

Resident comments concerned with Industrial or Employment land use encroaching near their established residential communities:

Michael Harrigan - [REDACTED]

Fabio Volante - [REDACTED]

John Spirou - [REDACTED]

Dean Favero - [REDACTED]

Brenda Petro - [REDACTED]

Sylvia Langton - [REDACTED]

Michael Berthiaume [REDACTED]

Pat Ackland - [REDACTED]

Sean McConnell - [REDACTED]

Pete Golinsky - [REDACTED]

Peter Roberts - [REDACTED]

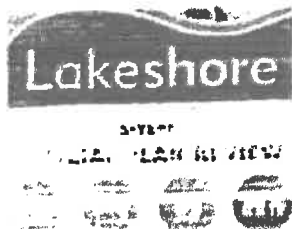
Jason and Linda Smith - [REDACTED]

Julie Lenehan - [REDACTED]

Kristen Heaton - [REDACTED]

Gilda and Wayne Everett - [REDACTED]

David Smith - [REDACTED]



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

I am concerned with more development along the
Patricia Corridor. If not adding to our infrastructure
in that area would cause more flooding, traffic
concerns & widening of the roads.
Perhaps the 40' corridor would be better
suited

Are anything missing or do you have additional comments?

Please provide your contact information:

Name: MICHAEL HARRIGAN

Address:

Postal Code:

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

The Town of Lakeshore is obtaining information for this project to assist in undertaking the 5-Year Official Plan Review. Comments and information received will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act.

Kim Darroch

From: Fabio Volante [REDACTED]
Sent: November 16, 2020 11:06 AM
To: Steven Wilder; Kim Darroch
Subject: Our comments for the Official Plan

Good morning Mr. Wilder and Mr. Darroch,

My wife and I have been residents of Lakeshore for over 18 years along the patillo corridor. We understood when we first moved into the area that we will have commercial activity near us and we have been content with the growth of the area as it is a positive sign for the economics of our township. However, my wife and I feel strongly that the balance has now tipped heavily in favour of commercial development. We are experiencing increased noise and air pollution resulting from a combination of additional factories and vehicle traffic. In addition, via rail has added a slower and noisier (with increased vibration) train that comes by at least twice a day. In the past 10 years we have also experienced unprecedented levels of flooding coinciding with the increased commercial development. What stands out the most is the quality of the air. You can smell the chemical vapours in the air being produced by these factories. My vehicle has pollution spots produced by these factories. I know all the necessary regulatory things are being done to mitigate the harmful effects that factories can have on an area.....but it's happening. It's noisier and it smells more. It's inevitable when too many are built in a concentrated area AND so close to urban neighbourhoods. No one knows the extent of these development decisions better than the residents who live in the neighbourhood 24/7. Don't make decisions based on "we'll hurt a few to benefit the whole". Or it is "easier" just to build in the patillo area. Be mindful of your residents health and safety. Please.

We urge you to include the 401 solution in the Official Plan as the way forward. Honestly, depending on the direction my council takes regarding future development in my area, will determine whether my wife and I want to continue living in this neighbourhood.

Enough already.
Time to freeze building future factory, industry and logistic companies in the patillo area.
Development near the 401 makes greater sense.

Think family friendly Ideas!

Thank you for your time and consideration,

Fabio and Anne Marie Volante-Nantais.
[REDACTED]

och

From: John Spirou [REDACTED]
Sent: November 16, 2020 9:35 AM
To: Kim Darroch
Cc: Steven Wilder
Subject: 401 solution

Good morning,

My name is John Spirou and I reside at [REDACTED] in Lakeshore, ON.

I am emailing this morning about the Official Plan and wanted to voice opposition to building more factories and industrial sites along the Patillo Road corridor. I live very close to this area and commute down the full length of Patillo road each morning as I drive to Essex.

I wanted to express significant concern over any idea that increases the number of industrial sites along this corridor. Residents in this area, such as my family, have had to endure the cacophony of truck noise, exhaust, fumes and a myriad of other health deteriorating adverse effects of placing industrial developments in what is currently a residential area with many young families.

Our friends and neighbors in our area already must contend with a fungus issue that was caused by Hiram Walker with deleterious health effects and any further exacerbations including increased industrial development will not be in the public interest.

Another real life example of poor master planning is "Zalev scarp yard" in Windsor. This is an industrial development that was placed in the middle of a city and now results in one of the most significant toxic environmental risks and observational eyesores in this region. The same outcome will occur on Patillo road unless Lakeshore councillors stand up on our residents' behalf. Residential developers will continue to build in

on of industrial development and a dangerous outcome will
at.

In short, I believe I speak for many residents in my area that oppose further industrial development along Patillo Road. There are other less intrusive options that would enhance safety of residents in this part of Lakeshore. I would be happy to address any questions and looking forward to having Council approve a solution that will NOT increase industrial development along the Patillo Road corridor.

Thank you,

John Spirou

--
John Spirou
[REDACTED]

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5-YEAR
OFFICIAL PLAN REVIEW



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

WSP

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

Based on what I've reviewed or discussed, I do not believe the Official Plan has addressed my specific

issues nor the issues of the many residents living in close proximity to the Patillo Rd. Industrial area.

Allowing for further development will increase levels of pollution (air, noise, etc), add to the already high

volume of traffic on Cty Rd 22, and decrease the overall quality of life of the nearby inhabitants. I urge

members of council and those on the planning committee to seriously consider the "401 Solution" as a viable

option.

Is there anything missing or do you have additional comments?

Please consider providing Pernod Ricard with an incentive to re-locate the Hiram Walker Storage facility.

The amount of "whiskey" mold growing on neighbouring homes, commercial establishments, trees, play -

grounds and landscape, has become an eye sore to a growing area. The potential of the part of Lakeshore

is incredible. As a council, I hope that more effort and time can be afforded to find a creative and viable

solution in which all parties will benefit.

Please provide your contact information:

Name: Dean Favero

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

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Please return your comments by November 9, 2020



5-YEAR
OFFICIAL PLAN REVIEW



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Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

No, this official plan has not addressed my concerns. It is not in the best interest of a residential area East Pike Creek, Little Base Line, Stone Brooke or Ruggaber Dr to have more industry on Patillo Rd. The industry would be more suited closer to the 401. Ever since Little Base Line was paved from gravel the traffic has been overwhelming. The stop signs at Little Base Line, East Pike Creek and Elmstead may as well not be there. Little Base Line has become a race track between 11pm and 2am. Waking up the neighbourhood. You need to go look at all the tire marks. Sport cars seem to congregate with their engines roaring and burning tires. No police present! The traffic is crazy when workers are ending their day on Patillo Rd not obeying the laws.

Is there anything missing or do you have additional comments?

Even with no truck signs posted 18 wheelers are still driving down East Pike Creek and Little Base Line from Patillo Rd and whiskey warehouses.

The homes in this neighbourhood have generated a lot of revenue with the build why ruin it with more industry. Rethink where best industry would flourish! Not in a residential neighbourhood.

Official plan should read no more industry west of Patillo Rd. Better traffic flow off Patillo Road not down Little Base Line.

Please provide your contact information:

Name: Brenda Petro

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
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5-YEAR
OFFICIAL PLAN REVIEW



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Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

Is there anything missing or do you have additional comments?

I would like no more industrial development at Patillo Road and for the council to consider an alternative location away from residential area such as the 401 corridor.

Please provide your contact information:

Name: Sylvia Langton

Address: [REDACTED]

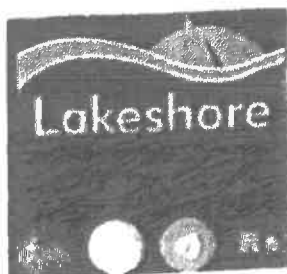
Postal Code: [REDACTED]

Please complete the questionnaire and send to:

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**Town of Lakeshore
5-Year Official Plan Review
PUBLIC OPEN HOUSE**

Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

*No!!
Padilla road has enough industrial
properties now. We should be expanding
it for residential development.*

Is there anything missing or do you have additional comments?

*The 401 area is a logical place for
industrial development.*

Please provide your contact information:

Name: *MICHAEL BERTHIAUME*

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
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Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
Phone: 519-728-1975 x245

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Please return your comments by November 9, 2020

Kim Darroch

From: pat Ackland
Sent: November 14, 2020 2:00 PM
To: Kim Darroch
Subject: Official plan submission

WSP

Town of Lakeshore
5-Year Official Plan Review
PUBLIC OPEN HOUSE
Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

1. Further industrial development should be located away from residential zones to the west of the corridor.

2. Flood Mitigation measures need to be given importance.

Is there anything missing or do you have additional comments?

1. The 401 corridor is better for development with access to shops, groceries, banking, to work area. Further, there is little alternative, surrounded largely by houses. Further, commercial area along 401 is not adequately served by highways, health, and quality of life. A Police force need to be increased.

3. Flood Mitigation is needed. Residents have extensive knowledge and the city should take out to public, planning, bettered, improve the city. The city should take out to public, planning, bettered, improve the city.

Please provide your contact information

Name: Pat Ackland
Address: [REDACTED]
Phone Code: [REDACTED]
Phone: [REDACTED]

Kim Darroch, WSP, Rep.
Manager of Development Services
Town of Lakeshore
419 Main Street
Burlington, ON N7R 1A0
Phone: 905-779-1975 ext. 202

The Town of Lakeshore is seeking comments for this project to assist in the development of the 5-Year Official Plan Review. Comments are welcome and will be used to inform the process. Comments should be submitted by November 15, 2020.

Sent from my iPhone

Kim Darroch

From: Sean McConnell
Sent: November 14, 2020 3:07 PM
To: Steven Wilder; Kim Darroch
Subject: RE: So 'No' to More Industrial Land Near Patillo Road- Comments Needed by November 16

1. I agreed with Steven – stop ramming more plants on Patillo Road and look for a 401 solution.
2. Patillo is a disaster and driving on it is beyond frustrating. Its close to off-roading given its terrible condition and the speed limit should be returned to 80km/h so the OPP can find other things to do than sit there all day with speed traps. Patillo should be extended to the 401 and additional lanes added, besides a full repayment. New Plants and existing should be encouraged to relocate to the 401 solution that Steven mentions.
3. Also, I am tired of getting calls from people that are trying to find my house in Belle River when I don't live in Belle River. Its ridiculous. GPS systems keep sending people to Marentette Lane in Belle River – my house in on Marentette Drive in NOT-Belle River, but my mailing address is Belle River. Its time for Lakeshore, Ontario to act like Lakeshore and not the town of Belle River pretending to represent Lakeshore.

Sean McConnell

From: Steven Wilder <swilder@lakeshore.ca>
Sent: Saturday, November 14, 2020 10:56 AM
To: Steven Wilder <swilder@lakeshore.ca>
Subject: So 'No' to More Industrial Land Near Patillo Road- Comments Needed by November 16

Hello:

I hope this email finds you well.

I am emailing you today because we previously communicated about the goal of locating industrial lands on the 401 and not building more factories off of Patillo Road.

I won't rehash everything that was discussed previously, but I think it is important to let you know that the Official Plan is up for approval on Tuesday November 17. The Official Plan lays out where all development will occur for decades to come, including industrial land.

According to what I have seen, only 3 residents have actually submitted comments in opposition to locating more industrial lands off of Patillo Road, yet there are over 150 people on this email and many more of our friends, family and neighbours whose email addresses I do not have.

I am concerned that the proposed Official Plan does not do enough to lay the foundation for locating industrial lands elsewhere, such as the '401 Solution'. In fact, the 401 corridor is not even identified for development and numerous references to locating employment lands along the 401 have been removed from the version that will be before Council for approval on Tuesday.

If you still believe that the '401 Solution' makes more sense than continuing to cram factories, industry and logistic companies around Patillo Road, then I hope you will take a few minutes to send your comments in. All you need to do is click on this link and fill out the form:

<https://www.lakeshore.ca/en/business-and-development/resources/Documents/OfficialPlanReview/OP-Comment-Form.pdf>

The website indicates that you must fill out the form and return by mail or email. I realize that this may be difficult for some people. As such, if you do have comments, but cannot fill out the form, then I ask that you email your comments to me directly, as well as our Manager of Development Services at: kdarroch@lakeshore.ca

I appreciate you taking the time to read this email and I hope you will take the time to submit your comments, but please be sure to do so by November 16.

If you wish to discuss this issue further or have any questions, please reply to this email.

Cheers,

* Follow me on Facebook for ongoing updates and information regarding Ward 1 in Lakeshore: <https://www.facebook.com/stevenwilderpolitician/> *

Steven Wilder
Councillor - Ward 1

Town of Lakeshore
swilder@lakeshore.ca



Remember to Like, Follow, and Share us on  and  .

NOTICE: Due to COVID-19, Our Town hall is open to the public with limited services. In-person payments for municipal bills including tax, water, permits and applications will now be permitted with a limit of 1 person at the counter at a time. The Building, By-law and Engineering departments continue to operate at another location and are not available for counter inquiries. For further information about the pandemic, its impact on Town services and to receive emails on updates, subscribe to our webpage or check out our Facebook and Twitter accounts for up to date

Kim Darroch

From: pete golinsky [REDACTED]
Sent: November 14, 2020 3:08 PM
To: Kim Darroch
Subject: Industrial Lands

It never works well when industrial properties are in close proximity to residential. For example, our homes are still being cleaned annually due to excessive fallout from the old Hiram Walker warehouses. Issues like this are inevitable and can be avoided. Keep industrial properties away from residential. It's common sense.



Pete Golinsky



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE Comment Form

Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately? If not, what should the Official Plan say?

I emphatically say "NO" to More Industrial Land Near Patillo Road.

My family live in close proximity to Patillo Road and, as I expressed to Council earlier, fear what this Patillo Road Official Plan will do to our residential community. The Official Plan should adopt the "401 Solution" and deny further development of Patillo Road land.

Is there anything missing or do you have additional comments?

Prior to attending a review of discussion for the Official Plan at Council Chambers a while back, I canvassed my neighbours and had a very large percentage who signed a petition and agreed with me that the best course of action was to adopt the "401 Solution" for industrial land. This petition was presented to Council and I believed that Council had rejected increasing development of the Patillo Road land for industrial purposes at that time and therefore no further comment was required by me saying how I felt. I believed that this issue had already been resolved, so is this just another "kick of the can" by Council to ram through something that residents near Patillo Road definitely do not want?

I would be interested to hear from those in favour of adding to the Patillo Road development as to why they are objecting to the "401 Solution". Granted there are infrastructure costs to consider, but once Patillo has been approved, the neighbourhood will be transitioned further, and when the land is used up where will Lakeshore industry go? Probably to the 401.

Please consider the future as well as the present.

Please provide your contact information:

Name: Peter Roberts

Address:

Postal Code:

Please complete the questionnaire and send to: Kim Darroch, MCIP, RPP Manager of Development Services Town of Lakeshore 419 Notre Dame Street Belle River, ON NOR 1A0

Kim Darroch

From:
Sent:
To:
Subject:

Jason Smith [REDACTED]
November 15, 2020 12:25 PM
Kim Darroch
Move industrial development above 401

Town of Lakeshore 5- Year Official Plan Review PUBLIC OPEN HOUSE Comment Form

Please return your comments by November 9, 2020 Based on what you've reviewed or discussed, do you believe the Official Plan has addressed your issues appropriately?

No, our community is being very poorly planned. You are cramming more and more homes into the same area and established and new residences. Now you are also proposing greater and greater industrial development in the same effective area. As it is we are getting some very bad chemical smells in this area on certain wind conditions. In our neighbourhood Hiram walkers smells are bad enough already but thanks to failures of planning *Industrial Paint smells are common.*

Please do some planning, and *stop just saying yes to developers!*

Why would you think you can have your industrial and residential IN THE SAME AREA? That's not planning. You'll still get your taxes for above the 401 and you'll preserve the residential area's near the water's edge.

If not, what should the Official Plan say? Is there anything missing or do you have additional comments? Please provide your contact information:

Industrial Development should be above the 401. NOT within our community,

Please do some planning, and stop just saying yes to developers.

Name: Jason and Linda Smith

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP Manager of Development Services Town of Lakeshore
419 Notre Dame Street Belle River, ON NOR 1A0
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Kim Darroch

From: Julie Lenehan [REDACTED]
Sent: November 15, 2020 2:47 PM
To: Kim Darroch
Cc: Steven Wilder
Subject: "No" to Industrial Land on Patillo Road

I am against anymore industrial development on or near Patillo Road.

There is plenty of land near the 401 for factories and other developments to locate.

Lakeshore does not need to have traffic congestion in that area.

Thank You

Julie Lenehan

Sent from my iPad



5-YEAR
OFFICIAL PLAN REVIEW



Town of Lakeshore 5-Year Official Plan Review PUBLIC OPEN HOUSE

Comment Form

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Patillo and the intersection at 22 is already extremely busy for residents in the area. I continue to see many "near miss" accidents occurring at this intersection, making it unsafe for families and residents that use this road on a daily basis. The congestion will get worse and it will continue to be a safety concern. In addition to traffic/safety concerns, the influx of pollution from these factories and from the increased traffic puts families at risk. It doesn't make much sense to add factories to this area where families are residing, when the 401 area is vacant and not residential area. We have to think long term here for everyone affected. It just makes more sense move the growth to a non-residential area. I live in Orchard Park and am strong against the addition of the factories to this area.

Is there anything missing or do you have additional comments?

Please provide your contact information:

Name: Kristen Heaton

Address: [REDACTED]

Postal Code: [REDACTED]

Please complete the questionnaire and send to:

Kim Darroch, MCIP, RPP
Manager of Development Services
Town of Lakeshore
419 Notre Dame Street
Belle River, ON NOR 1A0
Email: kdarroch@lakeshore.ca
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Kim Darroch

From: [REDACTED]
Sent: November 16, 2020 9:18 AM
To: Steven Wilder; Kim Darroch
Subject: Lakeshore Official Plan - Patillo Road

To:
Councillor Steven Wilder
Kim Darroch, Manager of Development Services

We are writing to object to the proposed Official Plan as it relates to industrial lands on Patillo Road. We believe it would be better planning and more appropriate for industrial development to be focused on the Highway 401 corridor as Lakeshore continues to grow into the future.

Residential development is increasing in the northwest corner of Lakeshore and should be a priority on Patillo Road as well. Those locations currently existing in this part of Lakeshore where industry and residential are adjacent to each other already create myriad problems, including noise, odours, pollution and truck traffic. It appears from our own experience that once companies are in operation there is very little the Town of Lakeshore can do to ameliorate these issues. Expanding industrial development on Patillo Road will further diminish the quality of life for current and future residents living there. It makes no sense to infill industrial uses onto vacant properties among people's homes when the Highway 401 corridor can be planned for this purpose.

We are also concerned at the cost to taxpayers for upkeep of Patillo Road as evidenced by the deterioration already taking place there due to increased truck traffic.

The proposed Official Plan does not include any reference to the Highway 401 corridor and we believe this is very short sighted. All along the entire length of Highway 401 to our east one can see industrial and commercial development. Why should Lakeshore be any different?

Thank you for the opportunity to provide our comments.

Gilda & Wayne Everett
[REDACTED]

Kim Darroch

From: Dave Smith [REDACTED]
Sent: November 14, 2020 4:16 PM
To: Kim Darroch
Subject: 401 solution should be on the official plan

My name is David Smith [REDACTED] Lakeshore I must tell you that more industry in the Patillo Road area should not be promoted in the official plan.
I thought the 401 solution was agreed previously I am in support of the 401 solution David Smith
[REDACTED]

Sent from my iPad