

1.4    **CLEARVIEW COMMUNITY - FIGURE "K"**

a) Background

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

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

b) Commercial

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

c) Residential

- i) The Clearview Community shall consist of low and medium density residential areas.
- ii) The Plan contemplates an ultimate population of 6,000 persons.

d) Institutional

The primary institutional uses envisaged for this District are public and separate schools, places of worship, day care centres, and a community recreation centre. Other institutional uses may be

permitted within the residential area of this community, subject to the applicable policies of the Official Plan.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and loading/drop-off areas adequate to meet the requirements of the particular uses will be required. Where possible, institutional uses should be located close to pedestrian links and transit routes.

Any vacant site designated for a school, place of worship, or day care centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law.

e) Greenland Policies

The Natural Feature designation as shown on Figure F1 of the Official Plan has been refined to a specific land use designation as shown on Figure "K" Land Use Plan, Clearview Community.

i) Natural Area

It is an essential feature of this Plan that the geomorphological feature of the Old Lake Iroquois , its associated vegetation, and the northerly wooded area within this community be preserved as dominant natural features of the community.

The woodlot located between Kingsway Drive and Sir David Drive within this community is also designated within the Official Plan on Figure F1. Where the land is designated Natural Area on Figure K and Woodland on Figure F1, the policies of each designation is intended to apply.

Within the area south of Kingsway Drive, there are 5 parks. Two of these parks, namely Clearview Woods and Avonhead Ridge Trail, are designated as Natural Areas.

ii) Parkland

The major feature of this community is a central parkway system which not only contains parks, bicycle paths, and walkways, but also serves to locate the major community activities such as schools and shopping facilities.

Figure K, Land Use Plan, identifies the location of existing parkland areas.

f) Industrial Buffer

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

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