large trucks on Kingsway Drive beyond Sherwood Heights Drive.  
(Similar to no access to Kingsway Drive from Ford Plant and no access from Kingsway to Ford Plant, to divert truck traffic)

Proposed access from Sherwood Heights Drive to development should be south of entrance to soccer parking.

No large trucks between the hours of 3pm - 9am (after school, evenings and overnight)

If the proposed development must proceed, please consider these suggests to reduce the impact on the citizens of Oakville who use the facilities and the residents of Clearview who live in close proximity.

Bill and Kathy Hoenselaar



**From:** [Daniel Oel](#)  
**To:** [Town Clerks](#)  
**Subject:** File: OPA 1504-03  
**Date:** Sunday, June 2, 2024 7:05:42 PM

---

To Whom it May Concern:

I am vehemently opposed to the development being proposed on Sherwood Heights Drive.

Developing an 24/7 operation industrial site in a residential area is not the information that was released to the residents of this neighbourhood.

There are many and far better areas in Oakville which are already zoned for an industrial operation, one example is south west of the Ford Plant.

The residents were very underhandedly misinformed about this development. I would like for my opposition to this development to be put on record.

**From:** [David Robinson](#)  
**To:** [Town Clerks](#)  
**Subject:** Sherwood Height Drive proposal  
**Date:** Sunday, June 2, 2024 5:06:57 PM

---

Hello I do not support the current proposal to build industrial warehouses on Sherwood Heights Dr. I believe this valuable and scarce parcel of land located in a residential area close to parks and schools would be best suited for low rise residential housing. Warehouses should be built in an industrial park. Has the town of Oakville considered low rise residential housing ?

Dave Robinson  
\_\_\_\_Rosewood Lane  
Oakville, Ontario

**From:** [DiAnne Knapik](#)  
**To:** [Town Clerks](#)  
**Subject:** I say no  
**Date:** Sunday, June 2, 2024 1:16:08 PM

---

## **I writing you to say NO to the below infraction.**

We must protect our environment and our residential community which involves keeping our children safe from the addition of traffic of vehicles and keeping park land for our children to play and socialize.

Do not take away our green space.

## **Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03**

DiAnne Knapik/ Steven Barclay  
\_\_\_\_ Beechnut Road Oakville,  
Ontario  
L6J 7P1

**From:** [Guowei Hong](#)  
**To:** [Town Clerks](#)  
**Subject:** A petition letter  
**Date:** Sunday, June 2, 2024 6:37:20 PM

---

Hello Sir or Madam,

As a resident of Oakville for 11 years, I'd like to make a petition here to terminate the proposal of development at the site of 2551 Sherwood Heights Dr., Oakville, ON L6H 7G5, because there are always many seniors and kids walking and playing around, enjoying the beauty of nature.

The community of Clearview is well-known for its tranquility, safety, and convenient access to a variety of amenities in the town. Nobody would want to be disturbed by the hustle and bustle of the 400 vehicles and commercial trucks that the proposed development would bring. That's also why I didn't move for the past 11 years. If it were implemented as a first one of such kind, there would be a second, a third, or more of it coming. That would be unimaginable, and that would be disastrous to the community of Clearview and to the town of Oakville!

Last week, I received the 2024 property tax notice from you for the third and fourth quarters and I noticed that the quarterly tax is increased tremendously, from \$1450 to \$1750, a 20% increase. Looking at the prospect of the proposal, I just couldn't see any reasons or grounds on which the increase should be based.

So I strongly recommend that the proposal be terminated and an alternative site other than this site be proposed.

Thank you!

Guowei Hong  
\_\_\_\_\_ Gable Dr.  
Oakville, ON L6J 7N8

**From:** [Jacques O'Sullivan](#)  
**To:** [Town Clerks](#)  
**Cc:** [Janet Haslett-Theall](#); [David Gittings](#)  
**Subject:** Proposed Sherwood Heights Drive Development  
**Date:** Sunday, June 2, 2024 2:36:19 PM

---

Dear Town Clerk,

As a long time resident of Clearview I wish to express my concerns regarding the proposed development for Sherwood Heights Drive.

My concern is that it shows that traffic into this development would be via Sherwood Heights Drive as opposed to directly from Ford Drive. As you are aware, across the street are community spaces (gardens, leash free, soccer etc.). These facilities are well utilized by many residents of Oakville. Extra truck and vehicle traffic could be problematic as the street has no sidewalks. The area has limited public transit which is an issue for employees of the businesses that do not have access to a personal vehicle.

To allow this would require a significant investment to improve and widen the road with turning lanes, drainage, sidewalks. It is common for the street to be lined with parked cars when multiple events going on. The turn lane from Kingway Drive onto Sherwood Heights Drive would also require reconfiguring. Increased traffic turning at that intersection with a crosswalk so close may lead to dangerous congestion.

Thank you for considering my thoughts on this proposal.

Respectfully,

Jacques O'Sullivan  
\_\_\_\_\_  
Chedboro Cres  
Oakville, ON, L6J 7A2

**From:** [John Frelas](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed new development  
**Date:** Sunday, June 2, 2024 2:01:26 PM

---

Development proposal@ Kingsway and Ford

No to warehouses  
NO to Truck traffic

Access to Clearview would be severely limited and negatively impacted by the increase traffic flow.

John Frelas

**From:** [Kamal Kalwani](#)  
**To:** [Town Clerks](#)  
**Subject:** Warehouse, Heavy Truck Parking  
**Date:** Sunday, June 2, 2024 4:57:17 PM

---

Please don't proceed with the warehouse and heavy truck parking

Kamal Kalwani  
\_\_\_\_ Thoresby Dr, Oakville, ON L6J 7M6

**From:** \_\_\_\_\_  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sherwood Heights Drive, Oakville ON  
**Date:** Sunday, June 2, 2024 3:11:48 PM

---

NO! to warehouses  
NO! to heavy traffic.  
Regards,  
Robert Papka  
\_\_\_\_\_ Gable Drive  
Oakville ON L6J 7R3



**From:** [Chris Milanczak](#)  
**To:** [Town Clerks](#)  
**Subject:** [EXTERNAL]  
**Date:** Monday, June 3, 2024 6:32:58 PM

---

There is a proposal for planned truck parking in the Clearview area thus is a very contained area with little to no resources for the community to support our 2 local schools, and try to increase registration in these schools, I would suggest housing be the number 1 priority for this land

**From:** [Cipriano Tampoya](#)  
**To:** [Town Clerks](#)  
**Subject:** No to warehouse& Heavy trucks traffic  
**Date:** Monday, June 3, 2024 11:01:07 AM

---

To terminate this proposal.

**From:** [Dave Zimroz](#)  
**To:** [Town Clerks](#)  
**Subject:** Re: Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Monday, June 3, 2024 5:35:05 PM

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In addition to my email

The majority of the residences in the affected zone face backwards to the proposed site. This means that the BEDROOMS are all receiving any noise directly during the night.

On Mon, Jun 3, 2024, 5:25 p.m. Dave Zimroz \_\_\_\_\_ wrote:

My name is David Zimroz and reside at \_\_\_\_\_ Valerie Crescent, Oakville, ON L6J 7E5 which is within the impact zone of the proposal.

I object to any proposal above Level I industrial that may affect my residence. My objections are as follows:

A shift work operation

- allows for work overnight
- allows for impulsive noise up to 75DBA once per hour and repeated for lower levels
- allows for the noise from loading and unloading
- loading and unloading requires the use of back-up warning alarms
- the Shred-It operation at 2794 S Sheridan Way, Oakville, ON L6J 7T4 was a nightly annoyance due to this and was at a greater distance

Traffic Noise

- An allowance for greater than normal noise due to proximity to the highway
- I accept the current highway noise but I don't accept that this gives a proposal license to increase that noise beyond regular level

Traffic

- this site is across from a busy park, trail system and recreation field with a nearby playground and crosswalk
- there is also a heavily used bike path
- adding trucks is a safety hazzard especially with the proximity of children and pets ( leash free)

Again I object to any proposal greater than Level I industrial. We are at our current limit for living with our proximity to highways and industry. We should not have to put up with a greater load on what we currently accept.

David Zimroz and Wendy Steers  
\_\_\_\_\_ Valerie Crescent, Oakville, ON L6J 7E5

**From:** [Ella Park](#)  
**To:** [Town Clerks](#)  
**Subject:** Ford/Kingsway development plan  
**Date:** Monday, June 3, 2024 1:02:07 PM

---

To whom this may concern,

I'm writing to express my objection to development of a Planned parking lot or Warehouse at the intersection of Ford and Kingsway land lot. I would rather see a community center with a pool, gym and skating rink which would be a great benefit to all the existing families and it would be a great attraction for new families to move into the clearview area. Please consider the suggestion.

Thank you,  
Fanny

**From:** [Gloria Nepotiuk](#)  
**To:** [Town Clerks](#)  
**Subject:** New Development Being Proposed  
**Date:** Monday, June 3, 2024 12:17:58 PM

---

Hello,

I live at \_\_\_\_ Arlington Drive, Oakville, ON L6J 6R7.

I am writing to advise you that I am not in favour of the parking proposal in the Sherwood Heights/Clearview area. This is a residential area, we have schools and children in this area and the traffic flow from tracker trailers, company vehicles would be dangerous and the pollution from the vehicles is a health hazard.

Thank you,  
Gloria Nepotiuk

**From:** [krzysztof-inga.handzel](mailto:krzysztof-inga.handzel)  
**To:** [Town Clerks](#)  
**Subject:** Re: NO to proposed development in Clearview area.  
**Date:** Monday, June 3, 2024 10:58:16 PM

---

To whom it may concern,

My name is Inga Handzel , i do live in Clearview neighbourhood for the past 16 years.  
Please cancel this proposal because it will destroy beautiful neighbourhood where heavy  
machinery should NOT be allowed just hundreds of meters from ELEMENTARY schools and parks.

Thank you  
Inga Handzel  
Springfield Cres  
Oakville

**From:** [Lydia Mak](#)  
**To:** [Town Clerks](#)  
**Cc:** [keepclearviewon@gmail.com](mailto:keepclearviewon@gmail.com)  
**Subject:** Infrastructure Ontario -2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Monday, June 3, 2024 10:58:23 PM

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Dear Sir/ Madam,

Please be advised that we, as residents and taxpayers who reside within the impact area, are strongly opposed to the proposed amendment in its current format. We therefore request council to decline it.

The proposed inclusion of industrial sites (particularly Class ii), is inappropriate for this location and out of step with the spirit of PPS policies, as well as Halton Land Use Compatibility Guidelines. In particular, the proposal in its current format will potentially result in:

- Unreasonably high levels of motor vehicle and heavy truck traffic 24 hours a day.
- Traffic congestion and increased danger to vehicles entering and leaving the area.
- Increased pollution and 24 hour increased noise levels.
- Interference with day to day lifestyle in the neighbourhood and loss of enjoyment of properties.
- Decline of property values in the immediate vicinity and within Clearview generally.
- Harm or material discomfort to residents in the area and adverse health impacts caused by stress associated with the above issues.

In addition to the above, the erection of industrial buildings at the main entrance to Clearview, will detract substantially from the tone and appeal of the whole subdivision, as well as from the general tone and appeal of the entrance down Ford Drive to Southeast Oakville. Furthermore, Clearview is already flanked on two sides by close proximity Business / Employment and Business / Commercial sites, some of which are yet to be developed. By placing an Office / Employment / Industrial development on the only open side of the subdivision, Clearview will effectively end up being surrounded on three sides by Business and Industrial structures.

While appreciating that Oakville needs to develop additional Business / Employment and Industrial sites, it is apparent that there is a large tract of land designated for this purpose, north of the QEW, located on the east side of Ninth Line, between Upper Middle and Dundas. Any proposed Industrial development could quite easily be transferred to that location, with no impact to a residential area.

As far as the proposed development of 2551 Sherwood Heights Drive is concerned, We urge Oakville Council to give strong consideration to the utilization of this site for Community and Recreational use. South East Oakville is currently underrepresented when it comes to outdoor recreational, indoor recreational, community and sporting facilities and the provision of a complex providing access to these facilities and activities at this location would be enthusiastically received. In doing so, Oakville would still meet its obligation to provide additional Business / Employment facilities, as the definition of this category includes "Public Halls, Indoor Sports Facilities and Training Facilities".

Regards,  
Lydia Mak and Debabrata Nayak

**From:** \_\_\_\_\_  
**To:** [Town Clerks](#)  
**Subject:** Sherwood Heights Proposal  
**Date:** Monday, June 3, 2024 10:37:46 PM

---

To whom it may concern,

It has come to my attention that there is a parking development proposal very close in my community of Clearview, servicing around 400 heavy trucks, tractor trailers and vehicles. This is deeply concerning and I urge you to reconsider it's placement, even better the project as a whole. Placing a large development there will increase the gas pollution in our community, cause heavy truck traffic and disrupt the lives of the residents in Clearview. I hope you also consider the multiple species of animals and wildlife that will be displaced in result to this development. I strongly urge you to relocate this project farther away from our community and to think about the effects that consumerism and money has on us as a people. Where we are willing to go as far as to place large truck and vehicle traffic mere steps from where kids play so our amazon order can arrive sooner.

Regards



**From:** [Olesya Mueller](#)  
**To:** [Town Clerks](#)  
**Subject:** Fw: Clearview Warehouse proposal  
**Date:** Monday, June 3, 2024 3:55:28 PM

Begin forwarded message:

On Monday, June 3, 2024, 3:53 PM, Olesya Mueller \_\_\_\_\_ wrote:

o:Town Clerk of Oakville

I would like to express my feelings regarding the proposed warehouse.

In this neighbourhood, we are surrounded by traffic and vehicles on expressways, which results in a lot of air and noise pollution.

Instead of eliminating more natural areas as witnessed in north Oakville, we need to maintain them to help mitigate the impact. I insist that this sector be kept as a 'Natural Area' permanently.

There are already many existing warehouses with vacancies locally.

Please help the community and environment by establishing this as a natural area in the town plan.

Respectfully,  
Hans and Olesya Mueller

**From:** [Pat Van Abs](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed commercial development in Clearview at ford drive  
**Date:** Monday, June 3, 2024 2:33:14 PM

---

To whom it may concern

Please be advised that I am strongly opposed to the proposed development. This is a residential neighbourhood so there should not be large warehouses & large trucks allowed. It will cause huge traffic problems & 24 hour problems with the noise.

We already cope with the noise from the QEW, and have so many children in the neighborhood who will be affected

.

Please act on behalf of us & stop this development from happening.

Thank you for your attention to our concerns and let us know what you will do about it.

Patricia VanAbs

**From:** [Peter Raghubar](#)  
**To:** [Kate Cockburn](#); [Town Clerks](#); [Peter Raghubar](#); [Bibi Raghubar](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Monday, June 3, 2024 2:25:07 PM

---

I am making a strong vote of - NO! to Warehouses  
and - NO! to Heavy Truck Traffic

Regards  
Peter Raghubar.

**From:** [Rob D N](#)  
**To:** [Kate Cockburn: Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Monday, June 3, 2024 11:58:44 PM

---

Hi Ms. Cockburn and Town Clerk

I am a resident of the Clearview community that resides next to the proposed 2551 Sherwood Heights development site. I have read the Compatibility Study prepared by SLR in March 2022 and the Planning Justification Report prepared by GSP in April 2022.

I find both documents' interpretation of the Provincial Policy Statement (PPS) to be biased and skewed to their desired outcome.

The Compatibility Study notes section 1.2.6 of the PPS (2020). Section 1.2.6.1 notes that: *"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures."*

Policy Section 1.2.6.2, lists what conditions would dictate where avoidance is not possible:

- a) there is an identified need for the proposed use;*
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;*

I will not argue the "identified need" for industrial land as that is an economic argument that does not lend to this discussion of the land use.

What I will argue is that I don't believe alternative locations were explored or proposed. Between Ford and Bronte on both the north and south side of the QEW several large plots of land are available in industrial zoned areas. Between Ford Drive and Trafalgar on North Service road there are two prime locations. One just east of the LiUNA building at 1315 North Service Road and the corner of Eighth Line and North Service Road. Both these sites have the same easy access to major highways (QEW and 403) and far more amenities (restaurants on Iroquois Shores Road, Oakville Place). Actually a drive between Ford Drive and Bronte along North Service Road, Wyecroft Road and South Service Road has numerous open plots of land in this predominantly industrial zoned area.

**There is no need for industrial buildings or an office building on this site!**

The Community Design section of the Planning Justification Report quotes the PPS Section 1.1.1:

*Section 1.1.1 of the PPS seeks the establishment of "healthy, livable, and safe communities" through:*

- 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 affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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;*

*e) promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

*h) promoting development and land use patterns that conserve biodiversity*

The Planning Justification Report concludes that the concept design is an overall desirable built pattern. I don't know about you, but if I'm across the street enjoying myself with my family in Kingsford park, looking at industrial buildings and an office building does not seem appealing to me!

It also goes on to conclude that the concept design will accommodate a mix of employment and not impact public enjoyment and safe use of Kingsford Park. It fails to mention that further up the Sheridan Heights Drive there are Office Commercial and Business Commercial properties. It does note that north of the site is one of the largest employment nodes in Oakville in Bristol Circle and Winston Park Drive (Section 2.2 Surrounding Uses).

More employment is always good, **but not lacking in this area and therefore not justification for the proposed concept for this site.**

But I would like to make a proposal that is in line with all the above references to the PPS as well as the Ontario Planning Act's purpose of integrating matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Policy Statement and conform/not conflict with provincial plans.

What we need on this proposed site is more medium density residential properties!

The Provincial Government has been pledging to make land available for more housing. The 19,890 square meters that was going to be built on this site can accommodate quite a few homes that can help a lot of young couples and new Canadians raise their families in our community. This community already has a reputation for excellent schools and great parks! Adding new families to the community will strengthen the community and stimulate the local and surrounding businesses

Please consider amending the plans for this site to medium density residential.

Thank you!

Robert Di Natale

**From:** [Rodrigo Carmona](#)  
**To:** [Kate Cockburn](#); [Janet Haslett-Theall](#); [stephen.crawfordco@pc.ola.org](mailto:stephen.crawfordco@pc.ola.org)  
**Cc:** [Town Clerks](#)  
**Subject:** Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03  
**Date:** Monday, June 3, 2024 3:04:11 PM

---

As a long time neighbour and owner of \_\_\_\_ harewood court, Oakville I hereby oppose the project of transforming the Parkway to Business Employment.  
This project is not a benefit for the Oakville neighbours, on the contrary it will lower the quality of life and value of our properties as residential area.  
I found offensive the care given and special privileges to certain residential areas and at the same time the complete disregard for others.

Rodrigo Carmona

**From:** [Sanjaai Bhathiya Udukumbura](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed new development at Clearviewe area  
**Date:** Monday, June 3, 2024 10:44:23 PM

---

Hi,

I'm writing as a concerned citizen living in the clearview subdivision regarding the proposed truck park in the neighborhood. We live in this area and we love the serene and quietness of the surrounding. Unfortunately bringing in a truck park and associated commercial traffic in my mind will ruin the neighbourhood. Not to mentioned risk that will bring in the with the increased presence and movement of large commercial vehicles. At present its a very low traffic in the area and it's often seen kids riding bicycles and people jogging. With the proposed development, all of this will be impacted. Clearview is isolated from the rest of the Oakville area and we don't have links to Oakville trail network, proposal will further reduce the area's residents recreation space. All of this will eventually reduce the property values desired by no one.

We would kindly request to reconsider this plan and reschedule the development to a different location.

Thanks  
-Sanjaai

**From:** [selina](#)  
**To:** [Town Clerks](#)  
**Subject:** Objection to Proposal for 2551 Sherwood Heights Drive  
**Date:** Monday, June 3, 2024 4:53:01 PM

---

Hi,

I am writing to express my objection to the proposed Official Plan Amendment (File: OPA 1504.03) for 2551 Sherwood Heights Drive.

Changing the land use designation from Parkway Belt to Business Employment raises significant concerns regarding increased heavy truck traffic, environmental impact, and potential disruption to the local community.

This area is currently appreciated for its green space and low-density usage, contributing positively to residents' quality of life. Transitioning to a business employment zone could detract from this and lead to unintended consequences for local ecosystems and infrastructure.

I urge you to reconsider this amendment and conduct further studies to assess its full impact.

Sincerely,

Selina Tang



Stephanie Canario  
\_\_\_\_Chalfield Drive  
Oakville, ON  
L6J 6S2

June, 2, 2024

Re: 2551 Sherwood Heights Drive  
East District , Ward 3  
File: OPA 1504.03

Please reconsider the proposal for future development of Industrial Facilities on the above site, along with parking for 400 vehicles and heavy trucks.

The constant flow of tractor trailers, employee vehicles and service vehicles will increase noise, traffic density and pollution through our residential Sherwood Heights neighbourhood.

Our close proximity to two existing major Highways (the QEW and Highway 403) emit high concentrations of air pollutants and noise to our community, at present.

There are better and greener solutions to protect our environment, the community, the four schools in the area and our parks. Warehouses and traffic from heavy trucks contribute substantially to carbon emissions, broader environmental degradation and are a risk to public health.

Some alternatives for this land to be considered may be:

- allowing it to remain a buffer zone between heavy travelled roadways
- a recreational facility for Clearview
- low rise office buildings (which currently exist in this area)
- low rise housing

Thank you.

Sincerely,  
Stephanie Canario  
M Jorge Canario  
Residents of Sherwood Heights, Oakville

**From:** [tze.w.](#)  
**To:** [Town Clerks](#)  
**Subject:** Objection to Proposed Official Plan Amendment for 2551 Sherwood Heights Drive (OPA 1504)  
**Date:** Monday, June 3, 2024 5:30:22 PM

---

To whom it may concern,

I am writing to formally object to the proposed Official Plan Amendment (File: OPA 1504.03) for 2551 Sherwood Heights Drive.

Changing the land use to Business Employment for industrial purposes raises serious concerns. The proposed development will increase heavy truck traffic, leading to potential road safety issues and deterioration of infrastructure.

The proximity of industrial activities to residential areas could result in noise, air pollution, and decreased property values, adversely affecting community health and well-being.

I urge the Town of Oakville to reconsider this amendment and seek alternative solutions that align with the current zoning and community interests.

Sincerely,  
Tze Wang  
\_\_\_ gable dr

**From:** [Windelynn W](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sherwood Heights Drive  
**Date:** Monday, June 3, 2024 8:18:39 AM

---

Hi there,

I am writing to propose an alternate plan for 2551 Sherwood heights drive. I am a resident of Oakville and would like to pitch for a community center or expansion of garden in this area

Thank you

**From:** [zenaida bengco](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to 2551 Sherwood Heights Drive site Proposal from Parkway Belt land use designation to the Business Employment land  
**Date:** Monday, June 3, 2024 10:34:47 AM

---

**NO TO WAREHOUSE and NO TO HEAVY TRUCK TRAFFIC.**

**STOP** Proposal from Parkway Belt land use designation to the Business Employment land

From,

Concerned Clearview resident.  
Mrs. Bengco

**From:** [Carol Krebs](#)  
**To:** [Town Clerks](#)  
**Cc:** [Kate Cockburn](#)  
**Subject:** OPA 1504.03  
**Date:** Tuesday, June 4, 2024 4:41:25 PM

---

My family and I are against the above proposal. We have been part of the Clearview community for over 30 years and would like to see the above proposal terminated.

Carol Krebs  
\_\_\_\_ Sir David Drive

**From:** [Elena Oel](#)  
**To:** [Janet Haslett-Theall](#); [David Gittings](#); [Mayor Rob Burton](#)  
**Cc:** [Town Clerks](#); [info@ourclearview.org](mailto:info@ourclearview.org)  
**Subject:** Re: File: OPA 1504-03  
**Date:** Tuesday, June 4, 2024 11:17:32 PM

---

Evening Janet and Dave,

Thanks for speaking with me after the meeting this evening.

As I mentioned, I did not receive any communication/letter in the post from the province nor from Oakville's planning department, and more particularly not in the last two weeks.

If you don't mind, I'd like to request the newsletter that you sent out to residents regarding the changes in the development plan and of the upcoming meeting on June 10.

As was mentioned at the meeting tonight, I along with everyone else at the meeting had not received a notice other than a handmade flyer which was hand-delivered by Dave, a resident in our neighbourhood. Although the intention and the efforts were awesome the information was not official and was lacking in accuracy as we had learned tonight.

I believe that the communication piece is reason enough to defer this vote until residents have had time to be properly informed and to digest/act on the details that were made available tonight.

Attached is a photo of the sign on the corner of Kingsway and Ford Drive which is lying on the ground and not visible from the road. It is currently still showing outdated and partially inaccurate details. I am told there may be a similar sign which is buried behind overgrown shrubs, however I have not seen it myself even though it is in the route of my daily walks.

As a constituent in this neighbourhood, I am asking that you work hard to garner support from the other councillors before the meeting next week to defer this vote.

Again, I am hoping that our community greenspace will be respected and the safety of the children and pets in our neighbourhood will be gravely considered and in next week's meeting.

Regards,  
Elena Oel

Councillor Haslett:

I am vehemently opposed to the development being proposed on Sherwood Heights Drive.

Developing a 24/7 operation industrial site in a residential area was most definitely not the information that was released to the residents of this neighbourhood.

There are many and far better areas in Oakville which are already zoned for an industrial operation.

The residents were very underhandedly misinformed about this development. I, for one called the Town's Planning Department and after much probing was only given very little information of which that the development being proposed was for a commercial/business complex - this is far from what is being described in this proposal.

As councillor for our area I am asking you to act on behalf of residents of the Clearview area with the same vigor as you had with the opposition of the Amazon proposal on Maple Grove.

I would like my opposition to this development be put on record and would like to know what you will be doing to support the residents of Clearview.

Regards,

Elena Oel  
\_\_\_\_ Winterbourne Drive  
Oakville  
L6J 7B5

**From:** [Hana Darwish](#)  
**To:** [Town Clerks](#)  
**Subject:** Urgent Appeal to Reject Proposal for Heavy Vehicle Parking in Our Residential Area  
**Date:** Tuesday, June 4, 2024 7:47:16 PM

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I am writing on behalf of concerned residents of Clearview to express our strong opposition to the recent proposal to establish parking facilities for 400 vehicles, including heavy trucks, within our community.

If this proposal is allowed to proceed, it will significantly impair our daily lives and the environment. The following points outline our major concerns:

1. **Restricted Access**: The influx of heavy truck traffic will severely limit our access to homes, schools, parks, and other amenities, creating constant congestion and inconvenience for residents.
2. **Safety Hazards**: With four schools in the vicinity, the continuous flow of tractor trailers, company vehicles, and service vehicles poses a significant safety risk to children and pedestrians.
3. **Environmental Impact**: The increased pollution from these vehicles will degrade air quality, contributing to health issues and diminishing the quality of life in our neighborhood.
4. **Noise Pollution**: The presence of heavy trucks will increase noise levels, disrupting the peace and tranquility of our residential area.

We firmly believe that there are better and safer solutions to address parking and logistics needs without compromising the well-being of our community. Alternatives such as remote parking facilities or restricted truck routes should be considered to protect our environment and ensure the safety of our residents.

We urge you to take immediate action to halt this proposal and work with us to find viable solutions that do not jeopardise our community's health and safety.

Thank you for your attention and consideration.



**From:** [Lin Dong](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to warehouses and Heavy Truck Traffic  
**Date:** Tuesday, June 4, 2024 7:21:03 PM

---

To whom it may concern,  
The planned parking in Clearview, my neighborhood schools and parks and other amenities will be severely limited. I'd like to say NO to Warehouses and Heavy Truck Traffic.

--

Regards,  
Lin Dong

**From:** [ning li](#)  
**To:** [Town Clerks](#)  
**Subject:** NO to warehouses and Heavy Truck Traffic  
**Date:** Tuesday, June 4, 2024 7:18:40 PM

---

The planned parking in Clearview, my neighborhood schools and parks and other amenities will be severely limited. I'd like to say NO to Warehouses and Heavy Truck Traffic.

Thanks,  
Ning Don

**From:** [Peter Durham](#)  
**To:** [Town Clerks](#)  
**Subject:** 2551 Sherwood Heights devopement  
**Date:** Tuesday, June 4, 2024 2:44:59 PM

---

I am writing as a 24 year resident of the clearview area in question fir development. I am against development there as I understand it to be an environmental run off and green space for the area.

Peter Durham

**From:** [Shaun Weekes](#)  
**To:** [Town Clerks](#)  
**Cc:** [Juney](#)  
**Subject:** Regarding the parking lot development  
**Date:** Tuesday, June 4, 2024 11:58:54 PM

---

Hello Town of Oakville,

My family home has been owed by my mother for over 28 years now. We love Sherwood Heights and we truly believe that a parking area here will do more harm than good. This land would be better suited for a park or perhaps an additional garden or more areas for our communities children to develop extra curricular skills.

Another issue will be the effect this project has on our properties values. This area of Oakville is well established and it's located in a excellent school district.

I urge the city planners to reconsider allowing this project to move forward in it's current state. This community deserves a a better solution for the vacant land in question.

Thank you for your time and have a wonderful day.

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**From:** Shaun Weekes  
**Sent:** Tuesday, June 4, 2024 11:59 PM  
**To:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Cc:** Juney  
**Subject:** Regarding the parking lot development

Hello Town of Oakville,

My family home has been owed by my mother for over 28 years now. We love Sherwood Heights and we truly believe that a parking area here will do more harm than good. This land would be better suited for a park or perhaps an additional garden or more areas for our communities children to develop extra curricular skills.

Another issue will be the effect this project has on our properties values. This area of

Oakville is well established and it's located in a excellent school district.

I urge the city planners to reconsider allowing this project to move forward in it's current state. This community deserves a a better solution for the vacant land in question.

Thank you for your time and have a wonderful day.

**From:** Marc-Anthony Ronca \_\_\_\_\_  
**Sent:** Wednesday, June 5, 2024 3:23 PM  
**To:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Subject:** We OPPOSE the planned Sherwood Heights development

Kate,  
We oppose!!! the following:  
Official Plan Amendment  
2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive)

It's going to absolutely destroy our subdivision!!

-Marc and Sam

**From:** Daniel Oel  
**Sent:** Sunday, June 2, 2024 6:57 PM  
**To:** Janet Haslett-Theall <janet.haslett-theall@oakville.ca>  
**Subject:** File: OPA 1504-03

Councillor Haslett:

I am vehemently opposed to the development being proposed on Clearview Drive. Developing a 24/7 operation industrial site in a residential area was most definitely not the information that was released to the residents of this neighbourhood. There many and far better areas in Oakville which are already zoned for an industrial operation.

The residents were very underhandedly misinformed about this development. I, for one called the Town's Planning Department and after much probing was only given very little information of which that the development being proposed was for a commercial/business complex - this is far from what is being described in this proposal.

As councillor for our area I am asking you to act on behalf of residents of the Clearview area with the same vigor as you had with the opposition of the Amazon proposal on Maple Grove.

I would like my opposition to this development be put on record and would like to know what you will be doing to support the residents of Clearview.

Regards,

Daniel Oel

\_\_\_\_\_ Winterbourne Drive

Oakville

L6J 7B5



From: Graziano Miconi  
Sent: Tuesday, June 4, 2024 8:36 AM  
To: Kate Cockburn <kate.cockburn@oakville.ca>  
Subject: Infrastructure Ontario - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) - OPA 1504.03

Please keep the trucks and parking lots at ninth line. Makes no sense to have that type of activity in a residential area beside a parkland. Request to terminate this proposal or amend for light to similar commercial as others on Sherwood Heights  
Regards Graziano Miconi Resident of Clearview

**From:** [Rhonda Marjanovic](#)  
**To:** [Town Clerks](#)  
**Subject:** Monday June 10, 2024 Meeting 6:30 p.m. - Item 7.1 - Sherwood Heights/Kingsway  
**Date:** Wednesday, June 5, 2024 6:01:54 PM  
**Importance:** High

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Attention Town Clerk:

My family and I are residents of Clearview for 30 years and I'm very much against the new proposal to use the land at Sherwood Heights drive and Kingsway for industrial use. The original plans were to create an area for residents of the neighbourhood such as a community centre, trails, etc. It is very scary and disheartening to think that we will be exposed to more noise, emissions, traffic, etc., when we already have the ford plant (which runs 24/7) and the highway. The elevations of our homes are on a hill as such, and adding facilities such as this would substantially effect our quality of life, not for the good. The clearview area is a family hub, one with many children, schools, etc. Many residents in this neighbourhood have young families and some that have been here since the neighbourhood developed. An industrial build here would most definitely also lower our property values. No one wants to move into an area which runs substantial industrial businesses. The emissions that are put into the air will most definitely affect the health and welfare of the area residents.

There are other alternatives to this proposed plan and zoning. Using this land for office buildings, recreation/community centres, gardens, etc., would be a much more beneficial and a welcomed addition to the Clearview neighbourhood. Using one of these other alternatives would also further reinforce the climate change agenda.

We need to say no to an industrial build and look towards the future development of a better plan for the people of the Clearview neighbourhood.

Thank you,

Rhonda

**From:** [Kate Cockburn](#)  
**To:**  
**Cc:** [Town Clerks; Franca Piazza](#)  
**Subject:** RE: 2551 Sherwood Heights  
**Date:** Thursday, June 6, 2024 4:21:38 PM

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Hello Brian,  
Thank you for your email.

Perhaps I can provide some clarity on the proposal. There is currently no development proposed. The lands were previously owned by the Ministry of Transportation and were intended for infrastructure. The lands were no longer required and have been removed from the Parkway Belt West Plan. The Parkway Belt West Plan is a plan that protects lands for infrastructure and highways, it is not a parks plan or the Greenbelt Plan that protects lands from development. The application is to establish a vision for the property now that the Parkway Belt West Plan is no longer applicable to the property. A Zoning Amendment Application is required for any future development that would occur. I would encourage you to read through the staff report and view the Official Plan Amendment that is proposed for approval on June 10<sup>th</sup>, which can be found on our website [here](#).

In order to officially reserve your right of appeal in accordance with the provincial Planning Act, you must submit your comments to Council c/o the Town Clerk in the Clerk's Department 1225 Trafalgar Road, Oakville, Ontario L6H 0H3 or [townclerk@oakville.ca](mailto:townclerk@oakville.ca) before a decision is made by Council.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and can form part of the public record which may be released to the public.

If you wish to speak to Council directly on June 10<sup>th</sup>, please complete the [Delegation Request Form \(oakville.ca\)](#)

Please let me know if you have any further questions.

Thanks,

Kate.

**Kate Cockburn, (She/Her), MCIP, RPP**  
**Senior Planner**  
**Planning Services**  
Town of Oakville | 905-845-6601, ext. 3124 | [www.oakville.ca](http://www.oakville.ca)

**Vision: A vibrant and livable community for all**  
Please consider the environment before printing this email.  
<http://www.oakville.ca/privacy.html>

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

**From:** Brian Mounce <mouncebrian@gmail.com>  
**Sent:** Thursday, June 6, 2024 4:17 PM  
**To:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Subject:** 2551 Sherwood Heights

I am writing to express my concern regarding proposed rezoning of 2551 Sherwood Heights to permit development of warehousing operations. As with the proposed Oakville warehouse projects on Winston Churchill Drive, warehousing would be an entirely inappropriate use of lands in such close proximity to residences and parks. I am firmly against the rezoning and especially the warehouse proposal, based on the extreme negative impacts of traffic, noise, vibration and air quality.

D. Brian Mounce  
\_\_\_\_ Claremont Crescent  
Oakville

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D. Brian Mounce

**From:** [A. Khan](#)  
**To:** [Town Clerks](#)  
**Cc:** [Planning](#)  
**Subject:** My concerns on File OPA 1504.03  
**Date:** Friday, June 7, 2024 1:24:21 PM

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Town Clerk  
Town of Oakville

I am writing to express my deep concern and frustration regarding the town's plan to permit a 24/7 warehousing facility at 2551 Sherwood Heights (Planning File OPA 1504.03) , within the bounds of Clearview residential estate. As a long-term resident of this town, I have always valued the peace, safety, and community spirit that our neighborhood embodies. However, this new development threatens to disrupt our daily lives in numerous significant ways.

The primary issues stemming from the operation of this warehousing facility include:

1. **Increased Traffic:** The constant movement of large trucks and delivery vehicles has led to a marked increase in traffic on our local roads. This congestion not only causes delays but also heightens the risk of accidents.
2. **Noise Pollution:** The facility operates around the clock, resulting in continuous noise from loading and unloading activities, vehicle engines, and other industrial operations. This incessant noise is particularly disturbing during nighttime hours, depriving residents of much-needed rest.
3. **Air Pollution:** The exhaust fumes from the increased number of vehicles contribute to air pollution, adversely affecting the health and well-being of residents, especially children and the elderly.
4. **Safety Concerns:** The approach roads to the warehousing facility pass by several schools. The heavy traffic poses a significant danger to schoolchildren, who are at increased risk of traffic-related incidents.

I am not the only resident who has expressed these concerns to the town. Many of my neighbors share the same apprehensions and have voiced their opposition to the presence of this facility in such close proximity to our homes. We all believe that this development is detrimental to the quality of life in our neighborhood and poses significant risks to our community.

Given these serious concerns, I urge the town's planning committee to reconsider the zoning of the area currently allocated for the warehousing facility. I propose that the land be rezoned for non-industrial uses, which would be more compatible with our residential neighborhood. Potential alternatives could include:

- **Community Facilities:** Developing parks, community centers, or recreational facilities would greatly benefit the well-being of residents and foster a stronger

sense of community. This actually is my preferred recommendation as Clearview **lacks** a community center and this location would ideally serve Clearview and other parts eastern Oakville as well.

- **Residential Development:** Expanding housing options can help accommodate the growing population in our town and maintain the residential character of the area. Housing is a priority in the province and this should have been the first priority. If adjacency to QEW was a concern, then the building of condos right next to the Gardiner Expressway would have been an issue as well. I am not sure if this is a concern for the town or for the province. Anyhow, given the shortage in housing in Ontario, I am surprised that the town feels it a priority to build more warehouses so people can get their Amazon packages quicker.
- **Office Spaces:** Creating office spaces would generate employment opportunities without the drawbacks associated with heavy industrial activity.

I strongly believe that these alternatives would align better with the needs and character of our neighborhood while addressing the significant issues posed by the current warehousing facility.

I trust that the town's planning committee will take these concerns seriously and act in the best interest of our community.

Thank you for your attention to this urgent issue.

Sincerely,

Abid Khan  
\_\_\_\_ Kingsway Drive  
Clearview Oakville  
L6J 6R2

June 6<sup>th</sup>, 2024

Town Clerk  
at the Town of Oakville, Clerk Department  
1225 Trafalgar Road, Oakville, ON L6H0H3  
TownClerk@oakville.ca  
CC: Kate Cockburn, David Gittings, Janet Haslett-Theall

Attention: Town Clerk

Re: 2551 Sherwood Heights Drive, File: OPA 1504.03

I am writing to express my opposition to the Official Plan amendment of the above noted site for the following reasons:

- 1) The current zoning just northeast of 2551 Sherwood Heights Drive (on the other side of the street) is E1 – Office Employment. Clearview residents have lived in this environment for 25+ years and E1 has set the precedent for our community for things such as vehicular traffic, noise, pollution, etc..
- 2) The current proposal paves the way for a land designation of E2 with restrictions. My understanding is that the current iteration of the proposal is to make the lands more attractive to a buyer. The zoning proposed is not E1 (just as the other side of the street) but paves the way for an E2 (with restrictions) zoning to make the land more attractive to a proposed buyer or to increase its value. This is unacceptable. The value of the land or the attractiveness of the land to a developer should not be stoked with the established Clearview community paying the price through additional noise, traffic, or anything else that comes with the expanded zoning.
- 3) Any zoning more than E1 sets precedence for the rest of Sherwood Heights Drive to apply for the same zoning.
- 4) The value of the land is not known but speculated to be approximately \$30 million dollars. When you consider the Ontario Government's annual budget of \$214.5 billion dollars, the additional revenue from the sale of this land is a small percentage compared to the annual budget. The Clearview community should not have to compromise on the zoning to allow for a small one-time revenue increase. If the land is not attractive zoned as E1, then that is unfortunate but it does not mean the zoning should be expanded beyond E1 to facilitate its sale.

I appreciate the time and effort of all parties that have contributed to get to where we are today. There have been conversations (during meetings about the site) about possible uses for the land that would benefit the community. Some of those suggestions would not be allowed in an E1 zoning. I propose that instead of zoning the land E2 with restrictions, that the land be zoned E1 with exceptions to allow for business types that will benefit Clearview and Oakville but don't confirm to E1.

Best Regards,  
Steve Dickie  
Clearview Resident

I am writing on behalf of concerned residents of Clearview to express our strong opposition to the recent proposal to establish parking facilities for 400 vehicles, including heavy trucks, within our community.

If this proposal is allowed to proceed, it will significantly impair our daily lives and the environment. The following points outline our major concerns:

1. **Restricted Access**: The influx of heavy truck traffic will severely limit our access to homes, schools, parks, and other amenities, creating constant congestion and inconvenience for residents.
2. **Safety Hazards**: With four schools in the vicinity, the continuous flow of tractor trailers, company vehicles, and service vehicles poses a significant safety risk to children and pedestrians.
3. **Environmental Impact**: The increased pollution from these vehicles will degrade air quality, contributing to health issues and diminishing the quality of life in our neighborhood.
4. **Noise Pollution**: The presence of heavy trucks will increase noise levels, disrupting the peace and tranquility of our residential area.

We firmly believe that there are better and safer solutions to address parking and logistics needs without compromising the well-being of our community. Alternatives such as remote parking facilities or restricted truck routes should be considered to protect our environment and ensure the safety of our residents.

We urge you to take immediate action to halt this proposal and work with us to find viable solutions that do not jeopardise our community's health and safety.

Thank you for your attention and consideration.

Ibrahim Darwish  
Miriam Darwish  
Walid D.

Good afternoon,

We, as residents of Clearview community, are writing to express our collective opposition to the proposed parking area at 2551 Sherwood Heights Drive (OPA1504.03). Our stance is grounded in several compelling reasons that underscore the potential negative impact of this proposal on our community.

Firstly, the proposed parking area's proximity to Kingsford Gardens Parkette poses a significant safety concern, particularly for the children who frequent the park. Given the substantial foot traffic and recreational activities in the parkette, the presence of a large parking lot, coupled with the possibility of heavy trucks, heightens the risk of accidents and compromises the park's serene atmosphere.

Moreover, the proposed parking area's vicinity to the dog park and Kingsford Gardens, cherished recreational spots frequented by many elderly residents, raises additional safety apprehensions. The influx of traffic resulting from the parking area would pose hazards to pedestrians and diminish the quality of life for those who rely on these spaces for leisure and relaxation.

Furthermore, the implementation of this parking area is anticipated to exacerbate the already burdensome traffic conditions on Ford Drive. The current congestion, characterized by noise pollution and dust accumulation, would be exacerbated, detrimentally impacting the community's overall well-being.

Additionally, the proposed parking area's location adjacent to Kingsway Drive raises concerns about heightened traffic volume, especially during rush hours. This road is already heavily trafficked, often serving as a shortcut for commuters accessing the QEW. Introducing a new parking lot in the vicinity would only exacerbate this issue, further inconveniencing residents and commuters alike.

Lastly, the anticipated increase in traffic resulting from the parking area poses a significant threat to the environmental and public health of our community. The escalation of pollution levels would have adverse implications, particularly for the health and well-being of the children residing in the Clearview community.

In light of these compelling reasons, we urge you to reconsider the approval of the 2551 Sherwood Heights Drive parking area proposal. We believe that alternative solutions must be explored to address parking needs without compromising the safety, tranquility, and health of our community.

Thank you for your attention to our concerns.

Angela Wang  
Andrew Xu  
Long(Bryan) Lin & Lu(Stella) Zhao Family  
Ben's Family  
Ben Ding  
Dianyong Chen and Cheng Jia Family  
Darryle Jadaa  
Emma He  
Emma  
Jade and Chris Ma  
Jufang Liu  
Ling Li  
Robert Wang and Grace Miao

Sophie Lu  
Lucy Tang  
Vivian Li  
Wei Wu, Kerry Feng and Yue Feng  
Xiaocong Li and Jialuo Chen, Vipan  
Suman and Jai & Aveene  
Michael Ren  
Chuanhua Xie and Heng Yuan  
Hong Xie  
Joanne and Vincent Wei Family  
Venkata Yelamanchili  
Wenxin Ma, Jiajun Bao and Yue Wang

Ping Li  
Sophie Lu  
Vishal Bakshi  
Xu and Li Family  
Jufang Liu  
Sharmista Ghosh  
Yaya Chu and  
Shunde Mo



To Oakville Town Council,

The Town of Oakville has posted notice of an Official Plan Amendment application to redesignate the property located at 2551 Sherwood Heights Drive from Parkway Belt to Business Employment. The applicant ultimately seeks to zone the area for the purpose of selling the land for development.

As a resident of clearview community in Oakville, I would like Council to consider the following before redesignating the property 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,

Baoxu Liu and Family	Ying Zheng	May Wang
Cathy Chen	Chengwei Yu	Dai and Liu Family
Jade Ma	Michelle Looi and Family	Lily Wang, Tony Zhang, Darek Zhang
Limin Sun & Linlin Zhou	Shan Lu and Thao Cao	and Sarena Zhang
Ling Li	Ye Jiang	Ying He
Sophia Hou	Chuqiao Dai	Tania Wang
Shurong Zhi	Guangwei and Family	Guangcai Peng
Youhua Gao	Helen Xin	Julie Chu
Jining Xu	Lianguang Cheng	Chenghu Wang
Laura Lin	Lily Guo	Judy Xu