

What incredible, impressive and powerful turnouts at the meeting at Town Hall on Thursday night, June 23rd. There were over 100 concerned residents there!!

This was a Public Information Meeting held by the Town of Oakville Planning Services Department in regards to the proposal by Creekbank Developments Inc. to remove 2362 Upper Middle Road from the Parkway Belt West Plan, and proposed amendments to the Official Plan of Oakville and Zoning by-laws which would permit the development of a nine storey residential building on the properties now known as 2322, 2332 and 2362 Upper Middle Road.

The Town Planning Services Department was represented by Brenda Stan, a town planner.

Also in attendance were our two very supportive and wonderful councilors- Allan Elgar and Renee Sandelowsky; Carol Provost and Shawn McMillan- representing our Member of Provincial Parliament, Kevin Flynn's office; a reporter from Oakville Today; Rob Burton of Clear the Air Coalition and Hank Rodenburg of Oakvillegreen Conservation Association Inc.

At the meeting on June 15th with Peter Cheaply, Director of Planning Services, Town of Oakville, the residents attending were told that representatives of Creekbank Developments Inc. would also be presenting at this Public Information Meeting. As it turned out, a single representative, Jim Lavaca, a land use planner, I believe, from Korsakov & Company, Land Use Planner and Development Consultants, attended but he stated that he was not prepared to make a presentation. Mr. Levac sat near the back of the room but did agree to answer questions.

Ms. Stan provided a presentation showing the proposal by Creekbank Developments.

Here is a link showing the Town Presentation at the meeting of June 15, I'm not sure if changes were made for the meeting on June 23rd.

<http://www.allanelgar.ca/creekbank/creekbankJune15res.pdf>

Several comments and questions were made by residents. Here is a brief synopsis:

-many residents stated that NO DEVELOPMENT OF THIS AREA SHOULD OCCUR. The Town of Oakville should do what is right and not allow a developer to dictate where development should occur. This area is designated rural and open space, and should be left that way.

-Ms. Stan stated that at the meeting with Peter Cheatley, Director of Planning, Town of Oakville, it was decided that a small group of residents would meet with Creekbank Developments Inc. at meetings facilitated by Mr. Cheatley. Beatrix Morrallee stated that we had agreed to meet with Creekbank Developments Inc. as an entire group of concerned residents, not small groups. A small group, i.e., the Committee to Oppose the Potential Creekbank Development could not at this stage possibly represent a large group of residents who at this time really do not know what is going on. There are too many issues that must be dealt with at this time.

-Residents asked which criteria would be used by the Town of Oakville's Planning Staff to prepare their report for Town Council. Ms. Stan was not able to answer this question, stating that several criteria and policies would be used, but she would not be specific as to which ones. Resident asked if we would be able to have a copy of the criteria and policies that the Town would use before making their report to Council, but we were told that the Town has not decided which policies or criteria will be used.

-Councillor Elgar reported since two of the three properties on Upper Middle Road are currently zoned rural, therefore, the developer has no right to appeal a decision to the Ontario Municipal Board, due to the changes in the Planning Act, November 2005. Town Council would have to change the designation from rural to urban in order for the developer to have a right to appeal. 2362 Upper Middle Road would first have to be removed from the Parkway Belt West Plan by the Province before any of this can occur.

-Residents voiced concern over the increased number of students that would come from a nine storey dwelling when our schools are already at over capacity. The Town has a report from the Halton District School Board stating that new students will not be guaranteed spaces in the school within the community and may be directed to schools outside of the area. The Halton Catholic District School Board report states that students living in this proposed development would be attending St. Bernadette School for elementary students, which is currently over capacity and using

portable units. The Board will have to incur additional transportation costs to provide school bus transportation for Catholic elementary students who may reside in the building since the development appears to be beyond the current walk boundary to the school.

-Mr. Levac of Korsiak & Company was asked about the status of a visual impact study. At the meeting with Creekbank Developments Inc. on May 11th, this question was asked and the representatives of Korsiak & Company stated that they would look into such a study. They have not yet done this.

-Mr. Levac also said that the use of the land had not yet been decided, a nine storey building was one option. Beatrix Morrallee stated that at the end of the meeting with a representative of Creekbank Development and Korsiak & Company, I spoke to Creekbank's rep and said, "You asked for this meeting to get public input, you got it tonight, no one is in favour of this proposed development, what are you going to do with this input?", to which the rep stated, "we're going to build a nine storey building."

-Residents asked Ms. Stan what the date was for the Town to have their Report to Town Council finalized. She stated that no date was set, but when asked further, she stated it would be in the fall of 2005.

-Residents asked Ms. Stan when the Town had to reply to Creekbank Developments application. After asking the questions several times, she stated that the Town had 180 days to reply, from March 9, 2005. Therefore the Town's deadline, if I am correct is Sept. 5, 2005.

-Residents asked how an application from a developer can be received by the Town of Oakville when the Official Plan of Oakville is now being revised. Would it not be better to wait until the plan is finalized before permitting removal of land from the Parkway Belt West Plan and then possibly rezoning the area from rural to high density residential? It was stated by residents that the Town of Oakville should be respecting the input of the residents of the area, not pushing through a plan from a developer whose only goal is a financial one.

The current residents of Ravine Gate feel that the developer Legend Creek, (now known as Creekbank Development) misrepresented to them that no further development would take place near 14 mile Creek and now 3 years later have submitted this very application to develop in the immediate area. The developer charged premium

amounts for "ravine" lots and these residents will now have further development occurring should this application be successful

-Keith Morrallee stated that he feels the environment would be affected greatly, i.e. the deer, the coyotes and other wildlife would be further alienated should a high density building be affected. Further studies will have to be done.

-Residents asked if the purpose of this meeting was to invite neighbouring residents to view the proposal and provide either verbal or written comments to assist Planning Services staff in their evaluation, why was Ms. Stan not taking notes and why was there no one else from the planning department present to take notes? Therefore, it was suggested that residents send comments/questions to Ms. Stan to ensure the planning department has input from every concerned resident. Every comment and question that was made at the meeting is important and should be sent to and then noted by the Town.

Brenda Stan's email address is: bstan@oakville.ca, letters can also be cc'd to Peter Cheatley pcheatley@oakville.ca

-Ms. Stan stated that the Town of Oakville is getting input from public agencies that will help in their report. Residents noted that Conservation Halton has asked for more information before they prepare their report to the Town.

-Beatrix Morrallee voiced concern about Ms. Stan having a bias toward Creekbank Development Inc.. And development of the site. I stated that Ms. Stan was using phrases such as, "when the area is removed from the Parkway Belt West Plan", as if the decisions had already been made. Ms. Stan does not feel that she is biased either way.

There were many questions raised, many concerns heard, every resident who wanted to speak was able to do so. It was very difficult to take full minutes of the meeting, if I have missed anything, please email me and I will add to the minutes. I quoted myself only since I didn't have everyone's name who spoke.

The Committee is meeting tomorrow.(Monday, June 27th) Please email us any suggestions, comments before 6pm if possible.

Since no notes were taken on behalf of the Town, please email Brenda Stan and Peter Cheatley comments/questions from the meeting on June 25th. It is very important that the Town of Oakville have full input from the residents before they prepare their Report to Council.

Resident's are encouraged to continue to provide their input to Allan Elgar and Renée Sandelowsky who will forward e-mails to other councillors. Our councillors have added a link to their website www.allanelgar.ca for residents to have letters posted on: Residents View of Creekbank Application refer to link updated June 24 2005

Keep your voices loud, we are being heard!

Beatrix Morrallee

Committee to Oppose Proposed Creekbank Development