

This email is please to be submitted to the Above Council Meeting and replaces our pervious email dated June 3, 2024, as the said email was inappropriately directed towards a previous version of the proposal. [REDACTED]

This submission relates to Item 7.1 - Recommendation Report - Official Plan Amendment, Infrastructure Ontario - 2551 Sherwood Heights Drive, By-law 2024-091, File No. OPA 1504.03

Please be advised, that we, as concerned residents and taxpayers who reside within the impact area, are opposed to the proposed amendment as tabled in its current format. For the reasons outlined below, we request Council not to approve it at this time, and to reconsider their approach to this matter.

1. The proposal currently before Council contains language and definitions that are of concern, specifically:
 - A. The Business Employment with exception definition contained in the proposal is very broad and allows for an extremely wide range of activities. This definition as it applies in the proposed amendment, needs to be reworded to specifically exclude any industrial or other use which would contribute to increased traffic flow, large trucks, noise, vibration, pollution, or operation at night.
 - B. Appendix A, part 2, section 27.5.5.3. Item(i) Land use policy - specifies that no individual building size should exceed 7,000 sq metres. Any structure approaching this size would be huge and clearly unacceptable, as it would be aesthetically unattractive and obviously not represent a small operation. Furthermore, language used elsewhere in the document, indicates that use of the land would centre around small units, structures and contained operations.
2. The Community is currently surrounded on three sides by close proximity Industrial, business and commercial properties. The Ford plant is to the west and business employment and commercial properties in close proximity to the north and south. There are three hotels on Sherwood Heights Drive and a fourth one is being built. There are also vacant Business employment sites to the north of the subdivision. Adding further Business Employment, industrial, or commercial properties would place an unreasonable burden on the Clearview community and be out of step with a Livable Oakville vision.
3. With the widening of Ford Drive and the expansion and elevation of the QEW and the 403 interchange, there has been a substantial increase in traffic noise and residents in the vicinity are bombarded by road noise and the sound of trucks backing up at the Ford plant for 24 hours a day. In addition there are also high levels of vibration, dust and airborne pollutants and allergens in this area. Adding the potential for

further pollution of any form through the proposed development of 2551 Sherwood Heights Drive would be detrimental.

4. There are six schools in the community and two day cares. Kingsway Drive is the main artery into the subdivision and is busy. It is also being used as a shortcut by traffic travelling between areas to the east and west of Clearview. Kingsway also has cycle lanes which are regularly used. Any additional vehicle traffic on Kingsway will cause congestion to an already busy thoroughfare and to the intersections of Kingsway and Sherwood Heights Drive, as well as to Ford Drive and Kingsway.
5. The area in question is in close proximity to the dog park, community pollinator garden, allotment gardens, small rock garden and soccer fields which are all accessed from Sherwood Heights Drive. There is also a park, with a children's play area, basketball court and ball hockey area at the intersection of Kingsway and Sherwood Heights Drive. There is insufficient parking in the vicinity for the increased volume of motor vehicle traffic making use of these facilities, leading to the users parking on the shoulder of Kingsway and Sherwood Heights Drive. Pedestrians, including young children are forced to exit vehicles and cross the roadways (particularly Sherwood Heights Drive) to access the soccer fields and other facilities. Adding the potential for increased vehicle traffic in this area through the proposed development, will clearly be both dangerous and counterintuitive.
6. The proposed rezoning and development of 2551 Sherwood Heights Drive in its current format, is inappropriate for this location and out of step with the spirit of PPS policies, as well as Halton Land Use Compatibility Guidelines and Livable Oakville vision. In particular, the proposal in its current format will potentially result in:
 - Unreasonably high levels motor vehicle and potentially truck traffic
 - Traffic congestion and increased danger to vehicles entering and leaving the area and to pedestrians and children in the vicinity
 - Increased pollution and 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.
7. The residents of Clearview have a long history of having to fight for the rights of this community. Our total Clearview population swells the East Oakville ward 3 population and an indoor community and recreation facility on the land in question, incorporating meeting spaces, track and exercise facilities, as well as racket sports facilities, will be beneficial to the entire East Oakville community and provide employment. Additionally, a natural area, incorporating trees and open spaces would preserve the conservation intent originally outlined by the Province, enhance the appeal of the area, block noise and help to absorb pollution.

We appreciate your time and trust that this matter will receive the appropriate attention.

Please notify us in writing of all future meetings concerning the intended use and development of this property.

Richard and Elizabeth Elliott