

# Keep the Greenbelt

Clearview cannot handle the proposed industrial in space in such a small neighbourhood



# Clearview

As described in the Town of Oakville Official Plan 2006

## COMMUNITY, DISTRICT AND SPECIAL STUDY AREA PLANS

### CLEARVIEW COMMUNITY - FIGURE "K"

#### a) Background

The Clearview Community is bounded by the Q.E.W. East Industrial District on the north and south, by the Parkway Belt (Oakville-Mississauga Mini-Belt) on the west, and Winston Churchill Boulevard on the east.

This community is the smallest in Oakville, and is somewhat isolated from other residential areas in Oakville by the Parkway Belt. Nevertheless, the residential population of 6,000 is sufficient to support a reasonably full range of support facilities consisting of local schools, parks, and commercial facilities.

#### b) Commercial

Commercial facilities for this community shall consist of a Neighbourhood Commercial Centre, centrally located at the intersection of the local collector roads, and a service station site near the intersection of the South Sheridan Way and Winston Churchill Boulevard.

#### c) Residential

i) The Clearview Community shall consist of low and medium density residential areas.

ii) The Plan contemplates an ultimate population of 6,000 persons





# Industrial Buffer **NOT** Industrial Zone

## **COMMUNITY, DISTRICT AND SPECIAL STUDY AREA PLANS**

### f) Industrial Buffer

The Community is bounded on the north and south by industrial areas that are to be separated from the residential areas by substantial buffer zones. While these industrial areas are extensions of the Queen Elizabeth Way East Industrial District, they form necessary elements in the overall plan for the Clearview Community in that they buffer the residential areas from noise generated by the Q.E.W. on the north and the C.N.R. mainline on the south.

Where the residential area is adjacent to Ford Drive, the effects of noise generated by Ford Drive will be attenuated by the use of single loaded local streets adjacent to Ford Drive and grade separations between the residential lots and Ford Drive, as well as other techniques that may be feasible. Where residential lots flank Ford Drive, wider than usual lots will be created so that noise berming and fencing can be accommodated and appropriate landscaping can be established.





# Making Oakville Livable

## 3.2 Parkway Belt and Greenbelt

The **Parkway Belt** and the **Greenbelt** are areas within the Town where *development is limited* in accordance with Provincial policy. Lands in the **Parkway Belt** in Oakville are primarily designed to provide a linked system of open space and recreational facilities and to achieve other objectives including, but not limited to, the protection of infrastructure corridors, utilities, and an inter-urban transitway. Lands in the **Greenbelt** are part of a broad area of land that is permanently protected, primarily for the purpose of protecting the natural heritage and water resource systems within. Lands in the **Greenbelt** that are also within the **Parkway Belt** are only subject to **Greenbelt Plan** policies 3.2 Natural System and 3.3 Parkland, Open Space and Trails.

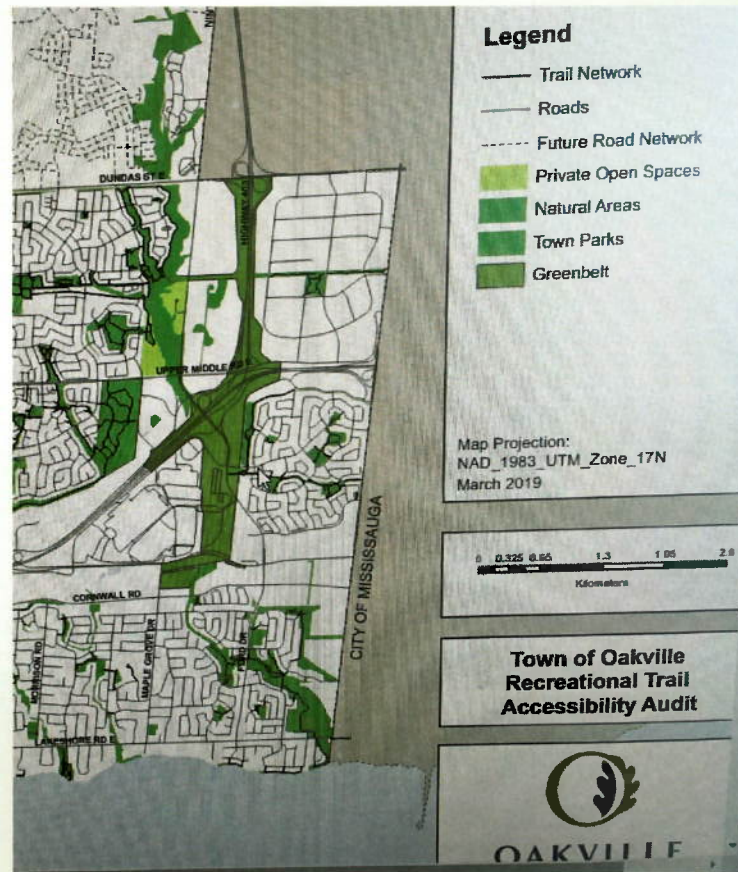
## 3.3 Greenbelt – Urban River Valleys

Greenbelt - Urban River Valley areas are part of the **Greenbelt** and assist in protecting key enhanced river valley corridors and recognizing their importance as connections between the rest of the **Greenbelt** and Lake Ontario.

## 3.4 Waterfront Open Space

Waterfront Open Space recognizes the Town's waterfront and its important contribution to environmental protection and the provision of recreational opportunities.

# Town of Oakville 2019 Recreational Trail Accessibility Audit





# Provincial Policy Statement & Town of Oakville 2009 Official Plan

The Oakville Official Plan 2009 and updated recently in 2021, just before the initial zoning application was made for 2551 Sherwood Heights Drive.

Infrastructure Ontario 2551 Sherwood Heights (formerly 50 Sherwood Heights Drive)

Description" Official Plan amendment to change the land use designation from Parkway Belt to Business Employment."

Oakville's Official Plan states Clearview is

"Provincial Policy Statement Appendix C- Application, Part 5 Policies

- 1.1.1 Healthy ~~liveable~~ and safe communities are sustained by:
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns."
- i.e. Park, ~~Playground~~ with basketball courts, dog park, bee pollination area, Community garden and Oakville soccer fields.

## 6.9 Built Form

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

Major Commercial Areas provide concentrations of commercial facilities serving a broader area within the region. These areas are located at the intersection of major arterial roads with proximity to highway access.

## 3.9 Residential Areas

Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town.

Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.

## 3.10 Cultural Heritage Resources

The Town has a long tradition of identifying and conserving cultural heritage resources, and is required to do so under Provincial Policy.

Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure and are shown on Schedule A1, Urban Structure. Other cultural heritage resources are important features of the Town but due to their size are not identifiable at the scale of the urban structure.

As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure.

# Distances to Sensitive Areas Residential and Greenspace



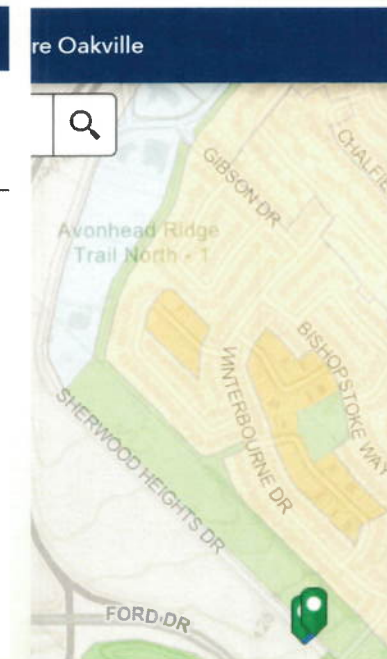
Measurement

Meters

Measurement Result

100.8 Meters

Clear



Measurement

Meters

Measurement Result

25.7 Meters

Clear



# This is what is at stake for our Community

## Sensitive Pollination Area





➤ **Community Vegetable Garden** – 7 Year Wait to Acquire a Plot





- **Popular Spot and Well Used by the Neighbourhood – Note the proximity of the street and Greenbelt in background**





## Soccer Fields



➤ Dog Park





**Park & Dog Park (just south east of proposed area's intersection)**





