

Planning and Development Council Meeting
Monday, January 20, 2025

Comments Received Regarding Item 6.1

3275 Trafalgar Limited Partnership
3275 Trafalgar Road
Official Plan Amendment, Zoning By-law Amendment,
and Draft Plan of Subdivision,
File No. OPA 1312.12, Z.1312.12, and 24T-24004/1312

From: [Tariq Hussain-Aamir](#)
To: [Town Clerks; email.address@oakville.ca](#)
Cc: [Asma CAN MOB; Raees Can MOB Email; Sara Tariq](#)
Subject: [EXTERNAL] Statutory Public Meeting - Plan of subdivision 3275 Trafalgar Road
Date: Friday, December 13, 2024 1:04:18 PM
Attachments: [20241213_124910.jpg](#)

Dear Town authorities

We are in receipt of your notice- please see attached image

We can't see from your notice how we can participate in the public meeting. Please clarify.

However we are by writing this email to you recording our protest about the very tall buildings being proposed in the vicinity of the house we own on Mockingbird Common.

30 storeys is going to be a monstrosity.

As it is a wall of very tall buildings have already been built along Trafalgar Road nearby on the west side of the row of houses, spoiling the entire outlook of the community. Now you are looking at a proposal which will have tall buildings on the north side of these houses. As it is views and sunlight from the west has been compromised. We do not want to be boxed in from the north side too. Anything taller than 10 to 12 storeyed buildings should not be allowed to be built

Tariq Hussain-Aamir

And

Asma Hussain Aamir

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**Complete Application and Statutory Public Meeting for a Proposed
Official Plan Amendment, Zoning By-law Amendment and
Plan of Subdivision
3275 Trafalgar Road
3275 Trafalgar Limited Partnership
OPA1312.12, Z.1312.12 and 24T-24004/1312, Ward 7**

HUSSAIN-AAMIR ASMA , HUSSAIN-AAMIR TARIQ
[REDACTED] TRAWDEN WAY [REDACTED]
OAKVILLE ON L6M 0M3

Monday, January 20, 2025, at 6:30 p.m.
In-person and by videoconference broadcast
from the Council Chamber
Town Hall, 1225 Trafalgar Road
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

You are invited to attend either in-person or virtually and provide input at this meeting hosted by Planning and Development Council.

Instructions on how to view the meeting or participate in-person, by written submission, videoconference or telephone are provided below.

The Town of Oakville has received a complete application by 3275 Trafalgar Limited Partnership for a proposed official plan amendment, zoning by-law amendment and proposed plan of subdivision.

The purpose and effect of these applications is to permit the proposed development of the land for mixed-use and residential buildings ranging in height from three to 30 storeys, as well as the protection of the natural features.

The subject lands are located on the east side of Trafalgar Road north of Threshing Mill Boulevard.

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, if one is held, 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 official plan amendment is adopted, the by-law is passed, or before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision.

Town of Oakville | 1225 Trafalgar Road, Oakville L6H 0H3 | 905-845-6601 | oakville.ca

From: Cal Knights
Sent: Thursday, December 19, 2024 11:46 AM
To: Town Clerks; Cal Knights
Subject: [EXTERNAL] OPA.1312.12 - Plan Subdivision 3275 Trafalgar Rd
Attachments: 3275 Trafalgar.pdf; EMCC_Logo.png

Follow Up Flag: Follow up
Flag Status: Completed

Delia McPhail and the Oakville Town Clerk
The attached letter dated November 8 to Sheridan Hills Missionary Church was only provided to me yesterday, which is not your problem.

Please notify me about the decision regarding OPA.1312.12 - Plan Subdivision 3275 Trafalgar Rd.

Please provide a copy of the 3275 Trafalgar Limited Partnership proposed official plan amendment, zoning by-law amendment and the proposed plan of subdivision so that we can review and determine before January 20 if we have any concerns or objections. Our Sheridan Hills Missionary Church property borders to the North of the 3275 Trafalgar Rd development.

Thank you

Cal Knights

Properties Manager

[Evangelical Missionary Church of Canada](#) | EMCC

Local: 905 640 1704

Email: properties@emcc.ca

Follow us: [@emccnational](#) | [@emccwp](#)



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Official Plan Amendment, Zoning By-law Amendment and
Plan of Subdivision
3275 Trafalgar Road
3275 Trafalgar Limited Partnership
OPA1312.12, Z.1312.12 and 24T-24004/1312, Ward 7**

SHERIDAN HILLS MISSIONARY CHURCH
THE BOARD OF TRUSTEES
3301 TRAFALGAR RD
OAKVILLE ON L6H 7C1

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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

For more information about this matter, including information about preserving your appeal rights, visit www.oakville.ca and search "OPA.1312.12", or contact Delia McPhail, Planner, Planning and Development department at 905-845-6601, ext. 3785 (TTY 905-338-4200) or at email.address@oakville.ca.

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 November 8, 2024.

