

Planning and Development Council Meeting
January 23, 2023

Comments Received Regarding Item 6.2
Official Plan Amendment

Infrastructure Ontario
4233, 4040 & 4180 Trafalgar Road
File No. OPA 1213.01

RUSSELL D. CHEESEMAN
~ Barrister & Solicitor ~

REAL ESTATE DEVELOPMENT | MUNICIPAL LAW | ENVIRONMENTAL LAW

January 10, 2023

VIA E-MAIL

Ms. Vicki Tytanek
Town Clerk
Corporation of the Town of Oakville
Town Hall
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Attn: Mayor Burton and Members of Council

Dear Ms. Tytanek:

**Re: Proposed Official Plan Amendment
4233, 4040 and 4180 Trafalgar Road
Applicant: Infrastructure Ontario
Your File No. OPA 1213.01, Ward 7**

We are solicitors for Star Oak Developments Limited (“Star Oak”), the owners of lands adjacent to the west of the above referenced proposal by Infrastructure Ontario (“IO”). Star Oaks lands are the subject to an approved draft plan of subdivision, 24T-13002, which contemplates employment uses.

The lands that are adjacent to the IO lands are currently zoned “Future Development” in North Oakville Zoning By-law 2009-189, due to servicing constraints. Star Oak is part of the Land Owners Group which has commenced conducting servicing studies for the Joshua Creek 7 sub-watershed, which when completed will allow the “Future Development” zoned lands of Star Oak to be rezoned to an employment use to implement the draft approved subdivision in its entirety,

Our client has several concerns with the request for OPA that has been submitted by IO. The contemplation of residential uses in proximity to the employment uses may result in traffic and servicing problems. The provision for residential uses in close proximity to the employment uses may result in land use incompatibility that could result in the imposition of more stringent development standards for the employment lands of Star Oak than would be necessary if the IO lands were permitted to remain for non-residential uses, as is currently contemplated by the Official Plan.

Royal Building
277 Lakeshore Road East, Suite 211
Oakville ON L6J 1H9



Toronto Meeting Rooms
Brookfield Place, 161 Bay Street, Suite 2700
Toronto ON M5J 2S1

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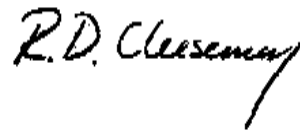
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Our client hereby requests that Council take into consideration our client's concerns in respect of this matter at the Statutory Public Meeting that is being held on Monday, January 23, 2023.

Our client also respectfully requests that it be provided with all written notices of any future public meetings, statutory or otherwise, and that it be advised with respect to any steps taken in the processing and reporting of the above referenced application.

Thank you for your cooperation in respect of this matter.

Yours very truly,

A handwritten signature in black ink that reads "R.D. Cheeseman". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Russell D. Cheeseman

cc. Ms. Tricia Collingwood, Senior Planner
Mr. Leo Wu (via e-mail)