

Planning and Development Council Meeting

March 7, 2022

Comments Received Regarding Item 6.1

Public Meeting Report, Zoning By-law Amendment and Draft Plan
of Subdivision, Sherborne Lodge Developments Limited, 382
Burnhamthorpe Road West, File No. Z.1319.10, 24T-21008/1319

From: [yuqian zhang](#)
To: [Town Clerk](#)
Subject: Sherborne Lodge
Date: February 22, 2022 9:57:15 AM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I received a letter about the amendment of Sherborne Lodge in Oakville. It seems this area is expanding and needs to occupy a big chunk of green space. My neighbors are all worried.

We each family paid over \$200,000 for our site over 2 years ago because we were told this green area wouldn't be used to build other residential buildings or for any other uses. You can see we are not happy with it. It will affect mainly the residents living in Spyglass Green of course. It is not fair for us. In addition, this area is already too crowded. Leaving some green area will greatly improve residential living environment and also beautify the city of Oakville as a whole. Please help us do something.

Best Regards,
Yuqian

From: [Parminder Narang](#)
To: [Town Clerk](#)
Cc: [Pavan Parmar](#); [Bob Ball](#); premier@ontario.ca
Subject: Appeal Against-zoning By-Law amendment 382 Burhamphorpe Road West
Date: February 11, 2022 9:37:51 PM
Attachments: [image0.jpeg](#)
[image1.jpeg](#)
[image2.jpeg](#)

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir,

I received a letter from the city to raise any objections for the proposed zoning- By law Amendment for Parts of Lots 19 & 20

The letter we received is attached



I live in the town house Fourth Line Oakville Ontario and when I read the future map, a small Employee zone was going to come around the area.

This would result in less traffic in the area, and the reason we purchased our property in this area.

Also, the area lacks any parks .A park is necessary as children are small and in the absence of park , they play on the street.

It can be really deadly if without much planning city is only planning to build Apartments and houses , instead of what zoning was planned for.Some day a vehicle will hit small children and that will be not good.

Removing the Natural Heritage system will also not good.

As many tree's have been cut animals are coming to our homes and creating issues.(Lots of Tree's have been cut on Burhamphorpe Road West due to Halton William Parkway construction)

We need area to be Urban Core, General Urban, with Parks, Institutional, SMF and NHS as originally planned.

I read before , some commercial establishments like Hotel will be built in the area, that won't cause any traffic issue.

This area has been reserved for employment lands and NHS and that is what I expected, when I moved here in 2018. See the map attached



Thank you

Regards
Parminder

To be the most livable town in Canada.

NARANG PARMINDER SINGH, NARANG PUNEET KAUR
FOURTH LINE
OAKVILLE ON L6M 1N8

Statutory Public Meeting

**Proposed Zoning By-law Amendment
and Plan of Subdivision**

Part of Lots 19 & 20, Concession 1 North of Dundas Street
382 Burnhamthorpe Road West

Sherborne Lodge Developments Limited
Z.1319.10 and 24T-21008.1319, Ward No. 7

March 7, 2022 at 6:30 p.m.

Videoconference broadcast from the Council Chamber

Town Hall, 1225 Trafalgar Road
[youtube.com/user/TownofOakvilleTV](https://www.youtube.com/user/TownofOakvilleTV)

You are invited to attend and provide input at this videoconference meeting hosted by Planning and Development Council.

Due to COVID-19 emergency, attendance at Town Hall is restricted and public meetings are being held by videoconference only. Instructions on how to view the meeting or participate by written submission, videoconference or telephone are provided below.

A Zoning By-law Amendment and Draft Plan of Subdivision application has been submitted to facilitate the development of approximately 24 hectares of land, located on the southeast corner of Burnhamthorpe Road West and Neyagawa Boulevard. The development proposes to create 505 units in total comprising of 84 detached dwellings, 125 townhouse dwellings (on-street, double frontage and back to back format) and 296 apartment units, a school block, a Village Square park block and a natural heritage system block associated with the Core 5 woodlot.

The applicant proposes to rezone the site from Existing Development (ED) to site specific Neyagawa Urban Core (NUC), General Urban (GU), Suburban (S), Park (P), Institutional (I), Stormwater Management Facility (SMF) and Natural Heritage System (NHS) zones.

Access to the site would be from Burnhamthorpe Road West, Neyagawa Boulevard and the abutting easterly draft plans, once those properties are developed, which are presently under review

At this time there are no other applications, under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the by-law is passed or before the approval authority gives or refuses to

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give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the by-law is passed or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca

This meeting will be live streamed on YouTube at [youtube.com/user/TownofOakvilleTV](https://www.youtube.com/user/TownofOakvilleTV)

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on Monday, March 7, 2022, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the public meeting are strongly encouraged to contact the Clerk's Department by noon on Friday, March 4, 2022 by email to: TownClerk@Oakville.ca or call 905-815-6015 to register as a delegation and to obtain instructions on how to participate. Requests to participate electronically will also be received during the meeting to ensure that those watching the live stream will be given the opportunity to speak. Instructions will be given on how to speak to an item during the live stream of the meeting.

All submissions should include the full name and address of the presenter.

For more information about this matter, including information about preserving your appeal rights, you may view the information on the Town's website at <https://www.oakville.ca/business/da-39970.html>, or contact Robert Thun, Senior Planner, Planning Services department at 905-845-6601, ext. 3029 (TTY 905-338-4200) or at robert.thun@oakville.ca

If you have any accessibility needs, please advise Robert Thun one week before the meeting.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

dated at the Town of Oakville February 9, 2022.