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File Number: 2202

February 13, 2002

**DELIVERED**

Mayor Ann Mulvale and Members of Council  
Town of Oakville  
P.O. Box 310  
1225 Trafalgar Road  
Oakville, Ontario  
L6J 5A6

Dear Mayor Mulvale and Members of Council:

**Re: Submission of Clear the Air Coalition Inc., (“C.T.A.C.”)  
Official Plan Amendment No. 198 (“OPA 198”)**

We are the solicitors for C.T.A.C., an umbrella organization representing Residents Associations in the Town of Oakville. We are writing to you today to provide you with our preliminary comments on OPA 198.

While our client appreciates that North Oakville will eventually be subject to development, it is C.T.A.C.’s position that the form that this development eventually takes will have ever-lasting impact on the future of the Town of Oakville. It is our respectful submission that there is now before Council an opportunity to ensure that this newest part of the Town enjoys all the amenities and benefits that have made the existing parts to the south such fine examples of urban communities.

In our view, this opportunity will be lost by virtue of the flawed approach that is being advanced for the planning of North Oakville. In our respectful submission, rather than the adoption of OPA 198 being regarded as merely an initial step in the planning process, the final decision of Council with respect to OPA 198 should follow upon, and reflect the results of, all studies, policies and strategies currently available or contemplated.

**The process should not be rushed**

We are also concerned with the compressed timetable adopted by Council as a result of the landowners’ applications. This reaction was ill considered and unnecessary, and has frustrated the efforts of the residents and the Stakeholders Advisory Committee. To believe that Council will be able to fully and carefully consider the submissions made to it during the Public Meeting, and, on the very same evening, make a final decision on the amendment defies any true regard for public participation. Council should not let others force a truncated and restrictive process, with so much at stake.

### OPA 198 should create the Natural Heritage System

The lands included within OPA 198 are replete with many natural features, including the Trafalgar Moraine. OPA 198 fails to identify and protect these many natural features, instead leaving this most important land use planning exercise to a later stage, where a coordinated and systematic process will not be possible.

The failure to incorporate a natural heritage system into the amendment is further perplexing given the North Oakville Natural Heritage Inventory and Analysis study, commissioned by the Town.

We believe that the establishment of a natural heritage/open space system, including all major natural features identified and the east-west linkages, which maintains and enhances the existing natural environment can only be successfully introduced to North Oakville as an integral part of the amendment itself. To postpone the designation of these lands to some future stage in the planning process will compromise the responsible protection of the area's natural features, and fundamentally undermine the Town's ability to designate these lands for the benefit of all residents of the Town.

By designating the important natural features and open space / linkages in OPA 198, any landowner that objects to the designation will have an opportunity to challenge the proposed designation early in the process. This will provide a level playing field for all landowners at the very start of the process, and avoid unreasonable expectations. It will be a far fairer process if the environmental lands are designated at one time, in a comprehensive fashion, over the entire OPA 198 lands, rather than staggered over many years, in a piece-meal fashion.

We are also convinced that, for the proposed Environmental Strategic Plan to have any meaningful impact on the planning of North Oakville, it should be completed prior to the adoption of OPA 198. Similarly, the planned sub-watershed studies associated with the Trafalgar Moraine, and all watersheds east of the Sixteen Mile Creek, can only be of assistance in the identification and protection of natural features if they are available at the time of the adoption of the amendment.

In our respectful submission, there is simply no compelling reason why these important environmental policies, strategies and designations cannot be included in OPA 198. In fact, the experience of other municipalities suggests that proper planning dictates that these matters should be one of the earliest and most important priorities in any planning exercise. The Town must take notice that the opposition to this suggestion comes from the very development interests whose lands will be impacted by the establishment of a natural heritage system.

The C.T.A.C. is committed to working with the Town and the landowners to ensure that this newest neighbourhood will benefit from the same advantages and opportunities that we enjoy throughout the Town of Oakville.

Yours very truly,  
**ELSTONS**

Harold G. Elston  
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