

Town of Oakville  
 Lands North of Dundas  
 Meeting Transcript

Part V – July 12, 2001

<i>Mayor Ann Mulvale</i>	<p>Good evening, Ladies and Gentlemen. It is 7:30 and with everybody's concurrence I'll reconvene this Council Meeting, the ongoing Planning and Development Council Meeting dealing with the public hearing component of OPA 198.</p> <p>Mr. Clerk, do we have regrets for this evening?</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>We have regrets from Councillor Janice Wright and Councillor Kurt Franklin your Worship.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you. Any conflicts of interest to be declared at this time? Seeing not, we will move to Committee of the Whole if I might have a vote. Motion from Councillor Robinson. Seconded by Councillor Oliver. All in favor? We are now in Committee of the Whole and we will continue with the delegations where we concluded last week.</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>The first speaker is Michael Benke. And, followed by the next five speakers: Joanne Ringrose, Brian King, Michael Lansdown, Patrick Keenan and Rosemarie Green.</p>
<i>Mayor Ann Mulvale</i>	<p>Welcome Sir. And again, thank you for your patience. I know you've been at every meeting.</p>
<i>Michael Benke (Delegate)</i>	<p>I'm going to continue.</p> <p>Good evening, Mrs. Mayor, Council Members.</p> <p>Councillor Bird, I am one of those damn tree huggers, or NIMBYs, as you like to call us. But if I lived in East Oakville, where everything but the dandelion is protected from cutting, I would not be a damn tree hugger.</p> <p>Councillor Knoll, oh you're here. Great. Just in time. Councillor Knoll, you promised us a strong voice of support but in our hour of need, when we called you to join our neighborhood meeting, you did not even return our calls for several days. When you finally called us, it was at the last minute to convey your regrets. Thanks for your support, your strong voice of support.</p> <p>Good evening fellow residents. My name is Michael</p>

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	<p>Benke. I live at 64 Burnhamthorpe Road East. I have lived there since 1974 – almost 30 years. Thirty years. Not only do I hope to retire there, I also wish to die there. Thirty years. We have watched our neighborhood grow.</p> <p>The pride of living in such a beautiful neighborhood is evident in many of the well kept properties on Burnhamthorpe Road. With our own blood, sweat and tears, we planted many of the trees and plants on our property. We watched with pride and joy and admired their beauty as they matured. And you want to destroy all of this now?</p> <p>We observed ours and the neighbors' Oak trees growing into giants, beating mother nature's, mother nature's worst for at least 200 years. They have survived nature's hard times, but they will not be able to beat the bulldozers of the developers. Our giant Oak tree's circumference is 15 feet and the neighbor's is about 17 feet. We were unable to measure the height. After all, the Oak tree is a symbol of Oakville and do you want to destroy all this now? Our lives, our homes, our trees, our environment?</p> <p>I, and most of the other residents of Burnhamthorpe Road, strongly object to the proposed boundaries on the Official Plan for the future employment lands. Please consider the boundaries that we have outlined on the map attached to my letter. I also think that all of Burnhamthorpe Road should be placed into a special study area, as are some of the developers' lands.</p> <p>If our properties become employment lands, we will be forced out of our homes, as we will not be able to retain our land values. Can you Mrs. Mayor guarantee and assure us on behalf of the Town of Oakville that we will not be forced out of our homes? I'm wondering how many Councillors have seen this.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>If that's our mission and goals, they've all seen it Sir.</p>
<p><i>Michael Benke</i></p>	<p>Yes, okay. Um, I wasn't too sure.</p> <p>I ask you to remember and heed just three statements of that mission statement, if I can read them out: Number one, the corporate mission. To provide quality service</p>

	<p>valued by our community. If you vote to change the residential lands, residential lands to employment lands, and we are forced out of our homes, that is not quality service.</p> <p>Accountability. Taking personal responsibility for meeting the needs of others. If you vote to change the residential lands to employment lands, and we are forced out of our homes, that is not accountability.</p> <p>Trust and respect. Acting in good faith, understanding and appreciating differences. If you vote to change the residential lands to employment lands, and we are forced out of our homes, how can we trust and respect you.</p> <p>How can we trust and respect this Council and members of staff as we were told by Mr. Thun that in this process there will be winners and losers. I thought the Town's objective was to find a win-win solution to this process, not to create losers.</p> <p>I asked Mr. Thun for a timeline when construction would start. He was very vague and said just in four to seven years. However, in the Oakville Today paper, May 31<sup>st</sup>, Jody Sanderson stated that employment land can develop within two to four years. Who is right? Can anyone tell us when construction in our neighborhood will actually commence? Perhaps we should ask the developers. If Councillors and staff do not have the same answers, who are we to trust and respect?</p> <p>Now that we are talking planning, who of our planners or staff are responsible for development around the Third Line area just south of Dundas Street? Soccer fields with 32 high mast light posts in the middle of a residential development. Is this the kind of development that we can expect? What planning, what foresight. After all, just five minutes away from there we have planned soccer fields of Olympic proportions. Is this the kind of planning that we can expect or will it be, 'Oops, just another mistake.'</p> <p>Also in the Official Plan Amendment, it is intended to enhance the quality to provide and to promote the identity and vitality with due regard to the quality of life in</p>
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	<p>established neighborhoods. Wow. What a statement. What about our established neighborhood? The one that I have known for 30 years. It is not just a scattering of homes, as referred to in the OPA Amendment 198. Therefore I request that Burnhamthorpe Road be placed in a special study area.</p> <p>Mrs. Mayor and Council Members, I ask you. No, I plead with you. Leave our lands on the south and north of Burnhamthorpe Road zoned as residential lands. Consider changing the boundaries as we have outlined them on the attached map.</p> <p>In closing, I have just one question to all Members of Council. Have you forgotten for whom you are working for? You are working for us. Thank you very much.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you Sir. Are there any questions? (Applause). Uh – Ladies and Gentlemen, you did really well the last couple of nights. I’m going to ask you not to do that, if you would. Because there may be people who have conflicting views. I don’t know. I don’t know how all the delegations are going to speak, but we try to extend courtesy.</p> <p>Are there any questions? Councillor Tedd Smith.</p>
<i>Councillor Tedd Smith</i>	<p>Thank you. You referred several times to the residential status of the lands where you live. And it was my understanding that this was agricultural zoning. Is...</p>
<i>Michael Benke (Delegate)</i>	<p>Yes, it is agricultural.</p>
<i>Councillor Tedd Smith</i>	<p>Okay.</p>
<i>Michael Benke (Delegate)</i>	<p>But, I mean, we’re living there, so we’re calling it residential.</p>
<i>Councillor Tedd Smith</i>	<p>Oh, okay. But the Ontario Property Assessment Corporation is told that it’s residential, or industrial, or, pardon me, agricultural. And many of the assessments are actually based on agricultural. That will change. If it’s residential.</p>
<i>Michael Benke (Delegate)</i>	<p>Well, I think it’s already changed. My taxes went up \$1,000.00 this year for no difference, nothing at all.</p>
<i>Councillor Tedd Smith</i>	<p>How big is your lot?</p>

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<i>Michael Benke (Delegate)</i>	Two acres.
<i>Councillor Tedd Smith</i>	Two acres.
<i>Michael Benke (Delegate)</i>	Not even, sorry: 1.75.
<i>Councillor Tedd Smith</i>	Uh-huh. And if that's residential, it would be considerably more than that.
<i>Michael Benke (Delegate)</i>	Well, it's not going to stay agriculture, so...
<i>Councillor Tedd Smith</i>	Uh-huh. So, I was just wondering if you prefer residential or employment lands, though. If it's going to change, I just wonder what do you prefer, residential or employment?
<i>Michael Benke (Delegate)</i>	Oh, residential.
<i>Councillor Tedd Smith</i>	Like, 1.7 acres of residential land is worth over \$1 million probably.
<i>Michael Benke (Delegate)</i>	Yeah, give me \$1 million. You can have it. I'll give you my keys right now.
<i>Councillor Tedd Smith</i>	Thank you.
<i>Michael Benke (Delegate)</i>	You're welcome.
<i>Mayor Ann Mulvale</i>	Thank you Sir. Any further questions? Thank you very much.
<i>Michael Benke (Delegate)</i>	I'd like to give a copy of this and my wife's speech.
<i>Mayor Ann Mulvale</i>	Yes, we would like to have copies on file. So Kathy Patrick will come or Magda Kitteringham. The next speaker?
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Joanne Ringrose.
<i>Audience Member</i>	(Inaudible)... waiting for my neighbor to help me with...
<i>Mayor Ann Mulvale</i>	We can move to the next one, no problem. Thank you. We know that you're here so it's not... If you're not here, you go to the bottom of the list. You will not go to the bottom of the list. As soon as we have a break, we'll put you back in. Next speaker.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Brian King.
<i>Mayor Ann Mulvale</i>	Okay. Now, Mr. King isn't present. We'll move to the next one.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Michael Lansdown.
<i>Mayor Ann Mulvale</i>	Mr. Lansdown is definitely present.

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	Sorry Sir. Whenever you're ready.
<i>Michael Lansdown (Delegate)</i>	Thank you. Good evening your Worship, Members of Council, Members of Staff and fellow residents.  (Coughing) Excuse me I have to give up smoking.
<i>Mayor Ann Mulvale</i>	Well, I'm sure you don't. Could we give you some water? Give Mr. Lansdown some water please Mrs. Gough. No, we'll get you some water.
<i>Michael Lansdown (Delegate)</i>	Okay. My name is Mike Lansdown. I address you this evening on my own recognizance as a resident of Oakville.  Firstly, your Worship, please permit me to repeat for the record and for the benefit of my task force colleague Mr. Baker if he is here this evening, the statement – thank you very much Rob – the statement which I shared with Council at last Monday's Council Meeting.  I've enjoyed working with Mr. Baker on Councillor Sanderson's task force and I've developed a great respect for his intellect and the environmental significance for his properties on 16 Mile Creek.  However, as I said to Senator McCarthy's commission on un-American activities back in the '50s, I am not now nor have I ever been a card-carrying member of the Communist Party.  These meetings have been convened to deal with a recommended amendment to Oakville's Official Plan. I spoke on behalf of Oakville Green at an earlier session to recommend some very important functional corrections, which we strongly believe have to be made to the amendment proposal so that it will better meet the interests of the Town and of its residents.  Tonight I want to speak to what I consider a fundamental flaw which currently exists in the Official Plan itself, and which, if left uncorrected, will totally frustrate the implementation of OPA 198, which you are considering tonight.

	<p>I refer to the complete lack of goals and objectives and policies in the Official Plan as to how the Town will engage the residents and other stakeholders in the planning process.</p> <p>As a resident who has followed the planning process for North Oakville very closely since the Fall of 1999, I believe I am eminently qualified to speak authoritatively to this subject.</p> <p>More recently, as part of the Sub-Committee of the North Oakville Task Force, I have had the opportunity with Mrs. Gough and Mr. Baker and Mr. Gregoris to study the Official Plans and secondary plans for 12 other municipalities. These were municipalities, these are municipalities whom our planning professionals reckon are at the front of the pack.</p> <p>I believe our Official Plan should address how the residents of Oakville are involved in the planning process and the following examples of what is being done in other communities can serve as models. And these I have taken from the municipal official plans and secondary plans that the sub-committee, under the leadership of Councillor Sanderson, has been going through.</p> <p>In Whitby, the Town, quote, “promotes the active participation of the Town’s residents in the implementation of the policies of the plan,” close quotes, as well as providing the opportunities required by the Planning Act itself, which they take for granted as we do.</p> <p>Whitby, quote again, “actively seeks input and comments from the public in the review of planning matters as active participants in the decision-making process,” close quotes. Whitby has a public environmental advisory committee to oversee their environmental monitoring program, on which they report directly to Council.</p> <p>Waterloo has, and I quote, “policies intended to ensure continued citizen involvement in the planning process,” close quotes.</p>
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	<p>Ajax uses public workshops to front-end their secondary planning process - a series of three workshops for one secondary plan. The planning principles for a particular area are established in Ajax in the first public workshop and continue as a guide through the process and are then recorded in the Official Plan itself.</p> <p>Burlington use an even more extensive and inclusive public process in developing a secondary plan for their Orchard community.</p> <p>I wish to recommend, your Worship that the Town design and document a planning process in the Official Plan which will front end all the secondary planning process for the North Oakville special study area with a system of public workshops designed to include and encourage public involvement in the planning process.</p> <p>As I stated on Monday night, I believe the secondary planning process currently recommended for the West Oakville Trail special study area, that's what we all know as the Richview Golf Course, will run into exactly the same problems as those which have made the North Oakville such a hostile issue, as Steven Baker very correctly stated the other night. Let me remind you why.</p> <p>The only reason Oakville Green was ever formed was that a bunch of residents were totally dissatisfied when their input at the public information meetings for the Hemson Land Use Option Study were completely, and often rudely, ignored.</p> <p>For example, I brought up the question of affordability. I pointed out that the Town had been unable to repair my storm water drain because there was no money in the budget. You'll recall that Councillor Flynn, I'm sure. And so, I wondered whether we could afford to grow, as was being suggested in the Hemson plan.</p> <p>The Chair told me that I had no idea what I was talking about because firstly storm water drains were a Regional concern and furthermore the new growth had no affect on the budgets for the established areas.</p>
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	<p>When I argued the point, the man in the red track suit – a very expensive polar fleece that I'd bought from Mountain Equipment Co-op – I was ruled out of order. After I e-mailed the Chair subsequent to the meeting to point out her error, she did admit it with what I'm going to have to describe as poor grace.</p> <p>Why, we ask ourselves, if the Town doesn't want to act on any of the ideas, do they go to the huge expense of holding public information meetings?</p> <p>We were told repeatedly at those meetings that any attempt to stop growth or slow down growth would simply result in us being taken to the OMB as we were in 1978 and we would lose. And we heard the other night that perhaps this wasn't so. We haven't had confirmation of that, but maybe that was misinformation that had been fed all down the line.</p> <p>We, Oakville Green and others, made numerous presentations to all the Town meetings on the North Oakville issue. Our suggestions and recommendations were never acted on, and you essentially heard us repeating all the same recommendations again in these OPA hearings.</p> <p>And something that really rankles is the much higher attention and regard that is given to comments from the developer community. Relative to resident input, the developer stands on a high pedestal in the planning process.</p> <p>Let me give you a classic example in OPA 198, which is in front of you right now. Oakville Green has been underlining the importance of what we felt was the Trafalgar Moraine for at least a year, since we first learned of its location in the study area. Incidentally, when we first brought this matter up we were told by a member of staff that it wasn't even in the study area.</p> <p>We suggested that the Trafalgar Moraine be singled out for special study in the OPA because of the important function that LGL ascribes to it. We were told that that was completely unnecessary because it would be</p>
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	<p>automatically studied in the sub-watershed process as described in the Official Plan.</p> <p>And so we go to Appendix 2, Guidelines for Sub-Watershed Plans and we read in paragraph 20 that one of the functions of the sub-watershed study process is to, and I quote, “identify areas for groundwater recharge and appropriate development policies.”</p> <p>So indeed staff had a point. Our concerns about the Trafalgar Moraine and how it might act in recharging the creeks, the six creeks that flow out of it, and LGL’s concerns of how it, how paving over the top might affect that recharge, would be handled by our Official Plan and what is said in the sub-watershed process. Because we say right in here that we’re going to do that.</p> <p>So, that happened. So the next thing that happens is that along comes a developer, who, on the basis of one last-minute letter, suggests that the Buttonbush Swamp -- previously described, and I quote, “acquire and protect Category 2 wetland feature, key component of natural heritage system,” unquote. That’s from the LGL report, that was their description of the Buttonbush Swamp -- should be written into the OPA for special study because it was really more of a storm water detention pond.</p> <p>And bang on, based on that last one-minute letter, the developer gets exactly what he wants. The Buttonbush Swamp special study you will find in OPA 198.</p> <p>So, now let me read you what our Official Plan says about the sub-watershed process in regards to wetlands. Same Appendix, Guidelines for Sub-Watershed Plans. The last paragraph is paragraph 20. This paragraph is 21, it’s the next paragraph and it says, and I quote, “Identify areas and boundaries of wetlands and determine appropriate classifications.”</p> <p>So, does the – in one case when a resident suggests that a special study be conducted, we’re told the Official Plan will look after it and in another case when a developer, based on one letter right at the last minute, it was the end of June, the middle of June sometime, it gets written right</p>
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	<p>into the plan right away.</p> <p>I submit to you, Ladies and Gentlemen it is also covered by the Official Plan process - the sub-watershed process. How come the sub-watershed study is okay to satisfy the resident but not the developer?</p> <p>Well, frequently you're reminded that many developers have made some very significant contributions to the Town. I think of the Heritage Trail and the Dream House Lottery. I also previously worked for a very large Canadian corporation who is an equally far-sighted stakeholder in the communities where they have manufacturing plants and offices. It makes good exceptional business sense, folks, to be regarded as a good corporate citizen, especially if the public is directly involved in using your product.</p> <p>And I know the developer contributes to the development charge process. But those are one-time costs, whereas the resident pays continuously, every year, through something called property taxes. But the resident doesn't seem to be on an equal footing when it comes to the planning process.</p> <p>On another subject, your Worship, you and I have now come full cycle. When I first had the pleasure of meeting you in December of 1999, it was just after an ad hoc committee, led by my wife, had successfully convinced the RCGA, the Royal Canadian Golf Association, that putting their world-class facility into Bronte Creek Park, as suggested by our Council, wasn't such a good idea after all.</p> <p>I met with your Worship and then-Councillor Sparling to suggest that Oakville Council needed an environmental advisory committee. You told me that that would be a complete duplication because Oakville had direct access to the Region's Environmental and Ecological Advisory Committee, EEAC. Like the greenhorn that I was, I accepted that. Only to watch later, when the North Oakville critique by EEAC, the Region's EEAC professionals, was completely neutralized by the Region.</p> <p>Let me talk about the task force. This is the process which</p>
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	<p>Council offered to the public when they decided to call the question on the land option study without debate.</p> <p>One thing that came up was, we suggested that one of the rules that was put out was that we'd have work by majority vote. We suggested that perhaps consensus might be a better way to operate since we had eight staff members, two Councillors, two developers, one landowner and two members from Oakville Green. But the ruling was we operate by majority.</p> <p>The agendas were loaded. We asked for more frequent meetings. We never received them. Staff report to Council, staff provided a report to Council in the Spring of this year. It contained absolutely no reference to some substantial information on the benefits of the natural heritage system that had been provided to the task force by the two Oakville Green members. And I'm hoping if Mrs. McGee doesn't cover that during this session, I'm going to come back as a second, as a – what do you call it – as a secondary, second-class speaker, or secondary speaker.</p>
<p><b>Mayor Ann Mulvale</b></p>	<p>No Sir, it's second time speaker. Never second class.</p>
<p><b>Michael Lansdown (Delegate)</b></p>	<p>And inform people, because apparently, the information never got through to Council because the other evening when we referred to 13.5 per cent forest cover only remaining in Oakville, a representative from the developer community said yes, that we were very fortunate to have this because Brampton and Markham only have three or four per cent.</p> <p>Well, if this gentleman had checked with his client who was at the task force meeting, he would know why we need a much higher cover than that. And I'll cover that in more detail if Mrs. McGee doesn't.</p> <p>Another problem we've had is that we asked if we could bring in outside speakers, but no those had to receive prior approval by staff, they had to be vetted in order to be permitted in.</p> <p>I asked the Chair on May the 30<sup>th</sup> if she could, that we could establish what the stake is. In other words we know that LGL are recommending 540 hectares of land be</p>

	<p>preserved as environmentally significant. But a large portion of that we know is hazard land and wetland. Now a large, a significant portion of that is hazard land and wetland and that is looked after by the Provincial Policy Statement.</p> <p>So I asked if we could hear back from staff on what percentage we really had to focus on. That was May the 30<sup>th</sup>. I checked with Councillor Sanderson this week and we still don't have an answer on that. So perhaps that's one of the questions we could add to the list of questions, please?</p> <p>I asked the Chair June the 20<sup>th</sup> to check whether who LGL was actually working for back in October of last year because the task force received information from Mr. Brad Bricker at one of our meetings – I think it was October the 20<sup>th</sup> – and it was my belief at that point that Mr. Bricker was speaking as a consultant, that LGL, his employer was a consultant to the Town. But if Mr. Bricker, if LGL was not working for the Town at that point then I have very serious questions about the information that he provided to our committee. And we still – Councillor Sanderson has done her best to get that information but so far she tells me her telephone calls have not been returned from LGL, so we're not further ahead on that information.</p> <p>So, although I admit your Worship that urban planning is relatively new to me and I know that Mrs. Gough and Rob Thun and Ted Salisbury would be happy to confirm and affirm that, there's one area where I do have a little bit of expertise and that's in the documentation of business practices and quality management systems. And I can tell you that the credo of a well-documented management system goes as follows: Say what you do and do what you say.</p> <p>And I suggest that what we need to put in our Official Plan are some very well crafted descriptions on how we plan to involve the residents of this Town effectively and meaningfully in our planning process. Thank you for your time and attention.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you. Councillor Robinson, you have a question.</p>

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<i>Councillor Ralph Robinson</i>	I do. Thank you your Worship. Mr. Lansdown, I was interested when you told us that at some point some people had asked for an outside speaker to come in and it was declined. Could you tell me...
<i>Michael Lansdown (Delegate)</i>	No.
<i>Councillor Ralph Robinson</i>	Was that wrong? Tell me that again, anyway. Whatever.
<i>Michael Lansdown (Delegate)</i>	<p>Ah yes, the question that was put to the, when we were on the task force, is, it was suggested that we might, that the Oakville Green members might want to suggest an outside speaker. And we were told that – invite an outside speaker – and we were told that that would be appropriate as long as it was agreed to by the Town staff.</p> <p>So we had to go through a vetting process, in order to bring somebody in from outside if we wished to do so. And we felt that was a little rigorous for the kind of a task force we were trying to operate there, Councillor Robinson.</p>
<i>Councillor Ralph Robinson</i>	Well, did anybody explain to you why staff had the option and the privilege of vetting this? I don't quite understand.
<i>Michael Lansdown (Delegate)</i>	<p>No Sir. We were told that was the process that the Town uses in these, that was part of the public process. The same way, if we wanted to get something on the agenda, most of the committees that I've worked on, you can bring up something under new business. It's usually a new business thing at the end of the meeting, where you can bring up a, the Chair will ask, 'Are there any items of new business,' and one can bring up an item of new business.</p> <p>Well our task force, if you wished to discuss an item of new business, it had to be submitted in writing beforehand to staff so that it could be put on the agenda for the next meeting.</p>
<i>Councillor Ralph Robinson</i>	Now that is a procedure coming out of our various advisory committees and maybe that applied to your special committee as well, I'm not sure if that committee would follow the, would come under the...
<i>Mayor Ann Mulvale</i>	Councillor Robinson, just a moment. Can everybody hear

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	Councillor Robinson? At the back, can you hear?
<i>Councillor Ralph Robinson</i>	I'm not sure if that requirement would come under your special committee that Councillor Sanderson was chairing or not, but, I was disappointed to hear that staff had to vet a guest speaker before it could come forward to your committee. I didn't know that we would take that position.
<i>Michael Lansdown (Delegate)</i>	<p>We felt it was overly – the rules which we were trying to operate under were overly rigorous for the type of process we were trying to run, which the Mayor introduced as trying to achieve what she referred to as 'out of the box' thinking at our first meeting.</p> <p>Our feeling was the rigorous ground rules that were laid upon us kind of, didn't allow that 'out of the box' thinking to take place and tended to create what Mr. Steven Baker correctly referred to as a very hostile atmosphere in most of the meetings.</p>
<i>Councillor Ralph Robinson</i>	Okay, thanks for now.
<i>Mayor Ann Mulvale</i>	Any further questions? I'd just like to, if I might, Michael, clarify that when you were speaking of the Chair in most of those cases you were not speaking about me at all. I'm Chairing this meeting but I was not Chairing the meetings you were referencing.
<i>Michael Lansdown (Delegate)</i>	No, that's correct. It was...
<i>Mayor Ann Mulvale</i>	Thank you.
<i>Michael Lansdown (Delegate)</i>	To identify the person, if that is...
<i>Mayor Ann Mulvale</i>	No, no you don't need to do that. I just wanted to make it quite clear to the viewing audience that you were not speaking of my Chairing. Thank you.
<i>Michael Lansdown (Delegate)</i>	Imposing your Worship, I would like to present you with 336 letters from members of the public, some of, most of whom were unable to attend these meetings.
<i>Mayor Ann Mulvale</i>	Thank you very much. We'll pass them. If Mrs. Patrick could get them. They would be. Thank you. Or actually, Mrs. Kitteringham.

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<i>Phil Bouillon, Acting Clerk</i>	Our next delegation is Joanne Ringrose.
<i>Audience Member</i>	(Inaudible)
<i>Mayor Ann Mulvale</i>	Certainly we can do that. We'll call the next speaker. Whenever you're ready as a speaker finishes, we'll drop you in. The next speaker, Mr. Clerk.
<i>Phil Bouillon, Acting Clerk</i>	Next speaker is Patrick Keenan
<i>Mayor Ann Mulvale</i>	Next one.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker would be Rosemarie Green.
<i>Mayor Ann Mulvale</i>	Just keep going.
<i>Phil Bouillon, Acting Clerk</i>	Next delegation would be Mary Paul.
<i>Mayor Ann Mulvale</i>	I don't see Mary either. I don't think there is anybody in there. Just keep moving through. We'll either get this thing up and running, or we'll get a speaker.
<i>Phil Bouillon, Acting Clerk</i>	Next delegation would be Ron Bobker.
<i>Ron Bobker (Delegate)</i>	Well, uh...
<i>Mayor Ann Mulvale</i>	Good evening Sir.
<i>Ron Bobker (Delegate)</i>	<p>Good evening your Worship the Mayor, Members of Council and my fellow citizens of Oakville. I appreciate this opportunity to make my statement concerning OPA 198.</p> <p>Firstly, a little bit about my credentials to speak here. My wife and I and my family have lived in Oakville since 1975 and for much of that time our places of work have been in Oakville or Burlington so we are taxpayers and are living in the Town and the community. I have a business in Oakville. So not only do I pay property tax, I also pay business tax.</p> <p>Something about my background, I've been very interested in housing and I've served on the Board of Directors of two co-op housing units here in Oakville. One is the Trafalgar Co-op and the other one is the (Tretoka) Co-op.</p> <p>Today we live in the Bronte area of Marine Drive and before that we lived in, I believe it's called College Park, off Leighland Avenue.</p> <p>Oakville has grown a lot since we first moved here in 1975. I remember when Upper Middle Road was effectively the border of the built-up area and the land</p>



	<p>between Upper Middle and Dundas was mostly farmland.</p> <p>All this area has now been developed and it is the way that it's been developed that has given me cause for concern and I guess the reason why I've come here today.</p> <p>I have not read in great detail the Official Plan, the Amendment 198. I believe there are serious defects with it, as a lot of other people have expressed. However, I have seen the development that has taken place over the last 10 to 15 years, and what I've seen, I feel is scarcely adequate.</p> <p>The only one redeeming feature are the trails that have been put up around Lion's Valley Park and so on. I do a lot of running and hiking and so I know most of these and yes, that's very commendable.</p> <p>But the hinterland, if you like, of these trails is, is just a jungle. Big boxes scattered about higgledy-piggledy. You go into these and you could be anywhere. You don't know - there's no sense of where you are. You could be in Oakville, you could be in Mississauga, you could be in North York. You've got no sense of where it's at. It's all adequate, you might say. And that's probably where were at with the planning. It sort of meets the adequate level and there's no imagination.</p> <p>And, it doesn't have to be like this. The area where we live in right now, off Marine Drive, is mixed. It has townhouses, it has condominiums, single family houses. It's a fairly dense population. It's a very stable community there's very few houses for sale in the area. Yet the whole thing works. It's got an atmosphere. When you're there, you know where you are.</p> <p>And now, how this came about, I don't know. Was it planned? Or did it just happen? Whatever the reason, it works and I would like to suggest that this sort of pattern for the kind of development that your planning in 198.</p> <p>Now, there are lots of different examples of successful development that I've seen. I go to Vancouver quite frequently and I'm always amazed when I visit places like</p>
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	<p>Port Moody and Port Coquitlam, how there's much more imagination in the way residential areas anyway are put together.</p> <p>First of all, it seems to be the rule that garages are always in the back, that the housing units are put together in such a way that you drive around to park your car so you don't have that thing that strikes you right between the eyes. When you look at all the houses up north of Upper Middle is the garage.</p> <p>And if the fact is it takes a bit of imagination to do it, it's not impossible. I guess my concern, like a lot of other people here, is that no imagination is being applied to this. It's, the process is being pushed ahead and allowed to get by and hopefully, it'll, when all the dust settles, it won't be too bad. I suppose it won't be too bad. But is that good enough for what we have in Oakville? Is it good enough for what we can do as human beings living in Canada at the beginning at the 21<sup>st</sup> Century? I think not.</p> <p>There's a lot of opportunities here for housing and work and the environment to coincide and it takes a will to do it and it takes determination to stand up to people that have more money than a lot of us standing around here have. However, it's certainly possible.</p> <p>If you look around you today, go into the car park and look at the cars. All the cars today have far higher efficiencies, are much more durable and are much more environmentally acceptable than they would have been if someone hadn't stood up to the motor corporations and forced them to change their ways of doing things. And they did. And guess what? We got cars that are more acceptable today.</p> <p>Now, there are far too many cars because, unfortunately, our Town planners have not got into their heads that buildings and housing does not have to incorporate a car as a means of living. So driving onto the QEW between 4 to 7 o'clock in the evening is a horrendous experience and everyone avoids it if they can.</p> <p>Fortunately, I don't need to do it because I live in Bronte</p>
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	<p>and my office is in downtown Oakville. So unless there is a problem on the QEW and everyone decides to go on Lakeshore, I can usually be home in 10 minutes.</p> <p>And I guess the same applies to my situation regarding North Oakville. I mean, you might say why should I care. I've got what I need. But I guess, it's a shame. I pay my taxes and I'm really afraid that the way things are being engineered that the Town of Oakville will be whacked with hard development costs, like sewers and roads and utilities and the developers will kindly put up their few buildings and walk away with nice hot profits. Well, I don't want to see that and I want to see that my tax money goes as far as possible.</p> <p>And the planning process I think has another matter that should be heeded very seriously. I think Mr. Burton made the point in his very splendid presentation a couple of weeks ago. And that point I believe was – well I don't believe, it was – peer review.</p> <p>Obviously I'm not a Town Planner so I'm not going to tell anyone how to plan a town out, to put it out. But I know there are in their profession some very fine town planners and there are people who would have a very fine reputation.</p> <p>It's not beyond the means of this Town and this Council to fork out a few hundred thousand dollars to get some very fine Town Planners and have a look at this effort that's come up right now and have their input into what should be done. And then maybe we would get something that's going to be more imaginative. Together with the input from the citizens, as Mike Lansdown has proposed.</p> <p>So there are steps and there are efforts that can be made. And I feel that, you know, if I was sitting in your positions, I think I would be feeling I've got here an opportunity to do something that's going to be different and feel that maybe I should put myself out to try to make something a bit different and not just to do the sort of adequate job and then go away and say what could I do? You know, the staff had to do this and it was too difficult and anyway, you've got your house, you've got your road</p>
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	<p>and so if the taxes are a bit higher, well so what?          Everything's going up anyway.</p> <p>But, you know, I would feel, let's try to do something.          Let's try to make, we all like to feel that Oakville is          something special. Well, nothing could be special just by          good luck. It could only be made special by a lot of effort          and a lot of thought and a lot of planning.</p> <p>I guess there's lots more that I could say, but I guess that's          the gist of my message and hopefully, hopefully, it won't          be a waste of time. Thank you very much.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you Sir. One moment please. Are there any          questions of the delegation? Thank you very much Sir.</p> <p>Next – Joanne are you ready? Thank you.</p>
<p><i>Phil Bouillon, Acting Clerk</i></p>	<p>The next delegation is Joanne Ringrose.</p>
<p><i>Joanne Ringrose          (Delegate)</i></p>	<p>Your Worship and fellow Councillors, I'd like to begin by          thanking you very much for the opportunity that you're          giving the residents to have these extended meetings. And          I haven't had the benefit of listening to most of the          presentations and most of these deliberations, but the bit I          have seen I really do have the impression that you are          listening and that you want to hear people's ideas and that          you do want to hear their concerns. And I appreciate that.</p> <p>After all that commotion over my PowerPoint          presentation, I should mention that I had a crash course          last night from my teenage son on using PowerPoint. He's          a very good teacher, but his student was a bit challenging,          so if after the crash course everything comes crashing          down, please bear with me.</p> <p>The first part of my comments are dealing specifically          with OPA 198. And I won't be using the PowerPoint for          that. It's my understanding that OPA 198 in its current          form does not secure the natural features north of Dundas.</p> <p>I live near Joshua Creek and learned recently that while          Joshua Creek area used to be categorized as an          environmentally sensitive area, it's been de-listed due to          degradation of features, according to a Region of Halton</p>

	<p>study.</p> <p>I'd like to see an unconditional commitment to the preservation of all categories of environmentally significant land and appropriate linkages. It's my understanding that you can have a lot of different green spaces, but unless those green spaces are connected, they're not sustainable. And that's really key.</p> <p>I'm also concerned about the Trafalgar Moraine, which I'm told forms the headwaters of six of our creeks, including the creek in my area, Joshua Creek. I understand that the short and long term effects of developing over this significant feature are unclear and I'd like to see a study undertaken before development over this feature is considered. Otherwise, it may be impossible to undo the damage later on.</p> <p>I'd also like to see Oakville develop an environmental strategy that'll take us into the future. I've heard it suggested that an environmental co-ordinator, hired by the Town, could oversee the project and report directly to Council. I understand there are several cities that have, that could act as models, such as Waterloo, Ottawa, Sudbury and Hamilton, and I urge the Town to follow those models.</p> <p>Lastly, I understand that as a result of the 1978 OMB hearing, an order in Council provided that lands north of Dundas were re-designated as agriculture and that no Official Plan Amendment would be approved until 75 per cent of development had taken place in what was referred to as the urban envelope south of Dundas.</p> <p>Even if the Town's Legal Department is able to find a way around this concern, my question is why would the Town want to find a way around it? Why not create walkable neighborhoods and employ transit-oriented development planning in the area south of Dundas before resorting to the destruction of forests and agricultural land north of Dundas.</p> <p>I'm asking that when any development is considered, that it be transit-oriented development. Development that</p>
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	<p>results in walkable neighborhoods. Why? There are many reasons, but I'd ask you to consider only a few of them.</p> <p>I'm not sure if – testing, testing, is it working?</p> <p>According to information compiled by TransAction 2001, this is a joint effort, I don't know if any of you have seen this, this is a joint effort by Pollution Probe and by the Canadian Urban Transit Association and a couple of other groups. It's called TransAction 2001. And they, some of my information is taken from that report.</p> <p>They note that transportation sources are responsible for 59 per cent of the emissions of smog causing nitrogen oxygen – NOX - and 27 per cent of VOPs in Canada, in other words, they're often carcinogens. And of that 59 per cent, passenger transportation, cars, light trucks etc. make up 54 per cent of the total transportation greenhouse gas emissions, while transit accounts for less than one per cent.</p> <p>And note we can't blame the Ohio Valley. While Windsor, for example can attribute more than 90 per cent of its bad air to Detroit, we in the GTA are creating 80 per cent of our own smog. Someone said in the Toronto Star recently, "The GTA is breathing from its own tail pipe and can't really point fingers."</p> <p>In Ontario alone, there are more than 6 million cars and light trucks on the road, which result in nearly 35 million tones of CO2 each year.</p> <p>In case anyone wants a more graphic example of that, has anyone seen this before? This is prepared by Pollution Probe. It's kind of heavy for its size. And it represents the weight in pollution generated by one vehicle driven one kilometer. It's pretty graphic. And that's probably not an SUV. If it were an SUV it would probably be filled to the brim.</p> <p>Motorists generally receive a larger government subsidy than transit users. The Ontario Round Table on the transportation, which is this publication, Ontario and the Economy, found back in 1995 that using the most</p>
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	<p>conservative criteria, the subsidy to the average Ontario transit user was \$250 per year, while that for the average private user, private vehicle user, was about \$500. If you used less conservative and probably more realistic criteria, that figure has been said to be as high as about \$3,200 per year, per private vehicle user.</p> <p>And that was confirmed again by the TransAction 2000, which found that Ontario transit users fund about 75 per cent of their trip cost through the fare box, while motorists typically only pay 60 per cent of the real cost of private vehicle use.</p> <p>And so how does this all tie in with development? Generally, public policies that effectively subsidize sprawl should be avoided. So if we're subsidizing private vehicle usage by making it easy and comfortable to own many cars and drive many kilometers, then it's fine to continue with urban sprawl, because we're not immediately paying the cost of it.</p> <p>The most recent issue of National Geographic - it's really interesting. Did anyone see how National Geographic has a major article this month entitled, 'The American Dream: Urban Sprawl?' They note that the North American dream of life, liberty and the pursuit of a spacious single family home in the suburbs has been replaced by traffic jams, high taxes and pollution.</p> <p>There's a very interesting demonstration that's available on the Internet to anyone who's interested. It was prepared by Jim Beedgart of Tampa, Florida. It's called 'Packing Pavement.' And he talked about that the irritation of traffic jams makes most of us enthusiastic supporters of either wider roads or fewer people. In other words, we don't want north of Dundas developed because it's going to be more people, more congestion. We just don't want more people. But rarely do we think of a third alternative: Fewer cars.</p> <p>On a quiet Sunday morning, he says, you think to yourself that very few people are out. But what you mean is that their cars and trucks aren't crowding the roads. There are probably more people out in their yards and on sidewalks.</p>
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	<p>As the photograph on this page illustrates, what we call urban congestion is not too many people, but too many vehicles. Here you can see about 40 vehicles, perhaps a few more if you have good eyes, jamming Mary Street in downtown Tampa, where their drivers parked them on a recent Sunday morning. To put in pictures what it is surprising hard, a surprisingly hard concept to explain, their cars filled the entire block.</p> <p>Then, 40 people rearranged themselves as though they were riding on a bus. You see that ridiculously small group of people sitting together? If I had more time, I would have spent the \$20 or \$40 to get the original pictures because these are just off the Internet, so, I apologize the quality isn't the best. But, here 40 people rearranged themselves as though they're riding on the bus. Can you see the ridiculously small group of people? That's what a full bus looks like. Oh, I'm on the wrong one.</p> <p>This is the people in their cars. Here we have the people in the bus. So there are the people sitting in their cars. So each moved their car to a parking lot, returned with a chair to the exact spot where the car had been parked. You can see how far apart these people are, even though their cars are jammed as tightly as possible. So then they rearranged themselves to look as though they were riding the bus, and you can see how little space they take.</p> <p>Finally, they returned to the same street, walking and riding bicycles. Does the street look overcrowded? Not at all, it could easily accommodate many, many more.</p> <p>The vitality of a city comes from its pedestrians, not its cars. Cars consume enormous amounts of space and radically change the landscape. The highways and high speed feeder streets become unpleasant places to live because of the noise, dirt and the danger that increases along with traffic.</p> <p>I've heard it said that Council can't limit the development because they will lose at the OMB, but in light of what's been happening in some of these areas in the States, in</p>
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	<p>those cases, in some of the states, there have been court decisions which have said, 'You can't build this road until you improve the air quality.' There have actually been court decisions. This is recorded in the latest, or one of the recent editions of Scientific America.</p> <p>If you think that congestion isn't a big enough problem, this is a very interesting sight for any of you who haven't seen it: <a href="http://www.scorecard.org">www.scorecard.org</a> pollution watch.</p> <p>The irony isn't missed on me that I live in Ford town. We all live in Ford town. And Ford has been a really good corporate sponsor of many worthwhile things. They're a major employer, a really important employer and so I do know that. And I do note the fact, however, that we are addicted to private vehicle usage. And I've heard that there are studies that have shown that if 30 – 50 per cent of vehicle usage were switched to transit, you would in fact create more jobs. Maybe Ford could build us some buses and trains etc.</p> <p>For example, a recent study in the U.S. showed that for every \$10 million invested in transit capital, 314 jobs are created, businesses realize sales gains of \$30 million, the transportation system saves \$50 million in road costs and the overall benefit-to-cost ratio of the investment can be as high as 9:1.</p> <p>Rather than permitting development that will mean increased infrastructure, especially more roads, let's use a different type of infrastructure. Robert Liberty, who's an executive director of 1,000 Friends of Oregon, said, 'Let's use the soft gray infrastructure that lies between our ears.'</p> <p>So what can we do? What can the Mayor do? What can the Councillors do? What can we do? I'm going to suggest three things, I'm sure you can think of others.</p> <p>One is lobby your politicians. Lobby your federal, lobby your provincial politicians to put money into transit. I belong to a group, a local group, just a grassroots, very informal group. People belong to it from throughout Oakville and it's called Green Trans. And we've put</p>
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	<p>together a petition that asks the federal and provincial governments to do three things: Number one, prepare a (inaudible) of government policy on public transit that includes both policy and financial support. In other words, have a policy and show us some money.</p> <p>Second, establish policies requiring municipalities – so they don't have to worry about going and taken before the OMB – establish policies requiring municipalities and developers to adhere to transit support as land use planning principles.</p> <p>And thirdly, provide tax exemptions for employer-provided public transit passes. Today our tax laws say that if an individual has employer-paid free parking, that is not a taxable benefit. If the employer were to pay for free transit passes, that's a taxable benefit. So as a result, employers don't do it. They would do it if the tax law would change.</p> <p>They found, in some of the U.S. states, I understand that in the States that when they changed that law that transit ridership increased 25 per cent.</p> <p>So what can you do? Number one, you can lobby your politicians. Number two, you can use transit. You can car pool. You can walk. You can bike.</p> <p>How many people here were able to come tonight by transit? Oh, I guess I'm alone. How many people here have transit within walking distance? How many of you see the buses going by? Quite a few of you. I really am impressed with the work that Eric Pilon and these people at Oakville Transit do with the very limited budget that they have. My only question is why aren't we in those buses, more of us, more of the time.</p> <p>I have to admit, I made a special point of coming here by transit tonight. And last week, just to see how difficult it would be. And I was coming from Toronto so it wasn't very difficult. I took the train to Oakville Station and I took a bus here. It was just a lot easier than bringing the car. Whether or not I'm going to make it home tonight that way, I'm not sure. (Laughter). If I leave right away, I may</p>
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	<p>be able to do it before dark.</p> <p>So, I think it's partly thinking every time before you get into that car, think about that little canister. One kilometer. One kilometer.</p> <p>Thirdly, what can you do, you can get involved, as many of you are doing by being here tonight. If you're interested, I hope you can see our e-mail address. We have an e-mail address, we have a mailing address and we do have a telephone number if anyone is interested in joining our group. There's similar groups in – I haven't made a complete search, but I know Toronto has something called Rocket Riders. Recently I saw a really impressive web site from the Better Berry Transportation Network – bbtn.com, if you're interested. So these again are simply citizens getting together to see what can we do.</p> <p>I think there was a major – there have been a number of major concerns about what's been happening with air pollution. But even with environmentally more friendlier natural gas vehicles, we still got a lot of problems with congestion and, as we saw with the Ford plant, the Ford plant is the number one and the number two polluter in this community.</p> <p>Lastly, as the founder of, as a founder of 1,000 Friends of Oregon, and maybe we'll get 1,000 Friends of Oakville, I think it already has that, Tom McCaul has said, 'Heroes are not statues framed against a red sky. They are people who say this is my community and it's my responsibility to make it better.'</p> <p>By making walkable neighborhoods, whether it's south of Dundas or north of Dundas - hopefully it's south - make neighborhoods walkable and use transit or (inaudible) development.</p> <p>Thank you your Worship.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you very much. And appreciated you illustrating you walked your talk by taking transit here. Thank you. Councillor Elgar. And then Councillor Flynn.</p>

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<i>Councillor Allan Elgar</i>	Thank you. Joanne have you ever considered bringing forward a program for Oakville, like Leave Your Car At Home? I think other cities have done that. Have you ever thought of, it could be pretty exciting to see how people would get to work.
<i>Joanne Ringrose (Delegate)</i>	Yeah. I know there are movements called critical mass where people will come out on their bikes one day a month, but that's, that's a great idea. I mean, Oakville Transit, you can take transit to the Go Train. I know that's not as good as working in your community and those of us who are able to do so are going to do so as soon as we can. I know that's not as good, but if people could car pool, if they could take Oakville Transit to the station, but I know our group would be interested to hear more about what you mentioned, Allan.
<i>Mayor Ann Mulvale</i>	Councillor Flynn.
<i>Councillor Kevin Flynn</i>	Thank you your Worship. Three quick questions. One, you outlined some financial advantages to investing in transit. And I was quite impressed with them. I hadn't heard them before. Are they part of the presentation you'll be passing on to our staff, those figures, are they...?
<i>Joanne Ringrose (Delegate)</i>	Yeah, in fact it's in our petition and Councillor Tedd Smith was kind enough to post our petition on his web site and it includes a lot of the specifics that I gave here, but I will pass on the information that I have. And, as I say, a lot of that information is in this publication TransAction 2000, which is also on Pollution Probe's web site. But yes I will pass on my specific information.
<i>Councillor Kevin Flynn</i>	<p>Okay, I've got a feeling at the end of this process we'll have a lot of reading to do. I just wanted to make sure that those figures were in there somewhere.</p> <p>Earlier in the presentation, you talked about establishing some green way links, or some links between the areas of green space to be preserved. Have you come across information that would tell you just how big those links have to be to be viable?</p>
<i>Joanne Ringrose (Delegate)</i>	I must admit I'm not a steady reader of Scientific America, but I believe they had a – my husband reads it

	faithfully – and they did, they did have a study that I could pass on to you. This is in other areas of the world, where they found that, you know, they got these big, they had this big green space here, they had a big green space here and they don't understand why, in effect, they're islands and there's no linkage between them and it's just not sustainable for wildlife, for birds etc. can't survive. But I'll pass, I'll pass a piece of that article and maybe make similar information available.
<i>Councillor Kevin Flynn</i>	That would be great. The other point. For some of the newer members of Council, you were involved in an issue a few years ago where I think some people probably told you that you probably would not win or you couldn't change things. Could you outline exactly what happened in there, briefly, with your episode with St. Lawrence Cement? Was it St.? Yeah.
<i>Joanne Ringrose (Delegate)</i>	I was, I moved here in '94, but I know that a group of determined residents...
<i>Councillor Kevin Flynn</i>	Was it somebody else?
<i>Joanne Ringrose (Delegate)</i>	Was that just before '94? I think it might have been, around that time?
<i>Councillor Kevin Flynn</i>	Okay. Unless I've confused you with somebody else. I think maybe I have. I have. I'm sorry, you're right.
<i>Joanne Ringrose (Delegate)</i>	Tony Barks, for those of you who don't know, is an incredible person from Mississauga who worked with the people of Oakville to get together on at least two occasions. One was to get a, what they call a (bag house) on St. Lawrence Cement and another occasion to do some work with PetroCan and to get some concessions and some monitoring there.
<i>Councillor Kevin Flynn</i>	Okay. Then I have you confused with Julie. But it sounds like you took somebody on. You may as well tell us about it now. Was that Ford?
<i>Mayor Ann Mulvale</i>	Actually, it was the Ford Drive. When I think the first...
<i>Councillor Kevin Flynn</i>	Oh the Ford Drive.
<i>Joanne Ringrose (Delegate)</i>	...the Ford Drive. To me, Ford Drive was a very typical experience to what we're talking about tonight. You

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	know, just seeing the destruction of some natural habitat, seeing the destruction of trees, which have to clean the air. It really brought it home, no pun intended, the true cost of private vehicle dependence.
<b><i>Councillor Kevin Flynn</i></b>	Thank you.
<b><i>Mayor Ann Mulvale</i></b>	Councillor Tedd Smith.
<b><i>Councillor Tedd Smith</i></b>	Thank you your Worship. Did you get a chance to verify any of those numbers, the Pollution Probe numbers, specifically the Ford ones. I just wondered why there was, they were number one and two.
<b><i>Joanne Ringrose (Delegate)</i></b>	Yeah, that isn't the... I don't know if Pollution Probe is part of that. They might be. But if you look on the web site of the Sierra Legal Defence Fund, Canadian Environmental, CELA, Canadian Environmental Law Association, the number of groups, and it's, the information is quite technical, so, you have to first go in several levels. But, I'm assuming it's number one and number two because of the two smoke stacks.
<b><i>Councillor Tedd Smith</i></b>	Okay because I had an opportunity to ask one of the Ford environmental people about that. And he reminded me quite quickly, because apparently he had been involved with it, that every one of their vehicles leaves there with gasoline in the tank and that is perhaps what's contributing to the high numbers.
<b><i>Joanne Ringrose (Delegate)</i></b>	I would be interested in more information on that.
<b><i>Mayor Ann Mulvale</i></b>	Joanne I'd just like to say they're not smokestacks.
<b><i>Joanne Ringrose (Delegate)</i></b>	Pardon me?
<b><i>Mayor Ann Mulvale</i></b>	They're not smokestacks. No, no. There's a significant difference as to when they were installed. And we did work with Joshua Creek and some other groups.
<b><i>Joanne Ringrose (Delegate)</i></b>	I presume you're saying that they are to lessen the pollution in the immediate area.
<b><i>Mayor Ann Mulvale</i></b>	What they're doing is they're trying to help with, it's a disbursement model, but it was in response to people particularly in Joshua Creek, in terms of smoke odors and things of that nature. So they have very much, especially

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	<p>in the one that's got all the robotics, it's a sealed unit, but they vent those and it was trying, particularly on odors, so they're – I'm trying to think there's a term that they are. They're air quality towers, but they're not like a St. Lawrence Cement particulate matter burning, churning thing.</p>
<p><b>Joanne Ringrose</b> (Delegate)</p>	<p>(Inaudible) I'm sure the people had an opportunity to get involved but I heard from many neighbors that they didn't know those towers were coming and the light flashing into their bedroom is not welcome. But I suspect they are high tech and that they are helping us, making the best of a not great situation.</p>
<p><b>Mayor Ann Mulvale</b></p>	<p>Actually it was unfortunate if residents didn't know. This was very much an issue in the '94 election.</p>
<p><b>Joanne Ringrose</b> (Delegate)</p>	<p>The neighbors moved in right at that time.</p>
<p><b>Mayor Ann Mulvale</b></p>	<p>Well, it was – we involved Joshua Creek and Clearview and we also involved Iroquois Ridge Residents' Association. They met at Ford. We tried to explain. We asked them how they wanted to handle the public participation program.</p> <p>So I'm, I just wanted to clarify that. Otherwise, my... Thank you. Councillor Elgar. Sorry, did you finish Councillor Smith?</p>
<p><b>Councillor Tedd Smith</b></p>	<p>Yeah. Just, uh, I think is, I think there's also, you've got Pollution Probe. Is there another one, pollutionwatch.org you can go to. Where would you...?</p>
<p><b>Joanne Ringrose</b> (Delegate)</p>	<p>Yeah, so, it's scorecard. I saw the site pollutionwatch.com but I'm finding, you actually have to go back to the, you actually have to go, you have to put in scorecard. Or if you could use one of the search engines. Google.com, whatever. Type in pollutionwatch and it should come up. Or else, type in its full name.</p>
<p><b>Mayor Ann Mulvale</b></p>	<p>Thank you. Councillor Knoll has a question.</p>
<p><b>Councillor Jeff Knoll</b></p>	<p>Joanne, thank you for the presentation. During your discussions you talked about transit-oriented development. Could you touch a little bit on that? What constitutes a</p>

	<p>transit-oriented development, as opposed to a traditional development? What would you, what sort of enhancements would you see?</p>
<p><b><i>Joanne Ringrose (Delegate)</i></b></p>	<p>I've seen that term on the Internet, TOD, I don't know whether most or any of you have heard of that. And I'm not a planner, but I'm sure that there are planners in the audience and on the Town staff who could provide more information on that. I'm sure just a, you know, a search on the Internet could come up with quite a bit.</p> <p>So I'm not a planner, so...</p>
<p><b><i>Councillor Jeff Knoll</i></b></p>	<p>Just as a supplemental, though. Do you have any specific viewpoint, though - in terms of looking at Oakville now - what would you change in order to try to incorporate transit into our neighborhoods more than it is now? From a non-professional point of view, I guess.</p>
<p><b><i>Joanne Ringrose (Delegate)</i></b></p>	<p>I certainly have been many parts of Oakville. As I said, I think Oakville Transit is doing a terrific job.</p> <p>I remember when I first moved into the neighborhood, I was taking a bus and a neighbor said to me, "Oh, gee, it's too bad you're taking a bus because it would be cheaper to buy you a car than to have you taking a bus." Because the buses are empty and they're so expensive to run and I know that people have come before the Council saying, get the empty buses off the road. I'd rather see them come before Council and say get the people into the buses.</p> <p>And when you look at the subsidy figures, you're not doing poor people a favor by providing buses. They're doing you a favor, they're doing us a favor by letting us drive cars if they don't own one.</p>
<p><b><i>Mayor Ann Mulvale</i></b></p>	<p>Thank you. We hope you're going to come out at budget time and when we deal with our transit study, because I can tell you we actually cut back transit in the early '90s. It was directly resulting from people, and I have to say this, in Ward 3, your Ward, because they were complaining about buses.</p> <p>And I used to say to them, well, if you go to McDonald's</p>



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	<p>between breakfast and lunch, they'll be empty. But if you go to McDonald's at breakfast and lunch and at supper hour, they'll be full. And if you look at our transit cycles, we actually have a higher ridership than many other communities of our size.</p> <p>I agree with you, it's not good enough. And we're all working to try and do that. And the Provincial Government – that's why I am particularly delighted you're urging people to speak to the provincial and federal – we continue to lobby them to try and get some transit funding.</p> <p>We're the only, in the Greater Toronto Area, we're the only area that we can find anywhere in the G7 where transit is being totally pushed down to - Inter-regional transit, Go Transit, community linking transit is being funded on property taxes – so I thank you very much for that because it's important to get that message out. That, you know, we used to get 75 cents of every dollar of capital for our transit plea. Not anymore.</p> <p>And those vehicles are worth about \$400,000 if we want ease of entry level so that the aged and people with strollers and things can have easy access to them.</p>
<p><b><i>Joanne Ringrose (Delegate)</i></b></p>	<p>And if we had the money, we could get cleaner buses. I know a lot of the older buses are not clean at all.</p> <p>Just thank you your Worship, there was, I just wanted to mention one thing. In our petition, it points out that in the year 2001 in the U.S. the Transportation Appropriation Bill in the U.S. provided, had provided \$6.3 billion in funding for public transportation. That figure blew me away. And what are we doing?</p>
<p><b><i>Mayor Ann Mulvale</i></b></p>	<p>You're quite – they've had huge initiatives in the last 10 years and you're quite right and it is really very concerning to us all. Thank you. Any further questions. No? Thank you very much. Next delegation.</p>
<p><b><i>Phil Bouillon, Acting Clerk</i></b></p>	<p>The next delegation is Hank Rodenburg.</p>
<p><b><i>Mayor Ann Mulvale</i></b></p>	<p>Sir, please proceed when you're ready. Thank you.</p>
<p><b><i>Hank Rodenburg</i></b></p>	<p>Your Worship, Members of Council, members of staff,</p>

<p><i>(Delegate)</i></p>	<p>residents of Oakville, my name is Hank Rodenburg. I have lived in Canada and in Oakville since 1987 and I'm speaking as a resident.</p> <p>Many speakers have expressed their concerns regarding OPA 198 and the need for change much more eloquently than I can. So I will be very brief and make just two short comments.</p> <p>The first one relates to traffic gridlock. I was born in Holland, a country with more than 16 million people in an area slightly smaller than Lake Ontario. The Dutch community knows what it means to live in a high-density environment.</p> <p>I would like to show you one picture that I took about a year ago outside one of the train stations in one of the cities in Holland. Not very sharp, but you can see it. If these people had come with cars, you can just about imagine it couldn't have happened. I'm not suggesting that we try to change the parking lot outside to a Go Station tomorrow, but it does show a different perspective.</p> <p>I was born in the city of (Hilfersom), an old city by North American standards, but in Holland any city that is less than 400 years old is a new city. Traffic downtown became so congested that something had to be done.</p> <p>So the city took action. It removed many parking spaces from the core area and converted most of the streets into one-way streets with bicycle lanes on both sides of the street. Outside the center, small traffic circles were constructed, I would think you call them roundabouts, at road crossings and traffic lights were removed. Not only did the traffic flow improve, it saved on electricity and maintenance of lights and it reduced pollution caused by cars idling.</p> <p>When I speak to my friends and relatives in Holland about development in the Town of Oakville, their response is, 'You mean to tell me you're starting from scratch rather than rebuilding? How lucky you are.' And they are right.</p> <p>We have the incredible opportunity to do it right the first</p>
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	<p>time. So let us make sure that we take plenty of time to formulate our policies and set clear objectives in OPA 198.</p> <p>And that when we do ‘out of the box’ thinking, as the Mayor suggested, that we do not remain standing right next to the box, but look around in the world beyond North America for best practices. Creative solutions to many of our problems have been found somewhere. We have to look for them and adopt them to our particular environment.</p> <p>My second comment relates to the natural heritage system/green space. Protecting the natural heritage system is a necessity, not an option. But we started from the wrong premise. Excessive focusing and debate on the need to protect Category 3, 4 and 5, in my opinion, clouds the real issue.</p> <p>What if there had been only five per cent of environmentally significant woodlands in the area, instead of 16 per cent? Would you be sitting here and saying, ‘Great. That means we can pave the other 95 per cent of the land.’</p> <p>Our starting point should be one-third, one-third, one-third. One-third green space, one-third residential, one-third commercial. A balanced approach to urban development. Once we commit to preserving one third of the land for open space for any type of development, we can look at the area north of Dundas realizing how lucky we are that 50 per cent of this green space to be preserved already consists of beautiful woodlands.</p> <p>We don’t have to spend any money on tree planting or naturalization, it’s already there. Now all we have to do is to worry about how to plan the other half of that green space.</p> <p>In conclusion, your Worship and Councillors, I would like you to visualize for a moment your son or daughter sitting in your chair some 25 to 30 years from now, having to defend the actions which you are taking now. And if you do, you will realize that OPA 198, as currently written,</p>
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	falls far short of your needed vision and needs to be sent back to the drawing board. Thank you.
<i>Mayor Ann Mulvale</i>	Thank you Sir. Any questions of the delegation? Thank you. The next delegation.
<i>Phil Bouillon, Acting Clerk</i>	The next delegation is Joe Marangi.
<i>Mayor Ann Mulvale</i>	Next one, Mr. Clerk.
<i>Phil Bouillon, Acting Clerk</i>	The next delegation is Rod Murray.
<i>Mayor Ann Mulvale</i>	Keep, keep call – Sorry are you Mr. Murray? Maybe you could call out the next couple. The ones following Mr. Murray will be?
<i>Phil Bouillon, Acting Clerk</i>	The ones following Mr. Murray will be Nick Hutchinson, Cathy and Sid Dick, Edith Cunningham and Dr. Christopher Farrow.
<i>Rod Murray (Delegate)</i>	<p>Mayor and Members of Council and citizens of Oakville, thank you for this opportunity to address the elected Council concerning OPA 198.</p> <p>My name is Rod Murray. I live in Ward 5, same neighborhood as you your Worship. I've lived there for the past 12 years. My wife grew up in this neighborhood and we've been very fortunate to be able to raise our family in such a fine community.</p> <p>I have a unique understanding of Oakville's natural heritage. I have over the past few years volunteered my time to a number of scientific researchers.</p> <p>First, I collected field data for Dr. Karen Oberhauser, of the University of Minnesota on the density of Monarch Butterfly larvae in Bronte Creek Provincial Park.</p> <p>Second, I have monitored the annual migration of Monarch Butterflies for the past six seasons for Doctor Orly Taylor, Doctor Orly Taylor's Monarch Watch at the University of Kansas.</p> <p>Presently I am an atlaser for the Second Breeding Bird Atlas of Ontario, based out of the University of Guelph, which is being conducted by the Canadian Wildlife Service, Bird Studies Canada, the Ministry of Natural</p>

	<p>Resources, the Federation of Ontario Naturalists and the Ontario Field Ornithologists.</p> <p>There's no doubt I have a particular perspective on environmental issues. But I want to assure you of my credibility. I'm a middle school science teacher, who's earned some important recognition for my approach to science teaching.</p> <p>I was the first Canadian teacher to be invited to the U.S. National Weather Service's training center in Kansas City, Missouri to participate with a large group of American teachers in the American Meteorological Society's program to implement the study of weather and climate in mathematics, science and geography.</p> <p>I was invited to Hamelin University's Center for Global Environmental Education at St. Paul, Minnesota, to speak to teachers about the use of a unique learning environment called Journey North, in which students collaborate with scientists in the study of migration events and phenology via the Internet. Phenology is defined as a branch of science dealing with the relationships between climate and periodic biological phenomenon.</p> <p>I have been a Canadian Wildlife Federation 'Focus on Forest' workshop leader and have recently been consulted by the City of Mississauga's urban forestry department on the development of their urban forests educational video.</p> <p>And most recently my classroom was visited by the Prime Minister of Canada, who came to see how the Internet was being used and to watch a program to demonstrate Canada's leading use of computer technology in education.</p> <p>But I digress. Back to the Breeding Bird Atlas of Ontario. The Breeding Bird Atlas of Ontario is a five year project intended to quantify and map the distribution of all bird species in Ontario. Atlasers are assigned a 10 kilometer by 10 kilometer square and by observation, using scientific methods and Global Positioning Satellite receivers, we collect data on birds and their distribution.</p>
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	<p>My square, my 10-kilometer square, is centered on Upper Middle Road and Highway #25. It does not include areas north of #5.</p> <p>However, four weeks ago a rather rare bird was observed in my square. Over the past few weeks I have been able to determine that this bird is breeding and will fledge its young in the next little while.</p> <p>The bird is listed as threatened by the Committee on the Status of Endangered Wildlife in Canada. The reason that this species is able to breed right here in Oakville is because a large tract of unique habitat, namely mature forest, was preserved as a Provincial Park. The species is threatened due to the loss of unique habitats; large mature trees with thick understory and a small clearance. And the bird is called the Hooded Warbler.</p> <p>And I'm going to tell you a simple story, one that we've all heard but paid little attention to. The meaning of the story is often lost on those whose interests are influenced by dollar signs rather than nature's signs.</p> <p>Miners in bygone days always took birds in cages down in the mines as indicators of the noxious gases in the mine. When the bird died, it was time to stop what you were doing and get out otherwise the miners themselves would have perished.</p> <p>Birds are the indicators of how badly humans have destroyed natural habitats. Many birds are in decline. The Hooded Warbler, on the other hand, may be on the way to being down-listed. And could be showing signs of a recovery. The Breeding Bird Atlas of Ontario, when completed five years from now, will document this and also show how much damage we have done to habitats since the previous edition was completed in 1985.</p> <p>Development north of #5 must plan for the production of every available wild space. Last Saturday I learned of another possible breeding site of the Hooded Warbler north of Highway #5. There may be more. Properly plan development north of #5 to protect these areas.</p>
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	<p>Members of Council, you have an important decision to make. You must ensure the natural heritage system's planned and enhanced. I urge you to entrench a natural heritage system as proposed by Oakville Green in the plan amendment.</p> <p>My request is not blind opposition to progress. But rather opposition to blind progress. I know that other people have left quotes at the end of their presentations, so I want to leave you one, which is actually a question. It was penned over 2,000 years ago.</p> <p>A writer of the Old Testament wrote, "When you besiege a city for a long time, making war against it in order to take it, you shall not destroy its trees by wielding an axe against them. For you may eat of them. But you shall not cut them down. Are the trees in the field men that they should be besieged by you?"</p> <p>Thank you.</p>
<b>Mayor Ann Mulvale</b>	Thank you Sir. Any questions of the delegation. Good luck with your atlas.
<b>Rod Murray (Delegate)</b>	Thank you.
<b>Mayor Ann Mulvale</b>	Next delegation.
<b>Phil Bouillon, Acting Clerk</b>	The next delegation is Nick Hutchison.
<b>Mayor Ann Mulvale</b>	Try again.
<b>Phil Bouillon, Acting Clerk</b>	Cathy and Sid Dick.
<b>Mayor Ann Mulvale</b>	Next one.
<b>Phil Bouillon, Acting Clerk</b>	Edith Cunningham.
<b>Mayor Ann Mulvale</b>	I know that Dr. Farrow is here.
<b>Phil Bouillon, Acting Clerk</b>	Dr. Christopher Farrow.
<b>Mayor Ann Mulvale</b>	As Chris comes forward, if you'd call out the next few speakers so they can prepare themselves.
<b>Phil Bouillon, Acting Clerk</b>	Followed by Shirley Baylis, Teresa Maguire-Garber, Roger Humphries and Tom Scott.
<b>Mayor Ann Mulvale</b>	Whenever you're ready, Chris.
<b>Dr. Christopher Farrow (Delegate)</b>	Your Worship, Councillors, Town Staff and Oakville residents, my name is Chris Farrow. I'm a semi-retired engineer and have been a resident of Oakville for 14

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	<p>years. I spoke to Council last year on the strategic land use study.</p> <p>I believe we are on a roll with the great news that the Ontario Realty Corporation will retain 300 acres of open space; the Supreme Court’s decision in favor of the Town of Hudson’s bylaw on use of insect, pesticides; the Ontario Superior Court’s favorable decision on Oakville’s billboard bylaw; and that the GTSB is studying how to protect farmland from urban sprawl. And I hope Oakville and Halton are participating in that.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>I serve on that committee. It’s the Countryside Committee, Chris.</p>
<p><i>Dr. Christopher Farrow (Delegate)</i></p>	<p>I hope all these successes will give Council the will to keep up the momentum to have a vision to make North Oakville a great place to live, work and play.</p> <p>I will make the case for postponing the adoption of OPA 198 until September 2002. This will allow an extra year for the Planning Department to complete the studies that Oakville residents have requested, suggested, and to improve the amendment to make it much more defensible against the OMB hearings.</p> <p>I’ve got 10 points, which I’ll cover. I think this is the right one. Oh, these are the 10 points.</p> <p>Growth, urban sprawl and vision for Oakville in the 21<sup>st</sup> Century. I’m not against growth, but I’m opposed to urban sprawl. Last year Hemson Study Manager Mr. Simpson stated that the land use plan was not sprawl because it was planned.</p> <p>However, in the version of OPA 198 which is before you I cannot find any evidence that the growth is well-planned. There is no vision statement to show what Oakville will be like as a place to live, work and play in the first half of the 21<sup>st</sup> Century. I find that the draft is a re-statement of planning paradigms of auto-dependent residential areas and highway-visible big box employment areas. These paradigms are already shown to be outdated.</p>



	<p>Let us try to avoid the, 'Oops, we didn't intend that to happen,' that we have seen with the big box retail stores planted in the supposedly live/work/play uptown core. Home Depot to go at Trafalgar Village instead of the development that we looked at in the midtown core study, which was to support mass, the mass transit node and to provide a gateway to Oakville.</p> <p>The proposed expansion of Oakville Place in a cramped site at a congested highway intersection and abutting an established residential area. And the poor folks in that area are soon to be, have their homes demolished by the MTO's QEW widening.</p> <p>The next point is consideration of residents' concerns. On three evenings last August Councillor Flynn asked the consultant and Town staff to cite one example of responding to public concerns that could be found in Hemson's report.</p> <p>At the time of asking, first time, no response. On the second evening, there was some mutterings. On the third evening, Mr. Simpson had finally thought of two issues that had been added as a result of public input. These were: the streamline travel demand analysis, which is in Appendix 4 of his report; and the preservation of major environmental features, which is hidden away on Page 9 of the report.</p> <p>Mr. Simpson stated that these were not included in the original scope of the study. Was it the Town Staff or was it the steering committee who caused these vital issues to be excluded from the scope?</p> <p>It seems to me that preservation of natural heritage and wildlife traffic studies and consideration of the topography, geology and hydrology should be Planning 101 topics that should be included in all land use studies.</p> <p>It had taken four public information meetings and three Community Resource Group meetings to get these issues included in the report.</p> <p>However, on Page 7 of the final draft report, this was</p>
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	<p>qualified to read, “All major identified natural features in North Oakville are shown on the map as preserved environmental areas.” And then, “Recognizing that there may be difficulties in securing preservation.” This last phrase thoroughly undermined the objective. No mention was made of linking wood lots and this concept is still not stated specifically in OPA 198.</p> <p>To Councillors, sorry, to the Planning Department, I would like to repeat Councillor Flynn’s question. What residents’ concerned, raised prior to and since last August, can be found in the draft of OPA 198 that is before you now? Show us the results of the public open houses held in May 2001.</p> <p>The next point. OPA 198 must be supported by technical studies and cost estimates. In a well-managed corporation or business, the directors expect to have complete reports, including the financial costs before they make any decision on a project. Why does Council not require this of Oakville’s Planning Department?</p> <p>No good company would proceed with a major project without a full bankable feasibility study. Just because taxpayers will not be paying. Sorry. Just because taxpayers will be paying, not commercial banks, does that mean you can avoid making a complete costed and scheduled study with a statement of the impact that the development north of Highway #5 will have on the whole Town? I believe staff must perform the work with the due diligence that residents expect.</p> <p>Next point is communication between Town departments. What involvement have other departments had in the OPA?</p> <p>Examples. Do the present water treatment and sewage treatment plants have sufficient capacities for a population increase of 50,000 residents and 35,000 employees? What will be the costs of enlarging these facilities? When will the new facilities be needed?</p> <p>Where will the garbage go? What will be the disposal cost?</p>
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	<p>What plan does the Town's Economic Development Alliance have to attract prestige business to the employment lands? The Uptown Core was supposed to attract prestige employment opportunities for a live/work/play community. Instead, we got big box realty, retail: WalMart, Costco, Canadian Tire and Loblaws.</p> <p>Why is it that Mississauga has been able to attract government offices to locate on Hurontario north of 403? Why hasn't Oakville been able to get similar opportunities?</p> <p>Another department. What input has Parks and Recreations had to OPA 198? By how much will their annual budget increase in order to take care of the natural features the Town will acquire? At present the wood lots and wetlands do not cost the Town anything.</p> <p>Also, there is an apparent lack of a communication within the Planning Department on what's happening in North Oakville. After the presentations two weeks ago, I went to see for myself what is happening in the dust bowl on north, on Burnhamthorpe Road near Ninth Line.</p> <p>On Burnhamthorpe Road, outside the property, I was confronted by one of the contractor's employees. He told me that 52 acres of farmland, from Highway 407 to Burnhamthorpe Road, had been purchased by a church group with plans to build a church and a facility for battered women.</p> <p>However, much of the site is being re-graded to fill in the depressions, which are cattail ponds and to construct a storm water management pond. Apparently the area not used for the church and battered women's facilities will be made into a park and used for outside worship. My point would be, why do you have to re-grade such a large part of a site to re-create a park?</p> <p>The land filling work is legitimately, is legitimate. The Town's Development Engineering section, which is part of the Planning Services Department, has issued a permit. However, I believe they've checked up and they have</p>
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	<p>stopped the landfill work that is going on because the permit conditions were not being observed.</p> <p>However, in talking about communication within the Planning Department, a staff member of the Long Term Planning section, who has worked on OPA 198, and I spoke to him, was not aware of what was going on. That 52 acres were being taken out of the area that was planned for employment.</p> <p>I ask, what is going on that the Town and nearby residents are not aware of? It does not seem credible that the church group from Mississauga was not aware that the land it had purchased, and where it supposedly plans to build a church, was likely to be zoned for employment.</p> <p>It was a piecemeal approach to preserving the natural features and sub-watershed studies, which is unacceptable as the way the OPA 198 is proposing to proceed. The natural, I believe the natural heritage system must be defined and the watershed planning done for the whole area now.</p> <p>Such plans cannot be made piecemeal at the secondary plan stage, which will be separate to secondary plans for each of the three new residential communities and the three new employment districts.</p> <p>The Trafalgar Moraine issue was raised last year. Last week a speaker stated that only a small part of the moraine is in North Oakville. That's true. But the important thing is that most of North Oakville is on the moraine. (Laughter).</p> <p>The moraine is the most pervious ground in North Oakville. The aquifer controls the recharge rate, resulting in the year-round flow in the creeks that start at the spring line along Burnhamthorpe Road.</p> <p>I've, this is from an old map. I've highlighted the creeks that run through the area in green and the orange line along the top is 407. Also, the cattail pond is shown in green in the middle.</p>
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	<p>If we disturb the aquifer by building on the moraine, you will irreversibly change the ecology of the creeks. In an earlier presentation, we heard that the ground water flow will begin to change measurably if a mere 15 per cent of the land is built over. Oakville has, and this is what we're planning to build over.</p> <p>Oakville has done a great job of protecting the creeks and creating the heritage trail system in the area south of Highway #5. However, these wonderful vibrant, natural areas will be destroyed if the aquifer in the land north of Highway #5 is disturbed.</p> <p>Questions for staff: In the study area, what is the estimated per cent coverage, which is paved over and built on - footprints for roads, 900 hectares of employment land and residential and commercial land? And I'm excluding the areas of natural features for (inaudible) presentation. So that we can see what is likely to be disturbed of the aquifer.</p> <p>Has stream flow data been collected? From the point of pure ground water flow, is it appropriate to locate the employment lands on the moraine, where the greatest amount of land will be made impervious?</p> <p>The Town has, the Town Staff has stated that storm water management is designed for a 100-year event. That is correct. That's the easy part. It's much more difficult to replicate the recharge rates to maintain the year-round flows of the creeks in North Oakville as they are at present.</p> <p>Without the filtration effect of the aquifer, because much of the moraine area will be made impervious, storm water management of run-off from employment lands will likely result in more turbidity and pollutants in down-stream creeks. The changes need to be quantified now.</p> <p>There needs to be a risk assessment to determine the impact on the Town's \$1 million plus investment in the present trail system.</p> <p>The Trafalgar Moraine is like a sponge. You can't control</p>
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	<p>drips from one part of a sponge without considering all the sponge. So there's no point in doing sub-watershed plans for each area. You've got to do it now for the whole lot.</p> <p>As other speakers have urged, all of the issues raised by residents must be fully investigated and a full debate must be held to identify as much as possible any unintended consequences. Deficiencies must be corrected. Loopholes must be plugged. And OPA 198 must be made as defensible as possible.</p> <p>The Town must take steps to stop leapfrogging by developers. There's Oakville Green's frog in the pot again. As an example, last Thursday, Rob Burton mentioned OPA 158. That was an excellent amendment to control in-fill, which developers chose not to appeal to the OMB. Instead, one developer of a property up on Lakeshore Road, did some leapfrogging. He challenged it, for his, estate, as other issue of minor variance.</p> <p>In 1999, I sat through five days of hearings. Although the Town made a vigorous defense, the developer succeeded in getting the OMB to allow 12 homes to be built on three-quarters of an estate, where previously the Town had permitted 12 homes on the whole site. So, the developer achieved a density increase of 33 per cent and some other things. Is that a minor variance? We've got to keep a watch out for these leapfroggings.</p> <p>That was two years ago. Since then, proposals for development on Oak Ridges Moraine has raised public awareness to the need to protect the headwaters of all our rivers and creeks. The Ontario government has been forced to impose a moratorium. The OMB is reacting as well.</p> <p>Consequently, with proper preparation the Town should be able to fend off any pre-emptive OMB appeals by developer until after the Council adopts a much revised version of OPA 198, which I hope will not be until some time in 2002.</p> <p>I hope the Supreme Court's decision last week in favor of the Town of Hudson will provide a precedent for other</p>
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	<p>municipalities to pass by-laws that respond to citizens' concerns. Hopefully, this will motivate our Council to stand up to pressure by developers.</p> <p>From presentations we heard last week, some landowners and developers are already trying to pick away at the draft of OPA 198. What examples have we heard? Item 18 Part C Section 2.3, with respect to development timing.</p> <p>Regional Plan Amendment 8 Item 17 Part 3 B2E18C1 clearly states, "Prior to the commencement of residential development in any part of the Phase III area, a minimum of 75 per cent of the net developable area within the Phase II area shall be within registered plans of subdivisions." So, out-rules OPA is conforming to the Region's one.</p> <p>Also, in Item 23 Part D of OPA 198, Section 4.3.2F with respect to the significant wetland, the old map, which I had up, shows this wetland is one of the sources of Joshua Creek. The spokespersons for the developers must be aware that these items are entrenched in the Regional Plan. Don't give in to developers otherwise the whole of Oakville's plan will unravel.</p> <p>Your Worship, your efforts to address public transit are greatly appreciated. I would just like to point out though, income taxes are federal and provincial government's principal source of revenue. Also, fuel tax, tire tax etc. as well as GST on transit fares, all disappear into the general revenues hodgepodge.</p> <p>A prudently managed company will re-invest enough of its revenue to cover the capital and operating costs of keeping its operation going. Senior levels of government must do the same, with regard to transit. If taxpayers can't get to work and if goods and services can't be moved about, governments tax revenues will dry up.</p> <p>The Hemson study showed that existing arterial roads and highways will be filled to capacity by 2016, even with planned road widenings completed. The Town must spearhead an innovative transit plan to allieve present road congestion. This transit plan must be in place and fully funded before development starts.</p>
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	<p>And I think we can find, I've got the right slide somewhere, that the Halton Regional Plan calls for mass transit ways on Highway #5, Trafalgar Road and the 407. And they're looking for higher order transit systems, which I take means a light rail rapid transit service. And I think that should be considered, linking Hamilton, Burlington, Oakville, Mississauga and supplementing the Go system.</p> <p>Now, I'm asking for sending HUSP back to the Region. I'd like to praise the Director of Planning Services for his clear, concise presentation on Thursday two weeks ago - on Tuesday, rather, it was, the first session – showing us the steps that led to OPA 198. This prompts me to ask other questions, though.</p> <p>Apart from political expediency, why was it decided at the Regional level to urbanize all the remaining agricultural land within Oakville? Where are the technical and environmental studies to justify this decision? Is urbanization going into the appropriate areas? And, more, and on top of that is, are the employment lands going in the right place?</p> <p>The Halton Urban Structure Plan, based on the Phase I study, is 12 years out of date. Now the criteria was set up in 1988, on which the structure plan was based. That's why it should be sent back to the Region for re-evaluation, peer review and debate.</p> <p>OPA 198 is supposed to conform with OPA 8, which was adopted in 1999. An example of ambiguity, Regional Plan Amendment #8 Map 5, which I have here, if you look carefully right here it shows no bridge, the line is broken at that point and that is in Regional Plan Amendment #8. And in the text of, and in the text that accompanied that there is no updating of the road system from the 1995 Regional Plan.</p> <p>In the 1995 Regional Plan, Table A2, Burnhamthorpe Road is not listed as an arterial road. Burnhamthorpe Road is mentioned only in the HUSP reports, Exhibits 4 and 6, or 4.6 and 4.7, which show that this is a local road, which</p>
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	<p>may be widened to six lanes from Neyagawa to Ninth Line. Nothing about going west from Neyagawa.</p> <p>Yet despite this, in OPA 198, Item 20, Oakville's Planning Department has persisted in including for a new bridge, bridge in the face considerable opposition by residents. I know they're only calling it as a special study area.</p> <p>Consequently, the master plan, Halton's plan, needs to be reviewed. Otherwise the Oakville plan will fall short of residents' expectation.</p> <p>First the timing of adopting OPA 198. From my experience as a project manager, the studies that residents have requested will take a year to complete. So please postpone your decision on OPA 198 until September 2002. There is time for this. The studies done during the next 12 months will allow the secondary plan stage to proceed expeditiously and with much less opposition from residents. So that in the long run, development of the land north of Highway #5 will be well-managed, planned growth instead of the urban sprawl which will result if you adopt the present draft of OPA 198.</p> <p>Don't blame residents for stalling your project. Town staff has had a year since the Hemson report was adopted by Council however in that time, nothing concrete was done to address the concerns that were raised a year ago.</p> <p>The Planning Department and the Town can do what residents are requesting.</p> <p>OPA #8 Item 15 Part 3 B2E16 requires approval by the Regional Council of a financial and implementation plan before Oakville Council can approve the progression of development from Oakville Phase II to Oakville's Phase III. And I believe that progression of development could be taken to mean that the financial and implementation plan should be approved before secondary plans.</p> <p>And they can do it too. The financial and implementation plan, which in OPA 8 B2E16A states, "Secondary plans, financial and implementation plans shall be based on</p>
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	<p>secondary plans or a generalized land use map showing the land designations and community structure.” So it can be done.</p> <p>In conclusion, isn’t the Walkerton Inquiry a wake-up call for us all that we should not proceed too far too quickly. We must carefully consider all the concerns that residents have raised. And there should be a thorough risk assessment to ensure that there are no unintended consequences. If this is not done, all the concerns that you have heard, which residents have also put in writing, will be raised again and again in the next 25 years as ‘we told you so.’</p> <p>There was a gestation period of five years from the adoption of the Halton Urban Structure Review in 1994 to the adoption of the Regional Plan Amendment #8 in June 1999. Why is Oakville trying to go from adopting Hemson’s land use study to adopting OPA 198 in just one year? If you induce premature delivery, you will have a weak plan that will require a lot of nurturing.</p> <p>Your Worship, Councillors, have a pleasant summer recess. I will return in September 2002 to hear Members of Council debate OPA 198, when they’re fully informed by completed back-up studies.</p>
<b>Mayor Ann Mulvale</b>	Mr. Farrow, did you just suggest we take the next year or so off? I’m...
<b>Dr. Christopher Farrow (Delegate)</b>	No, no, no, I’m suggesting the...
<b>Mayor Ann Mulvale</b>	Just checking.
<b>Dr. Christopher Farrow (Delegate)</b>	...Lynn Gough and Ted and Rob might have a chance this summer...
<b>Mayor Ann Mulvale</b>	Sir, I understood.
<b>Dr. Christopher Farrow (Delegate)</b>	...July and August, they put their feet up by a nice bubbling brook or something, with a fishing line in it, and then come back refreshed to work with residents and make this OPA 198 revised version a vision of what Oakville will be in the next 15 years.
<b>Mayor Ann Mulvale</b>	Thank you Chris. Are there any questions? Any

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	questions? ( <i>Applause</i> ) Councillor Flynn.
<b><i>Councillor Kevin Flynn</i></b>	Chris that was a great presentation. After a lot of denial I think that most reasonable people are starting to realize that we do have a moraine up there, which is good to see. The thing is, I've seen it described in words. Have you ever seen the boundaries of the moraine outlined on a map in any of the land use maps we've been using at the Town?
<b><i>Dr. Christopher Farrow (Delegate)</i></b>	Not in any of them, I don't think the Town has used though a geological map for it. The, uh, the LGL study had one map, which just had a general label of Trafalgar Moraine on it, at about the, at about the line of the 407. I haven't been down to the Ministry of Natural Resources and dug up maps there. I'm sure they're available.
<b><i>Councillor Kevin Flynn</i></b>	Thanks Chris. I'd be interested in that your Worship at some point we...
<b><i>Mayor Ann Mulvale</i></b>	We'll take note.
<b><i>Councillor Kevin Flynn</i></b>	I just haven't seen that map and I'm not sure if it exists.
<b><i>Mayor Ann Mulvale</i></b>	No, no. Yeah. Well we'll certainly do a little bit of research on that. Councillor Oliver.
<b><i>Councillor Fred Oliver</i></b>	Thank you your Worship. You made mention of the church property on Burnhamthorpe Road. Are they just leveling off their property?
<b><i>Dr. Christopher Farrow (Delegate)</i></b>	<p>Through the Mayor, Councillor Oliver, I have got some photographs at the back and I've got some more in my case, which show they're leveling off, putting about a meter or more of fill over a considerable part of that 52 acres.</p> <p>They've also, as the photograph at the back shows, dredged what appears to be an existing cattail, part of an existing cattail pond, possibly to create a storm water management kind of thing.</p> <p>They have some flags up around the fill area, which presumably follow the limits to which their permit allows them to fill. And the material has been bulldozed beyond those flags. It's a do not cross tape around the back.</p>

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<i>Councillor Fred Oliver</i>	And that fill is coming in from Mississauga?
<i>Dr. Christopher Farrow (Delegate)</i>	No Sir. I've been up there. That was a week last Friday. It was, while I was there and talking to the employee of the contractor, trucks were coming both from Mississauga and from the west along Burnhamthorpe Road. And I believe I've been told that the contractor was using fill from an unapproved source.
<i>Councillor Fred Oliver</i>	My information is that a large percentage of the fill is coming from Laird Road, in Mississauga. I personally counted 20 dump trucks hauling from that site to the church site last week.
<i>Dr. Christopher Farrow (Delegate)</i>	Maybe last week. When I went, they were coming both ways. Maybe there was a traffic jam somewhere and they were coming around down Neyagawa and then along. I couldn't say for certain that it's on the other, except for what I had word of mouth from the employee about what they were doing, I haven't got any further update since, in the last week.
<i>Councillor Fred Oliver</i>	Thank you.
<i>Mayor Ann Mulvale</i>	<p>If I could be of assistance. The Town Manager's handed me an e-mail. And it says, of today's date: "All environmental controls, situation and erosion, siltation and erosion works are now in place, have been inspected and approved by the Halton Regional Conservation Authority and ourselves to allow the continuation of the earth works under the terms of the previously issued site alteration permit."</p> <p>It goes on to indicate they can confirm there's been no environmental damage to date. Our inspectors will routinely visit the property to check the conformance. So they have a plan that's approved by the conservation authority and it's being administered. Whether we like the plan or not. I'm merely telling you the status is, from the e-mail from today.</p>
<i>Dr. Christopher Farrow (Delegate)</i>	May I make one comment, your Worship?
<i>Mayor Ann Mulvale</i>	Certainly.

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<i>Dr. Christopher Farrow (Delegate)</i>	You can't do – unless there has been a complete watershed plan for the whole of that area, they are putting the cart before the horse to start building a storm water pond or other creek diversion work and things like that.
<i>Mayor Ann Mulvale</i>	<p>I understand that they like the fact that there's water on their property. That they feel that is a bonus. But I'm just going on – I was at the Walkerton Public Inquiry making a submission today, with before Justice O'Connor, as the President of AMO. And the Conservation Authorities went ahead of me. It's interesting because the Conservation Authorities have some interesting submissions in terms of their potentially expanding role in that issue as well.</p> <p>But at the moment they are the regulatory body that has, they have to approve a plan. I'm not defending that. I'm not saying whether it's right or wrong in this application. I'm merely saying what we are able to administer under those present regulations. From that e-mail I am led to believe from the Town Manager we are in fact doing that.</p> <p>So you may be right in terms of cart before the horse, but if they have an approved plan by the Conservation Authority then that's allowed to proceed. That's the only point I'm trying to make. Councillor Elgar.</p>
<i>Councillor Allan Elgar</i>	Yeah, further to what you were saying. A week ago Friday when he was up there, there were trucks coming from the west and they had gone beyond where they were supposed to put the fill. And Conservation Halton was up there and I think that the fill had been there because they had gone beyond where they should have put it. But I think they ran in Friday afternoon and got another permit to extend it or something?
<i>Mayor Ann Mulvale</i>	The point that I'm making...
<i>Dr. Christopher Farrow (Delegate)</i>	That's ridiculous.
<i>Mayor Ann Mulvale</i>	...that they're now, whatever is now, is that they're in conformity with whatever is that plan. I'm not advocating either way on this issue, I'm merely, there were questions raised. The gentleman said he'd been there in the last week. I'm not disputing where the fill's coming from.

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<b><i>Dr. Christopher Farrow (Delegate)</i></b>	Madam Mayor, your Worship. Another comment then pertaining to that. One of the actions that should be taken during the next year is to beef up the monitoring of the permits that have been issued to see that people are not subverting the future plans for the area north of Highway #5, such as seeing that they do not damage existing trees, chop them down and do not do other earthworks of that sort.
<b><i>Mayor Ann Mulvale</i></b>	I hear your point. And we're still continuing to evolve our tree bylaw, trying to have some teeth on private property in terms of the tree bylaw. Um, Councillor Caster, I think, did you have a question of Mr. Farrow?
<b><i>Councillor Janice Caster</i></b>	Just, no. Actually just a clarification of Councillor Oliver's question. The fill is actually coming in from two sites. As of today, they have received the environmental clearances on both sites so the fill that's coming in is clean fill and the one is coming in from Mississauga.
<b><i>Mayor Ann Mulvale</i></b>	Councillor Caster, the audience can't hear you.
<b><i>Councillor Janice Caster</i></b>	Oh, sorry.
<b><i>Mayor Ann Mulvale</i></b>	Councillor Caster's reiterating that the fill is coming in from two sites that have had environmental clearance.
<b><i>Councillor Janice Caster</i></b>	They've had environmental clearance. And the one is in fact coming in from Mississauga and it's probably with the affiliation of the church being in the area they've received the fill but it is, it has received the environmental clearances.
<b><i>Mayor Ann Mulvale</i></b>	Okay. There are no further questions of Mr. Farrow. Thank you for your presentation Sir. If you would file a copy with it, we'll make sure everybody has a, receives that. Next delegation.
<b><i>Phil Bouillon, Acting Clerk</i></b>	The next delegation your Worship is Shirley Baylis.
<b><i>Shirley Baylis (Delegate)</i></b>	Council and Ladies and Gentlemen. I'm really not here to incite the political jargon but to reiterate my deep concerns regarding 1,250 acres that must be preserved and cherished, which exists north of Dundas Street.  Tracing my family tree history, I discovered in the

	<p>archives at the Oakville Central Library a scaled map dated June the 28<sup>th</sup>, 1806, Trafalgar District of Gore. That map indicated where my great, great grandfather, Obidiah King, purchased land from the Mississauga Indians.</p> <p>As I studied the lots, it indicated that Obidiah's land was north of Dundas Street in the Township of Trafalgar. I found that quite interesting as our family had purchased a farm north of Dundas Street in the early '50s.</p> <p>I was born in Oakville, actually Pine Avenue was my place of birth, and lived there until I was 11 years old, until we moved to our farm. While on the farm, my education regarding the environment evolved. I learned about natural springs, watersheds, respect for animals' and birds' natural habitat.</p> <p>The many trees provided us with shade. In those days we had very little pollution therefore the trees had it made. Their leaves did not have to work too hard to exchange the quality of air.</p> <p>Seven thousand, four hundred acres of land to be developed and only 1,250 acres possibly to be preserved. Possibly? I would like to dissipate the work 'possibly.' Since attending these meetings, I sense a lack of commitment from the OPA to preserve the number of acres that is necessary and vital to all species – two legged, four legged.</p> <p>The delegates I have listened to so far have certainly gone lengths in pointing numerous discrepancies regarding the natural heritage system.</p> <p>The British have certainly managed to protect their green belt areas: No urban sprawl to encroach upon their villages and towns. And England has a massive population to contend with. Their Council said the N word, No. And I just bet if or when you wish to visit England you will relish their protected green belt areas.</p> <p>Council, you not only have these people in this chamber, but a mass populace in this Town and most certainly other cities and towns who are intently following your course of</p>
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	<p>action in regards to the 1,250 acres of shade trees - those trees now working their lungs out to purify Oakville's polluted air.</p> <p>Watersheds, natural springs, plant life, animal, birds and habitats, ponds, creeks, the list just goes on.</p> <p>I'd like to conclude hoping that adamancy will be conducted by all levels of government to make sure the preservation of our forest above Dundas Street, with all its existing life, continues to evolve for many generations to come. Thank you.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you very much. Any questions? Thank you again, Ma'am. Next speaker.</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>Next speaker is Teresa Maguire-Garber.</p>
<i>Mayor Ann Mulvale</i>	<p>We'll go for the next name, please.</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>The next speaker is Roger Humphries.</p>
<i>Roger Humphries (Delegate)</i>	<p>Hello. I'd just like to say before I start that I prepared a very short speech a couple of weeks ago and every night that I come to these meetings I get more and more information from some very well-informed people that I always want to amend my speech that I prepared because I'm learning so much and that's great in itself.</p> <p>Last week Dr. Pedro Pereyra gave a very good presentation and offered a lot of imaginative alternatives to what he correctly described as 1950s-style urban development, which is what I think we're looking at in the kind of development we already have north of QEW.</p> <p>And there's my friend Catherine Balmer, who spoke about making more environmental experts aware of the enormous and the enormously threatening scope of the proposed changes. And she's done a lot of work on making those people aware of what's going on here.</p> <p>And there was the very moving speech of Mrs. Gisela Benke, who as a resident of the area will be very directly affected, and I think the people who actually live in the area have the most right to speak of anyone.</p> <p>Myself, I'm a very new resident to Oakville. I'm not a</p>



	<p>landowner, so, perhaps I in comparison I don't have much right to speak but I just feel that seeing the effort that so many people are making on behalf of the Town, I have no choice but to get up and say something as well.</p> <p>I am, as I say, a new resident of Oakville. I just moved from Burlington in January, but I've worked in Oakville for many years and I manage one of the bookstores downtown now.</p> <p>Even before I began to work here, I was a frequent visitor to Oakville because there was always something about the Town that seemed unique and appealing. The downtown has retained many of its original buildings. It always seemed to be thriving due to a good mix of shops, restaurants, residential areas, parks.</p> <p>Old Oakville and the lakefront parks are beautiful places to walk through on a warm summer night. All the historic homes and churches offer a distinctive treat for the eye and it's fun to watch the boats gliding on the lake or passing under the 16 Mile Creek bridge.</p> <p>Those are the kind of images that still come to mind when the word Oakville is mentioned. It's a peaceful, well-balanced Town, which developed slowly and gracefully while retaining its sense of respect for both the natural and historically significant man-made features that set it apart from hundreds of other towns that dot the Southern Ontario landscape.</p> <p>In recent years I've been surprised and saddened by the rapid residential development that has taken place on the lands between the QEW and Highway #5. Despite the fact that there are many, perhaps more green corridors – as they've been described – in the new subdivisions, I find the appearance of these instant communities uninspiring on a good day and downright depressing on a bad one.</p> <p>So many look-alike houses all built at relatively the same time with the same amount of space between them, the same three or four varieties of trees recently planted on the lawns and boulevards. At equally regular intervals we find a school or perhaps a church also built at the same time as</p>
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	<p>the homes and exhibiting the same architectural blandness as the houses. It could be, like someone said, anywhere else in Ontario rather than Oakville.</p> <p>If we decide to visit the commercial areas of these communities, the view is even drearier. What we find are strip plazas, malls, big box outlets that are popping up everywhere surrounded by huge tracts of asphalt for the convenient temporary storage of automobiles. With all that beautiful blacktop sitting there, why leave the car at home?</p> <p>Driving through these communities, and drive we often must, we see some of the local kids perhaps attempting a street hockey game on a cul-de-sac or occasionally a self-conscious dog walker but how often do we see people strolling happily along the sidewalks greeting each other and commenting on the lovely weather as we might see in downtown Oakville?</p> <p>In the suburbs, you don't wander around on foot if you know what's good for you. You just hop in the car and go where you're going and park it. And this is what an earlier speaker was addressing tonight about how we have just become so dependent on our automobiles and the kind of communities we're building in the north just encourage that dependence.</p> <p>So I guess you can tell that I don't have much use for modern subdivisions. I grew up in one and I still don't understand why so many people think it's the greatest place to raise a family. I find it a very artificial environment.</p> <p>But now that I have a choice, I want to live in a genuine town. And when I feel like leaving the town, I want to get into some genuine countryside. The kind of place where the weeds are growing tall and thick, the trails through the woods are muddy and treacherous and the nearest car engine is way out of earshot.</p> <p>I'm sorry but the preservation of one narrow stretch of green space along 16 Mile Creek, which seems to be what OPA is planning, won't provide anyone with much of an</p>
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	<p>out-of-city experience.</p> <p>We're very lucky to have Bronte Creek Park. I've been there many times. But really we don't have much else of any scope in this area. And as great as a place like that is, how many weekends in a row can you go back there and still enjoy a sense of discovery?</p> <p>I spent some time on the previous long weekend hiking in the Ancaster area and I was struck by the impressive number of large forested parts and other natural areas closely surrounding the more tightly knit communities and the much healthier tree-to-human-ratio in the area as a whole.</p> <p>If you stand on a hill around the escarpment in the Ancaster area and look down, you see trees dotted by buildings. Whereas if you get up somewhere high around here, you guys are going to see buildings dotted with trees. The reversal of what I would like to see, anyway.</p> <p>Living as I do on Lakeshore Road, it always takes, it already takes me as long as 30 minutes to drive up to the country beyond Highway #5, depending on traffic conditions. If the lands right up to the new highway are also developed, I doubt if I'll have the gumption to fight that much traffic just to see a clear horizon on a summer's night. It won't take much longer to leave Oakville altogether for greener pastures to the west.</p> <p>The people of this Town have the right to say, 'You know I think we have enough modern semi-detached three bedroom homes, enough big box stores, enough asphalt, enough traffic lights, enough ugly factories, enough dirty air and water.' Let's show our independent spirit by being the first community west of Toronto that doesn't cave into the pressure from developers.</p> <p>The problems that the proposed development could bring will take countless hours of brainstorming to sort out and countless dollars from taxpayers to finance. Nearly all these developments can be eliminated by just saying no to the proposed re-zoning and development.</p>
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	<p>As one of the wisest delegates before me said, “What’s the rush?” Just as our treasured Old Oakville Community wasn’t built in a year, neither should the irreplaceable natural areas in our north be plowed under with haste and arrogance.</p> <p>Once the countryside is gone, no amount of planning or repentance is going to bring it back. Thanks.</p>
<i>Mayor Ann Mulvale</i>	Thank you Sir. Are there any questions? Thank you very much. The next delegation?
<i>Phil Bouillon, Acting Clerk</i>	The next delegation is Tom Scott.
<i>Tom Scott (Delegate)</i>	Usually we have to move this down.
<i>Mayor Ann Mulvale</i>	Yeah. And if you just step back from it, you’ll find your pitch and then you won’t get any banging.
<i>Tom Scott (Delegate)</i>	Is that about right?
<i>Mayor Ann Mulvale</i>	I think you’re fine. The people at the back will tell me if they can’t hear.
<i>Tom Scott (Delegate)</i>	<p>Well your Worship, Members of Council, Town staff, fellow residents, my name is Tom Scott. I’m an Oakville resident and I’m not speaking tonight on behalf of any organization, association, corporation, special interest or political action group.</p> <p>What I have to say may represent a narrow personal view. But perhaps by chance my views may summarize the feelings of a lot of our residents, who for one reason or another have not appeared before you and who, like me, neither represent nor feel represented by an association nor a political action group.</p> <p>I’ve attended these hearings on a hit and miss basis, unfortunately. I’ve heard some of the representations and I’ve missed some. I’ve read or read about a number of the presentations that I’ve missed.</p> <p>So far to be frank I haven’t heard or heard about a single set of propositions or opinions, stated or implied, from any of the delegations that represent in total the things that are most important to me.</p>

	<p>There have been dissonant notes for me in some of them, both tone and content. Others seem to have left out an important chorus or two. On the other hand there have been few that didn't express some completely agreeable sentiments.</p> <p>I was born in Niagara Falls and when I was very young, my family would take a motor trip to Toronto a few times every year. I'd sleep in the back of the car for most of the way. It was a long trip before the Queen Elizabeth Way was built. My parents would let me sleep but always, always without exception, woke me up just before we came to Oakville. I insisted on this.</p> <p>I was fascinated by this place. I won't dwell on the features I remember from back then. Many of them are gone now. But I always know that I'd live here one day. This would have been in the late '40s and early '50s. And it took a couple of decades, a bit more than that I guess, but I made it and I love the place every bit as much today as I did 50 years ago. It's not the same, to be sure. It's changed. But what fascinated me most is still here. And beyond that, Oakville for me is better now.</p> <p>This is not to say that I believe all the changes have been improvements. Mistakes have been made. I've heard some of these mistakes admitted in this room by Members of this Council.</p> <p>To be clear, I don't believe that I care more for our community than those with whom I may disagree. Reasonable people can disagree and unreasonable people can disagree as well. I'm prepared to accept that there are some zealous folks with agendas that I might consider narrow or unbalanced, who will frequently attack the advocates of opposing views. This happens. Being able to disagree without being disagreeable is a skill not equally shared. And I think it's important to realize this and accept it, as difficult as I sometimes find it.</p> <p>Some of us are insecure people. We're the conspiracy theorists. We distrust the institutions that are more powerful than we are and feel likely to be their victims for no better reason than our own sense of vulnerability.</p>
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	<p>Some of us are politically averse and keep our heads down when subjects that require a political opinion are raised – not out of apathy, but out of shyness or distaste for disagreement.</p> <p>Some of us come to Council with our views but most of us – the vast majority – do not. But we all, all of us, love Oakville and we all fear a mistake.</p> <p>We won't all agree on what constitutes a mistake, of course. Because it would be too simple and not very interesting. This being said, I'd like to share with you the mistakes I hope can be avoided.</p> <p>I believe it would be a mistake to resist the development of the area in question. We have an area housing shortage that will grow. People need to have some place to live just as we do.</p> <p>In the folk culture of municipal affairs there's a new cliché: If you build it, they will come. I believe that we need to turn that around. If we don't build it, where are they going to go? Not our problem? Well, I believe it is our problem, just as I believed it was our problem years ago when the decision to develop areas north of the Queen Elizabeth Way and south of Highway #5 was being debated.</p> <p>Oakville may be the greatest Town in the world, but we're not a sovereign state. We exist in a provincial and a national context and it would be a mistake to pretend that that's not so. Also, I think it would be a mistake to send our neighbors to the west and east particularly a message that says we think we are too special to make room for people who need a place to live and work and raise families.</p> <p>Years ago, there were people who were prepared to send that message and I'm pleased that the sentiment was resisted and that we were able to make room for new residents, many of whom have addressed this issue in this room to this Council during these hearings. Coming through the door and then trying to slam and lock it</p>
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	<p>behind you has about it a meanness that I do not associate with Oakville and that I would prefer no one outside of Oakville associate with us.</p> <p>As I understand it, Regional Council where we are well represented has determined to some degree the role we must play in coping with area-wide population growth. If our Regional Councillors decades ago when some of these decisions apparently were first made dug their feet in and objected to us doing our share I think that would constitute a mistake.</p> <p>To take the matter now at this point to some higher court to object to the Region's definition of our role on the basis of some contrived concern for the nature and style of the development would be a mistake. It would be one kind of a mistake if the appeal was lost and it would be another kind of a mistake if it were won.</p> <p>On the issue of the development of the lands north of #5 to achieve certain quantitative housing and employment opportunity goals as defined by the Region, I suggest that the debate should be concise and that we should get on with it and try and minimize the mistakes.</p> <p>I believe it would be a mistake to devise a plan that lacks flexibility. I realize that some delegations have recommended some rather rigid parameters with respect to density, for example. Given the long timelines we're dealing with and the difficulty in predicting future housing demands, not to mention the economic factors that will influence them, maintaining the opportunity to fine-tune I believe is important.</p> <p>It would be a mistake I believe to deviate from the accepted planning template. I understand from some limited exposure to previous issues of land use that there are provincial requirements for such processes and I assume that these hearings are part of such an accepted process. Stick with it please. It would be a mistake to short cut public input obviously.</p> <p>Perhaps less obviously I believe it would be a mistake of at least equal significance to allow public input to assume</p>
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	<p>filibuster proportions and become an alternative to responsible decision-making.</p> <p>Ladies and Gentlemen of Council, your mandate is fresh. We the residents of Oakville, in our majority gave you our confidence very recently. When we cast our ballots we were taking responsibility for the future of our Town and willingly entrust in you to do your best on our behalf.</p> <p>I'm here tonight to say that I do not regret the decisions I made when I voted and in this I sincerely believe that the majority of Oakville residents share my feelings.</p> <p>I want to point out before I conclude that I do not have the same confidence in single-issue political action groups who are not accountable to the residents of Oakville and who may not be held therefore to the same performance standards that you are. In other words, they can afford to get it wrong. You, on the other hand, cannot. Forgive me please if I'm stating the obvious.</p> <p>In closing, may I share an observation: For all the aggressive representation of alternative views, these hearings what's gone on in this room, what goes on in this room, is evidence of a democratic organism that I believe is alive and well and thriving.</p> <p>I know that it's tempting when your position is not agreeable to all to question the process of decision-making, to sometimes question open-mindedness, to sometimes doubt the democratic process. I believe though that these are momentary emotions. Certainly they've been momentary on those occasions when mine has been the losing position.</p> <p>Thanks to staff for the hard work, professionalism and endurance. Thanks to Council for its attention and thoughtfulness and willingness to accept so much responsibility. And thanks to the delegations for participating in a process that will keep everyone on their toes. I'm finished.</p>
<p><b><i>Mayor Ann Mulvale</i></b></p>	<p>Thank you. Questions? Councillor Elgar.</p>
<p><b><i>Councillor Allan Elgar</i></b></p>	<p>Yeah, sorry. I'm just trying to clarify something. I thought</p>



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	at the beginning you said you were speaking on behalf of yourself.
<b>Tom Scott (Delegate)</b>	I am.
<b>Councillor Allan Elgar</b>	Oh, okay. Because then I thought you said we, the residents of Oakville. I was just, as you go on, and I was just wondering.
<b>Tom Scott (Delegate)</b>	I think what I was suggesting as delicately possible was that I don't think my positions are at all unique.
<b>Councillor Allan Elgar</b>	But you are speaking on behalf of yourself.
<b>Tom Scott (Delegate)</b>	I am.
<b>Councillor Allan Elgar</b>	Okay. Thanks.
<b>Tom Scott (Delegate)</b>	Thank you.
<b>Mayor Ann Mulvale</b>	Councillor Flynn.
<b>Councillor Kevin Flynn</b>	<p>Thank you Tom. Thanks for the presentation. Most of the delegations I've heard over the past four or five evenings that we've been here haven't been anti-growth. They've accepted that the growth is coming and most people have accepted the population figures. The concern I've heard expressed is the form that that growth takes, is the environmental impact that that growth takes.</p> <p>And when I was listening to your remarks, Sir, I took it because you, or I guess I assumed and perhaps I shouldn't have, that the Official Plan Amendment that's before us tonight, that that does the trick for you. That that's all we need. Because I didn't hear any amendments or suggestions to change it or...</p>
<b>Tom Scott (Delegate)</b>	<p>No. I believe you've heard a lot of that. I chose to expose you to a couple of different thoughts. But if we get specific about it, I believe that a degree of flexibility should be maintained to ensure that we're offering the market what it wants.</p> <p>I think to look at the quality of life that's lived in various other parts of Oakville and say, 'Well that's fine for us but now I believe we need to make the decision as to what's going to be right for the new residents of Oakville and produce and fix some policies with respect to perhaps higher densities than we experience in other parts of Oakville, in exchange for larger tracts of green space. I</p>

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	would suggest that that not be chiseled in stone at this point.
<i>Councillor Kevin Flynn</i>	But you agree with the premise that that is something that should be explored. And that's part of the flexibility that you're asking for.
<i>Tom Scott (Delegate)</i>	<p>Oh I think it needs to be explored. I think it's an iterative process, Councillor Flynn. I don't think it's something that gets explored once and is left.</p> <p>In an area that we're both familiar with, it's rather live mowing your lawn. Just because you do it once doesn't mean you're finished forever. I think you have to keep doing it over and over again if you're going to be able to offer people what they need and what they want and ensure that there is a standard in this Town that everyone can agree – even the people who are living in the new housing that hasn't been built - is representative of our standard of living.</p>
<i>Mayor Ann Mulvale</i>	Anything further? Thank you very much. The next delegation.
<i>Phil Bouillon, Acting Clerk</i>	The next delegation is Gerry Yellowlees. The next delegation would be Tania Orton. Our next speaker will be Rajneesh Sharda.
<i>Mayor Ann Mulvale</i>	Welcome back Sir.
<i>Rajneesh Sharda (Delegate)</i>	<p>I was feeling rather déjà vu right now, but that was a year ago. This is a different environment. Good evening your Worship, Members of Council. I think I can only speak for myself. I don't think I can speak for anybody else.</p> <p>The thing I've learned in life is that the one guarantee in life is death. It's not a negative thing. It's a reality thing.</p> <p>And I was thinking, what am I going to say? There are so many people who are smarter than me. There are so many people who have more knowledge than me. All I can see is to put a business model to what your role is and maybe I can appreciate it more because I have been on the other side of this bar, at least for a brief period.</p>

	<p>What I see is that you as a Councillor are a mind. The staff are our hands. And what I ask is what is your vision. Each of you have individual visions of what you want to do for this Town, what legacy you want to leave.</p> <p>And I think over the last several days, you've heard a vision from the presenters that seems to say we are your shareholders and we'd like you to decide on our behalf. And the profit we're seeking is a development that is balanced, but a development that we can look back on and say, wow we did a good job.</p> <p>And it's not just the nine pages. Nine pages have words on them and I know I've heard Mayor Mulvale on the radio I think a week or so ago mentioning that, you know, we're looking for amendments to the wording etc. etc. etc. But that's just not enough. It's not the words. It's what vision the Council and the staff share from your shareholders. And I'll put it in that model to you.</p> <p>And the legacy that I think you want to leave is what, yes we voted you on here and you are our mind right now. But there seems to be a cry or a perception that they won't be balanced. That it's just going to be development, development, development.</p> <p>And the red flag for me went up when I saw a representative of the developers stand here and when we looked at the various definitions of lots. It was a disposable commodity. Trees were a disposable commodity. It was like the garbage that we take out every week. We get rid of it.</p> <p>And I don't think that's the vision that the residents have been crying for over the last several days. It's not the vision that I have entrusted to you guys. I think you guys have a broader vision. And that's what I want you to lean back on when you're going over this process.</p> <p>And this process is not just this month. It's not just September. The development you're looking at is up to, I think, the year 2030 if I remember the stats on it. So it's a long-term vision and it's a long-term process.</p>
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	<p>But when you read the words, whatever those words are, when you read those I'd like you to fall back, take a step back and look at the bigger picture.</p> <p>Yes, developers are in a business of risk. They know what they're doing. They sometimes make money on a development, sometimes they lose but that's the nature of their business.</p> <p>We the shareholders would ask that you develop it in a manner where tomorrow we can walk through an environmental trail and we have sit back and say this Council had vision and had guts.</p> <p>And if we're going to fight that fight, then our reports better be strong. It surprises me that a report, or a consultant that gave us a report on a similar lot saying one thing, when retained by another group says totally the opposite. If that's the type of reports we got, we have a problem and I'd like you guys to realize that.</p> <p>All I, you know, the perception and it's not just a, maybe some people think it's a conspiracy theory I don't know, I don't buy that. I just feel that there is a strong perception out here that developers are going to come in here and they're just going to say we want this and they're going to get it.</p> <p>I realize the limited tools that our staff has. I realize we don't have a lot of statutory weapons to get the environmental acreage we need. But we need the vision in your hands and in the hands of our staff. And that vision is to protect as much as possible, whatever environmental grounds you can do. So that woodlots are not - if it's Category 1 we can throw it away a bit faster than if it's Category 4, we're going to stick back and not throw it away so fast.</p> <p>That was very telling for me. I mean, normally I'm not a very beating the drum type of guy, but I thought, wow that's interesting. All they see in the woodlots is it's disposable. Can we dispose of that? Yeah, okay. That one? Yes. That one? Yes. Sooner or later, yeah, we'll just have these houses where we can put our hands up and touch the</p>
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	<p>neighbor's wall out of our side window. And I don't particularly like them. I don't particularly like the berms on Highway #5 when I drive past them every day.</p> <p>But that's not the vision I think you guys have. And we've entrusted you with a lot of pressure. A lot of power. But a lot of foresight. And I have confidence that I think when you step back and look at the bigger picture you will maximize the environment for your shareholders, the residents of this Town.</p> <p>And I leave you with those little words. Thank you.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you very much. Is there questions? Raj? Thank you. That's okay. Thank you for coming. Next speaker.</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>The next speaker is Carol Westwood. Followed by Peter Pellier. Followed by Barry Horosko. Followed by Molly Fuller and finally, Renee Sandelowski.</p>
<i>Councillor Kevin Flynn</i>	<p>Your Worship on a point. As we're going through all these names, I thought the arrangement was that these people would be notified. Has that taken place? There seem to be a lot of vacancies.</p>
<i>Mayor Ann Mulvale</i>	<p>What we're going to do is we have Tuesday night's meeting set up. So everyone who has not come forward as we've called them, and we've called them every night. And we said that, that if they were absent when called we would put them to the bottom of the list and keep them in the cycle.</p>
<i>Councillor Kevin Flynn</i>	<p>Good.</p>
<i>Mayor Ann Mulvale</i>	<p>So what we will do, if, we will adjourn tonight once we've had the final speaker and any questions and then we will reconvene at the announced time on Tuesday and we will endeavor to contact every one of the people who is listed who has not spoken. Then I will poll the audience. I mean I can poll the audience tonight too. We still have some time.</p>
<i>Councillor Kevin Flynn</i>	<p>Tonight is Thursday. I'm just thinking, it's, our plan is to meet next Tuesday.</p>

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<i>Mayor Ann Mulvale</i>	That's correct.
<i>Councillor Kevin Flynn</i>	And that may be our last meeting, so...
<i>Mayor Ann Mulvale</i>	Well, I'm going to suggest that...
<i>Councillor Kevin Flynn</i>	Will these people be called tomorrow?
<i>Mayor Ann Mulvale</i>	I'm going to suggest that we also schedule another meeting beyond Tuesday because this is a public hearing and I've yet to poll the audience. So I'm not going to second guess whether or not we will finish on Tuesday. So we will be polling all members of Council tomorrow to try and get some other dates so that we can announce on Tuesday a further meeting. We can actually advertise it if we can get that settled expeditiously.
<i>Councillor Kevin Flynn</i>	Okay. Thank you.
<i>Mayor Ann Mulvale</i>	Okay? Thank you. Sorry to have kept you.
<i>Renee Sandelowski (Delegate)</i>	<p>Thank you Mayor Mulvale and Councillors for giving me the opportunity to speak tonight. Is that too loud? Okay.</p> <p>You've already heard Oakville Green's presentation and I'd like to point out that I'm speaking for myself now, not as one of the Directors of Oakville Green.</p> <p>I also wanted to remark on the hundreds of residents who took the time to come out to share the concerns on Monday night, Tuesday night, last Thursday night and tonight. I know for myself and others it is quite an effort to come to these meetings, between arranging baby-sitting, work schedules, children's sporting events and other activities. So the turnout of the last couple of nights obviously indicates the degree of concern that the residents have over this issue of developing the last lands in Oakville.</p> <p>Also, thanks to Ralph Robinson for making the motion to defer the OPA vote until after the summer when people will be back from vacation and to the other Members of Council for agreeing with that motion.</p> <p>Since the, so many other speakers have already made wonderful and expert and eloquent presentations on behalf of preserving the natural heritage system and showing the deficiencies of OPA 198, I just have a few comments that I would like to share with you and they're really not expert and they're not eloquent. It's just some things I</p>

	<p>needed to say.</p> <p>First of all, I wanted to mention that in an article that was in the Toronto Star yesterday Gord Miller, Environmental Commissioner of Ontario, was speaking at a conference in Toronto on drinking water. He agreed that it was important to have good treatment for drinking water, but he also pointed out the following, and I'm quoting this from the paper:</p> <p>“The only true protection for all our drinking water lies upstream of the treatment plants. By all means, have good treatment. But first and foremost we should be looking at our watersheds to see that there is sufficient green space and stream protection. We take these ecosystem functions for granted at our peril.</p> <p>“In the rush to provide safe drinking water, there's a danger in embracing only water treatment technology. They provide only the thinnest of veils of protection from contaminants. In many areas of the world surface water is so degraded it can't readily be made drinkable.</p> <p>“Watershed protection is not part of the approval process, process for drinking water systems in Ontario and land use planning rules in Ontario do not provide for restricting certain land uses where it poses a risk to a watershed.”</p> <p>Gord Miller went on to say that watersheds could be protected by a variety of means, including legislation. He suggested that conservation authorities, which now manage watersheds to protect against flooding, could be given broader powers over water quality. He also said that municipalities have to change their thinking.</p> <p>So let's listen carefully to the experts. Gord Miller of the Environmental Commission of Ontario, all the people who have spoken before me and among others, Teresa Maguire-Garber from our very own Conservation Halton, who on June 4<sup>th</sup> told Town Council that rapid urban expansion will have a negative effect on creeks, forests and groundwater if Smart Growth planning and conservation efforts are neglected.</p>
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	<p>Watershed creeks and natural lands are more threatened than ever before. We in Oakville have the opportunity to protect our drinking water by protecting the watershed. Please let us not pave over the Trafalgar Moraine, which is the headwaters of six of Oakville's major creeks. That's all I have to say about that issue.</p> <p>Another comment I wanted to make was in regards to public input. I'm a member of the Community, or I was a member, of the Community Resource Group, a group that the Town established last year in order to obtain public input regarding the Hemson land use option study. This group was made up of residents, small landowners, farmers, developers and other stakeholders.</p> <p>The Community Resource Group was called again to meet on June 5<sup>th</sup> of this year regarding OPA 198. I spoke with Rob Thun of the Planning Department and would like to share with you an e-mail that I sent to him, confirming the conversation. And this was on May 18<sup>th</sup>.</p> <p>"I just wanted to confirm our discussion from this morning to point out some concerns that I have." And again, this is all about my concerns about the public participation process. "My understanding from our conversation was that a copy of the OPA will not be available to members of the Community Resource Group until the first open house on May 23<sup>rd</sup>." My letter was on Friday the 18<sup>th</sup> and I was hoping to get that extra weekend to read it.</p> <p>"Is there a reason that we can't begin reviewing it immediately? Is it not completed yet? Since the Community Resource meeting is not until June 25<sup>th</sup>, I understand that I will have about two weeks to read the document. But I, and I'm sure many others on the Resource Group, do have other obligations." And as Rob Burton pointed out very well the other day. "And it would certainly be helpful to me to obtain the OPA as soon as possible so I could begin my reading immediately, like this weekend.</p> <p>"Secondly, I am concerned about how the process of reviewing the OPA by the Community Resource Group</p>
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	<p>will work, since I would assume that others like myself would not have a copy of Oakville's Official Plan. My understanding from discussions with Ted Salisbury is that the OPA must be read in conjunction with the Oakville Official Plan. And without having the Official Plan on hand, it will not be possible to fully understand the Official Plan Amendment.</p> <p>“You mentioned that I was the only person from the Community Resource Group that has requested a copy of the Official Plan to read along with the OPA in order to make my comments. This concerns me, because I have to assume that the other members of the group did not have the opportunity to discuss this with Ted and therefore do not realize that they cannot give meaningful input without having a copy of the Town's Official Plan.</p> <p>“I think it is incumbent on the Town to provide each of us with a copy of the Official Plan if the Town expects the Community Resources Group to make intelligent and informed comments. I also think it is quite unreasonable to ask residents from the community, who are volunteering their time on the Community Resource Group, to pay \$75 for a copy of that Official Plan in order to do the job being asked of them, which is to review that Official Plan Amendment.</p> <p>“So I have to say that I'm glad that I called you and talked to you so that I can borrow a copy of the Official Plan. But what about the other members of the group who are unaware of the need for this document? Thanks for taking the time to hear my concerns, Rob. I'm worried about these issues because I'm often told how the Town appreciates and desires public participation and input, but I feel that those of us who do make the time to volunteer and become active in our community are not being fully supported.”</p> <p>Mayor Mulvale, you have stated how important public input is to you. One of the Councillors the other night, and I think it was Ralph, asked one of the speakers, and I think it was possibly Laura Knowlton, why she felt that the public's comments were being ignored. And I wanted to share my experience with you to show you another</p>
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	<p>example of why residents who try to participate in the process become frustrated and do not feel that their input is being taken seriously.</p> <p>In addition, I still have a concern about the missing comments from the Community Resource Group meeting. I have written two letters, dated June 25<sup>th</sup> and June 29<sup>th</sup> to Lynne Gough and Ted Salisbury requesting that the Community Resource Group's comments be included in the official record of the proceedings and as of this time have received no response for either of them.</p> <p>I feel it is imperative that the group's comments be included and would just like to quickly read you my last e-mail regarding this issue. And I apologize that I'm reading these e-mails. It was going to take me longer to summarize it so I just figured I'd read it. This is to Ted, cc to Lynn.</p> <p>"As a follow-up to my e-mail to Lynne Gough on June 25<sup>th</sup>, I would like to repeat my request that the Community Resource Group comments be included in the official record for public participation for OPA 198.</p> <p>"After receiving my e-mail, Lynne was kind enough to call me and explain the oversight, but she explained that the comments would not be included because the spirit of the Community Research Group comments had been captured in comments made previously by other members of the public.</p> <p>"I feel this is unacceptable for several reasons. For one, it takes away from the legitimacy and validity of the Community Research Group. By not including our comments, someone might assume, quite logically given the evidence, that we made no comments as a group. From this assumption it may mistakenly be concluded that the Community Resource Group did not take its responsibility seriously and therefore was not a contributing participant in the public process.</p> <p>"To go even further, several years down the road, staff may make a decision, or the Town, not to create a Community Resource Group or some body like it based</p>
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	<p>on evidence that the Community Resource Group did not contribute as was expected.</p> <p>“Also, I noticed that both Trinison and Mattamy representatives sent in additional comments further to their verbal comments at the Community Resource Group meeting. I did not send in additional written comments because I assumed that my comments at the meeting would be transcribed and recorded in the official record. Thank you for taking the time to deal with this issue.”</p> <p>Again Mayor Mulvale and Councillors from these small examples it does not appear to me that public input is valued. I love living in Oakville and I want this to be the best community possible so I spend quite a bit of my time doing my best to make it a better place to live.</p> <p>I pointed out these two small examples so that you can understand the situation as it exists now and you can take measures to correct it.</p> <p>And I have two very short last comments. I believe that Wendy Burton and Francoise Morissette suggested a 26 per cent forest cover goal in their presentation. And I just wanted to, I know they had looked at the presentation from ‘The Greening of York Region,’ and I think that’s where they got the number from. But I was at the meeting where Leonard Munce spoke from ‘The Greening of York Region’ and he also was talking about the web site, the American Forests web site.</p> <p>And there they recommend a 40 per cent average tree canopy. And the way they say that we, people should do it is have 15 per cent coverage in downtown and industrial areas, 25 per cent in urban residential and light commercial areas and 50 per cent in suburban residential areas. And that web site is just <a href="http://www.americanforests.org">www.americanforests.org</a>. And they set tree cover goals and all sorts of things.</p> <p>And then the last thing was last year I attended the meetings regarding the Hemson Strategic Land Use Option Study. I, along with the rest of the members of the public, saw that Council did not take into account the residents’ input. Council simply voted to approve the</p>
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	<p>study without any discussion, debate or response to residents' questions. It makes me hopeful that this year, Council and/or staff intend to respond to all the residents' questions and concerns in writing.</p> <p>I would like to add a plea that Council discusses and debates OPA 198 publicly, before it is put to vote. You are our representatives and I believe it is our right to understand how you feel about an issue, particularly an issue as huge as this one before you vote on it.</p> <p>Thank you very much for letting me share my thoughts with you.</p>
<p><b><i>Mayor Ann Mulvale</i></b></p>	<p>Thank you. If I might, Renee. One of the reasons that I'm keeping a meeting out, of the meeting, ahead of the meeting we're attending is to ensure that the Chair is never again put in that position.</p> <p>Because that night, you and I have discussed it on e-mail, we ran out, I ran out of options. I didn't have another date for a meeting, I was approaching 11:30, I had no amendments before me, although the recommendations had been amended because there'd been Councillors working on e-mail to bring forward other recommendations and so at that point in time I had no option.</p> <p>And I finally said, and you were there, well I guess someone could put the question. Because I had passed a piece of paper trying to find a time that I could call Council back together. I had an obligation to announce it to the public, from the Chair's perspective, on when we'd proceed to process.</p> <p>When we debate OPA 198 I will be able to speak, for the whole year I've been waiting to speak to this issue. I am looking forward to it.</p> <p>Firstly, we will meet again on Tuesday. We'll hear from the other. We will contact everyone who's listed. I will then ask further requirements of the public hearing, poll the audience to see if there are further speakers. We will then deal with the item, which is already essentially</p>

	<p>handled by the motion to bring it back in September.</p> <p>I think we've made it clear and I'll have a written procedure of where we're going to go for everybody who attends at the final meeting at the public hearing, whether it's Tuesday, whether it's later on in July and so that everybody will understand how we're going to proceed.</p> <p>We will have the written comments, which we will be grouping. You've asked, a couple of people have asked in e-mails, will everyone get a response to their question. I think for the interest of brevity what we will try and strive to do, unless Council directs otherwise, and that will be a matter of record at the final meeting of the public hearing because there'll be consensus from driven from Council as to how they wish to proceed within our legal obligations and all that other stuff.</p> <p>That we will group, there's a lot of the questions that really fall into many categories, so I think we can all agree as long as we capture the questions that have been asked and they will be responded to. That report will be made available as early as possible to the members of the public who have an interest, whether expressed or subsequent to these hearings so that they have an opportunity to review and then it will come back to that. We've scheduled it for the September the 10<sup>th</sup> with the timeframes that we know of at this time. And then we'll go from there.</p>
<p><b><i>Renee Sandelowski        (Delegate)</i></b></p>	<p>So are, so you're saying, so people get responses and then we'll have time to review the responses and then come back?</p>
<p><b><i>Mayor Ann Mulvale</i></b></p>	<p>My goal and I believe the goal of Council is that the responses will be in written form. They'll be circulated. Council agreed that the Clerk's Department is not bound to firstly circulate to the Council. The report can go out as soon as it is available.</p> <p>And we hope that if some of you e-mail us, immediately you've read it, if we say well we're just back from vacation we haven't read it yet that you'll understand.</p> <p>But we are moving, straying from, and quite rightly, from</p>

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	our usual process to get that material out with as much lead time as we can.
<i>Renee Sandelowski (Delegate)</i>	That's great. And then will there be an opportunity to comment by the public on responses?
<i>Mayor Ann Mulvale</i>	I'm going to take your e-mail and one other person's e-mail. It's being reviewed by staff and it will be reviewed by Council so at the final meeting of the public hearing we can have a strategy which you spoke to.  Because the question that I understand is, if there are questions arising from the staff report how would they be dealt with?
<i>Renee Sandelowski (Delegate)</i>	Yeah.
<i>Mayor Ann Mulvale</i>	Yeah. I understand your question.
<i>Renee Sandelowski (Delegate)</i>	Great. And just one other comment on your comment about last year's – and I don't really know any, understand the legal proceedings at all but – it's funny to say that there was no options at that time because, I guess I don't understand why at that time, and it's kind of silly to rehash it, but I still don't understand why at that time even if you couldn't get a date at that moment, but you would just say...
<i>Mayor Ann Mulvale</i>	I was looking...
<i>Renee Sandelowski (Delegate)</i>	...We will have, we will get a date in the future because it's a big issue and people want to hear our discussion about it. (Applause)
<i>Mayor Ann Mulvale</i>	The Chair's role, the Chair's role is to try despite that to Chair a meeting. And so the Chair calls for a motion. The Chair calls in the absence of the motion, I asked was there going to be a motion to put the question.  I fully expected that there'd be a subsequent, there'd be something other than that. The Chair was merely saying the clock is ticking. We have to drop the gavel at 11:30, or if it were 11:00. My memory. I think it was 11:30, not 11:00.  So I am, it was a very difficult position. There were Councillors who clearly wanted to vote on the question. The Chair facilitates the meeting. I am looking forward to

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	<p>hearing the debate when we've gone through all those other steps, which have to be completed.</p> <p>Councillor Elgar was it your hand I saw? Councillor Flynn.</p>
<i>Councillor Kevin Flynn</i>	<p>Renee, I remember your version of August the 9<sup>th</sup> I think a lot better than the one I just heard. Now you're telling me the volunteer community resource committee that you sit on is a group that was formed to give advice...</p>
<i>Renee Sandelowski (Delegate)</i>	<p>I guess just get more input.</p>
<i>Councillor Kevin Flynn</i>	<p>...to our staff.</p>
<i>Renee Sandelowski (Delegate)</i>	<p>Yeah.</p>
<i>Councillor Kevin Flynn</i>	<p>And it was regarding a lot of things that had to do with such things as land use and now the Official Plan Amendment.</p>
<i>Renee Sandelowski (Delegate)</i>	<p>Yeah it was originally just for the Hemson study.</p>
<i>Councillor Kevin Flynn</i>	<p>And I thought what you said was that staff told you that you would have to buy your copy of the Official Plan.</p>
<i>Renee Sandelowski (Delegate)</i>	<p>Well that was the original statement I heard from Rob.</p>
<i>Councillor Kevin Flynn</i>	<p>But since then did that change?</p>
<i>Renee Sandelowski (Delegate)</i>	<p>Well, I said Rob I'm a volunteer on this. I can't afford \$75 for the Official Plan. And he said, well I guess we have a copy your can borrow.</p>
<i>Councillor Kevin Flynn</i>	<p>You can borrow. Well, I would hope it would be our policy at some point - that that's not right.</p>
<i>Mayor Ann Mulvale</i>	<p>We have certainly lent Official Plans before. I'm thinking particularly of Ian Crossgill. I remember him borrowing a number of documents.</p> <p>So I think it may have just been, and I'm very pleased that we quickly recovered from that and made a copy on loan. The reason that we do that is for taxpayers, in terms of people just flooding in and wanting copies of things that they don't return or they don't have any real need for.</p>

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	So I'm sorry you had that experience and I think the Planning Director...I think the Planning Director...
<i>Councillor Kevin Flynn</i>	Yeah, I was just, someone that sits on the committee, I would think that would be different.
<i>Mayor Ann Mulvale</i>	Kevin, if we could just allow Mrs. Gough...
<i>Councillor Kevin Flynn</i>	No, no the question wasn't of Mrs. Gough. I thought we weren't asking, I mean, I've got a lot of questions.
<i>Mayor Ann Mulvale</i>	No, no, the issue, with fairness, and if you don't have the question of staff, I think others may. The staff have obviously had a number of suggestions and even allegations made on the process of that and I think when you've finished I would like to hear that response from Mrs. Gough. But you please continue with your questions.
<i>Councillor Kevin Flynn</i>	Now, okay. Well. If we're having staff answering questions, then now, Renee and perhaps our staff can address this, there was a committee meeting held of this group to pass comment on the Official Plan Amendment. But that information was not, there was no sort of record of the meeting?
<i>Renee Sandelowski (Delegate)</i>	No and it wasn't an oversight. Like I talked to Lynn about it and she said no, she was copiously writing notes down, I mean. And then she said you know it just didn't get put into the list you know all the documents because it was missing. It said there were comments from the Community Resource Group made and you turn to that page and there was just an attendance list. In the staff report.
<i>Councillor Kevin Flynn</i>	So at some point I guess if staff is going to address that at some point we anticipate that those comments will come before Council.
<i>Renee Sandelowski (Delegate)</i>	Well no because she said that they were, the spirit of them were already covered in other comments and so they wouldn't be put in separately. And that's why I wrote the second e-mail because I thought it was important that they go in. Maybe I misinterpreted what Lynn told me, but that was my understanding.



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<b><i>Councillor Kevin Flynn</i></b>	Well I'd like to hear from staff because that's just not good enough.
<b><i>Mayor Ann Mulvale</i></b>	Well, I think it would be a courtesy to let staff explain their version of what took place as well.
<b><i>Lynn Gough, Manager of Long Range Planning</i></b>	<p>Your Worship. As the delegation said she asked for the copy of the Official Plan and we gave her one. I'm not totally clear whether it was on a borrowing basis but certainly any member of the public who wishes to borrow an Official Plan on the basis to review the Official Plan Amendment could do so. And we were more than willing to lend Official Plans to any member of that group and any member of the public.</p> <p>In terms of the comments on the Community Resource Group, I took the notes from the meeting. I was the staff member who attended. And I went over the comments with the other planning staff and what we found was that the comments from that group were very similar to comments that had come up from other members of the public. So we did not write a separate report as to what those comments were. But all the comments were included.</p> <p>Now, as this is an issue, I can go back to the notes and I can write up the comments from that Community Resource Group for the record. And I will do that. But I think I can assure you that all the comments from that group were included in the amendment.</p>
<b><i>Mayor Ann Mulvale</i></b>	Okay. Further questions? Thank you. Councillor Oliver. Of the delegation or of staff, Sir?
<b><i>Councillor Fred Oliver</i></b>	Doesn't matter. Your group, were they appointed by Council?
<b><i>Renee Sandelowski (Delegate)</i></b>	I think you know what happened? At one of the public information meetings last year, when they were doing the Hemson study, they requested if somebody wanted to volunteer to be on this group to give input, you should apply and they handed, they had little application forms. So whoever wanted to apply could apply.

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<b><i>Councillor Fred Oliver</i></b>	So it was structured by Council?
<b><i>Renee Sandelowski (Delegate)</i></b>	I guess. I'm not really sure. I'm sorry.
<b><i>Mayor Ann Mulvale</i></b>	Mrs. Gough, you're shaking your head.
<b><i>Lynn Gough, Manager of Long Range Planning</i></b>	Your Worship, the Community Resource Group was set by our consultant Hemson Consulting. And people applied to Hemson to be on that committee.
<b><i>Mayor Ann Mulvale</i></b>	Okay. It's important to the Chair because I keep forgetting which committee is which in terms of we had some that were appointed by Council in their resolution. Are there any further questions of the delegation? I'm sorry. Councillor Tedd Smith.
<b><i>Councillor Tedd Smith</i></b>	Yes, thank you your Worship. I heard you use the phrase tree canopy and that reminded me of a discussion that our forester John McNeil and I had and his phrase is biomass, I believe. And I just wondered if you, when you look at the photography there and you look at the lands that are under discussion now, the green areas are clearly marked. The fringe boundary trees and whatnot aren't shown on there.  But for the most part, it seems to be fields, a lot of fields. Is it your understanding that when and if this gets developed it will have a biomass similar to what's south of the QEW now?
<b><i>Renee Sandelowski (Delegate)</i></b>	Sorry. The picture there I don't see any green except for the 16 Mile Creek pretty much. Or, I can't see, really, but...
<b><i>Mayor Ann Mulvale</i></b>	Could, you're holding up a copy of the report and there's a page...
<b><i>Renee Sandelowski (Delegate)</i></b>	I don't think all the woodlands are on there. But if I remember right, I don't think they had the whole natural heritage system drawn out on that one.
<b><i>Councillor Tedd Smith</i></b>	I guess let me phrase it another way then. Is it your expectation that as this land gets developed that it will be of an intensity with a biomass - presumably the size of a tree and its leaves are the biomass - as it matures become

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	similar to what's south of the QEW, in other words heavily forested.
<b><i>Renee Sandelowski (Delegate)</i></b>	I don't think I can answer it because I just, I don't know enough. I'm just trying to understand all these reports to the best of my ability. You know, I may be interpreting some of these things wrong and you can read it, I can give you the copy from American Forests and maybe you can interpret it better because I don't know. I don't understand biomass perfectly.
<b><i>Councillor Tedd Smith</i></b>	Okay, if you ever get a chance to look at an aerial photograph of the Town of Oakville, you'll see exactly what it is, is that there's a huge amount of trees south of the QEW. More trees than what you can see of roofs. It's very green in the summertime.
<b><i>Renee Sandelowski (Delegate)</i></b>	Good.
<b><i>Councillor Tedd Smith</i></b>	And I would presume that you were expecting the same will happen to the north. Not fewer trees and more parking lots and things like that.
<b><i>Renee Sandelowski (Delegate)</i></b>	I guess I'm expecting the trees that are there to stay there. Especially if they're part of the system. I'm expecting the system to be there. Whatever's there. I don't know the numbers of it, but I don't expect that it's going to be chopped down and little street trees will be put in their place.
<b><i>Councillor Tedd Smith</i></b>	Okay. Thank you.
<b><i>Mayor Ann Mulvale</i></b>	Thank you very much. We appreciate your attendance and your participation. I'm at Council's. Sorry did you have a question of the delegation Councillor Robinson?
<b><i>Councillor Ralph Robinson</i></b>	No your Worship, I just have one point I'd like to bring up.
<b><i>Mayor Ann Mulvale</i></b>	Sure.
<b><i>Councillor Ralph Robinson</i></b>	Maybe I should have done it when Mr., when I was questioning Michael Lansdown, but I would like staff to comment back on the query that I asked Mr. Lansdown about the group wanting a speaker to come in and that it was denied or at least said it had to be vetted by staff. I'm

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	not sure what that means.
<i>Mayor Ann Mulvale</i>	Yeah, yeah, yeah. I'm not even going to attempt to answer but we'll get your answer.
<i>Councillor Ralph Robinson</i>	No, it doesn't have to be tonight.
	<p>No, no. I appreciate that. Unless the Planning Director or, no? We'll report back on that.</p> <p>Now, I'm at Council's discretion as always as Chairing the meeting. We have 21 minutes. Or we have another 30 minutes if you want to go to 11:30 and I could poll the audience.</p> <p>Or, we can come back on Tuesday with the understanding that we will, having the Clerk contact by phone tomorrow all the people who had listed and have not spoken at this point. We will try to contact them and make them aware they have another opportunity on Tuesday evening.</p>
<i>Councillor Ralph Robinson</i>	I move to recess now and return Tuesday under those circumstances.
<i>Mayor Ann Mulvale</i>	<p>Okay. Okay. If that's acceptable to everybody. What – the only point that I want to make, if I may, having Chaired the meeting thus far is that if we go to an Ontario Municipal Board hearing, and we're being told that we will. Many people have told us that. It's a question under what. The critical people on the front line for the Town of Oakville and for the people of Oakville at that hearing will be our staff. Because our staff will be under cross-examination to defend whatever we take forward, with the consultants as well.</p> <p>And so the one plea that I have as we move forward to the other meeting on Tuesday and any subsequent meetings is that we try and approach our thoughts and our questions understanding that we have to mount the best possible defense. This year, next year, whenever. And they're critical to that. And Chris made mention of the fact that he saw the Town's staff and the case that we launched at another Ontario Municipal Board hearing.</p> <p>Now, we need to start I think with the greatest of respect,</p>

	<p>to renew our partnership because anyone who gives testimony's going to be sworn and subjected to cross-examination. Residents groups who speak will be sworn and subjected to cross-examination, so will individuals.</p> <p>And I think it's very important that we understand that I don't look in this room and see people with good hats or bad hats. I look at people who have a collective passion for this community. And we need to take that passion forward into any other forum, combining with our staff resources and consultants. Because I believe strongly from experience and from projecting into the future that is our best line of defense.</p> <p>So I thank you all for your attendance. Welcome to have you back on Tuesday. We will poll everyone else. If you've recognized some of those names, you can assist us by reminding those people that they have the opportunity to be here 7:30 on Tuesday evening.</p> <p>And at the same time we'll also work with staff and Members of Council to ensure that we have a common understanding of how we will proceed if Tuesday evening should be the final meeting.</p> <p>In the interim we will be asking Councillors to supply some alternate dates so that if when we poll the audience on Tuesday evening, there is an interest beyond the time capacity that we already know what the next date to continue will be.</p> <p>With that, Councillor Robinson has moved - we're in Committee of the Whole so he doesn't need to be seconded - let's move that we recess this meeting to resume on Tuesday evening. Thank you.</p> <p>All in favor? I forgot to vote.</p>
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