



# Town of Oakville Council

## ADDENDUM

Date: Monday, April 29, 2024  
Time: 6:30 p.m.  
Location: Council Chamber

Town Hall is open to the public and live streaming video is available on <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream> or at the town's YouTube channel at <https://www.youtube.com/user/TownofOakvilleTV>. Information regarding written submissions and requests to delegate can be found at <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations>.

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### Pages

**\*4. Confirmation of Minutes of the previous Council Meeting(s)**

*Item 4.5 not previously listed.*

**\*4.5 Minutes of the Regular Session of the Planning and Development  
Session of Council APRIL 22, 2024**

**3 - 11**

**\*10. Discussion Item(s)**

*Item 10.4 and 10.5 not previously listed.*

**\*10.4 Midtown OPA – Additional Consultancy and Budget Increase**

**12 - 17**

Recommendation:

That the 2024 capital budget be amended to add \$350,000 to project 63102202 Midtown Implementation for the Additional Work required by the Special Council Petition, to be funded from the Capital Reserve.

**\*10.5 Verbal Update from Mayor Burton on Federal and Provincial Planning  
Initiatives**

**19. Consideration and Reading of By-Laws**

**\*19.6 A by-law to amend By-law 2018-153 - a by-law to prohibit and regulate signs within the Town of Oakville for signs located at 277 Lakeshore Road East.**

*18 - 19*

A by-law to amend By-law 2018-153 - a by-law to prohibit and regulate signs within the Town of Oakville for signs located at 277 Lakeshore Road East



**Town of Oakville**  
**Planning and Development Council**  
**MINUTES**

**Date:** April 22, 2024  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Mayor and Council:

- Mayor Burton
- Councillor Adams
- Councillor Chisholm
- Councillor Duddeck
- Councillor Elgar
- Councillor Gittings
- Councillor Grant (Acting Mayor)
- Councillor Haslett-Theall
- Councillor Knoll
- Councillor Lishchyna
- Councillor Longo
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Staff:

- J. Clohec, Chief Administrative Officer
- N. Sully, Commissioner of Corporate Services and Treasurer
- N. Garbe, Commissioner of Community Development
- P. Fu, Commissioner of Community Infrastructure
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- N. Chandra, Assistant Town Solicitor
- J. Huctwith, Assistant Town Solicitor
- K. Biggar, Manager of Policy Planning and Heritage
- L. Musson, Manager of Planning Services, East District
- S. von Kursell, Manager of Midtown Oakville Program
- G. Abma, Senior Planner

V. Tytaneck, Town Clerk  
A. Holland, Acting Town Clerk  
J. Warren, Council and Committee Coordinator  
N. Coric, Council and Committee Coordinator

Others: External Legal Counsel: Rob Howe, Goodmans LLP

**The Town of Oakville Council met in regular session to consider planning matters on this 22 day of April, 2024 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

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**1. Regrets**

There are no regrets.

**Statement from Mayor Burton:**

April 22, 2024

This is a petition for Special Council meeting Monday June 3, 2024 at 6:30 pm with respect to receiving and clarifying important information we view as necessary to inform our decision on a proposed draft Official Plan Amendment. We acknowledge the importance of updating our policy framework for Midtown and view this additional Special meeting necessary to achieve a responsible liveable plan for Midtown and Oakville.

The agenda for the meeting is as follows:

1. Staff shall provide Council with a report on the net developable areas for each growth node in Oakville recognizing their classification, for Council to consider the distribution of our population over the next 30 years while remaining committed to achieving our Provincial population targets.
2. Staff shall provide a revised concept for Midtown for consideration with a population of 35,000 people and jobs. The revised concept shall be accompanied by a Land Use schedule to include an FSI for each precinct as well as maximum heights in each precinct for all buildings.
3. Staff shall provide a report on how they can incorporate the following needs in a Midtown OPA:
  - a. The provision of a mix of built forms including supporting low rise multi-unit, and mid-rise construction that is sustainable;

- b. A demonstrated commitment to Climate action with “shall’ language including but not limited to compliance with Green Development standards, environmental sustainability.
- c. Enabling language for Inclusionary Zoning in support of providing affordable housing within developments;
- d. Enabling language for the implementation of Community Permit Planning .
- e. A commitment to a phasing plan for local park, and ATMP concurrent with building occupancy;
- f. Early inclusion within the developments of daily living essentials including medical, groceries and daycares;
- g. That Buildings shall have a minimum 35 metre separation distance with specific height transitions between towers greater than 10 stories;
- h. A mix of ‘homes/units’ with a minimum requirement that 35% of the residential units for each building shall be 2 and 3 bedrooms;
- i. That the built out form for the 43 hectares, assuming maximum use of permissions by all builders, shall not exceed a projected population of 35,000 people and jobs;
- j. To incorporate urban design guidelines including child friendly regulations

Staff shall provide a report on the implications of Bill 185 on a revised Midtown Official Plan amendment.

Staff shall provide:

- 4. A Transportation/Mobility Report assessing the impacts of a reduced population compared to their traffic analysis of the proposed OPA and explain the potential phasing of transportation infrastructure
- 5. A Financial report estimating the cost of the hard and soft infrastructure and the estimated contribution each of the stakeholders would need to make.

Staff to address any additional questions or concerns of Council at that time.

*(Note: Copy of Special Meeting Petition and statement for June 3, 2024 attached.)*

**2. Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

**3. Committee of the Whole**

Moved by Councillor Longo

Seconded by Councillor Gittings

That this meeting proceed into a Committee of the Whole session.

CARRIED

**4. Consent Items(s)**

There were no consent items.

**5. Confidential Consent Item(s)**

There were no confidential consent items.

**6. Public Hearing Item(s)**

*For the purposes of Planning Act requirements, the following person(s) made an oral submission:*

Liz Galvin, Oakville Community Association, presentation attached.

Matheus Da Sliva, in support of Midtown Official Plan Amendment and disappointed with the negativity surrounding the tall buildings.

Terry Branch, Oakville Community Association, presentation advised that there is a lack of content in the Official Plan Amendment and is opposed to the Official Plan Amendment as presented .

Chris Bradbrook, presentation is based on using the voice of residents from public meetings that are provided in his slide deck. Not in support of Midtown Official Plan Amendment as presented and hopes other concepts are pursued.

Roger Mailhot, presentation he is waiting to make further comments. Concerns of density, size, green space and the impact of the charter on the Town. Suggestion is to work with the changes that are reasonable.

Jonathan Sprawson, Oakville Midtown Group, agrees with what the Mayor mentioned. Agrees this could be a good development however not in the way the Official Plan Amendment has been presented.

Martin Quarcoopome, Weston Consulting, representing his client at 177 Cross Avenue, prepared a position and concerns, however will have to come back and review the material. Reserving further comment on the draft Official Plan Amendment.

Jonabelle Ceremuga, Corbett Land Strategies Inc, representing her client at 349 Davis Road, presentation speaks to specific concerns that could significantly impact the development and feasibility of their clients land. Recommendations were provided to project team in the presentation.

Jane Hawkrigg, presentation included the vision of the Town's strategic plan, guiding principles, and strategic priorities. In support of the new direction of midtown concepts forthcoming to the special meeting in June.

Emma West, Bousfield, representing clients at FTC holdings Oakville Cooperation and shops of Oakville South property owners at 485 Trafalgar Road, 271-361 Cornwall Road and 461-499 Cornwall Road, also known as old Oakville marketplace and shops of Oakville south located south east of midtown. Supportive of the plan being proposed subject to changes. These properties are a part of retail hub - does not allow for alternation this is something that they want to discuss. Matters are outlined in the letter attached.

Graham Barrett SGL Planning Design, representing clients Oak-Lane Park Investments at 570 Trafalgar Road, with tonight's information this may not be timely but does foresee similar policy coming back with a draft Official Plan Amendment.

Matthew Steeves, Design Quorum Incorporated, presentation working with Mr. Sprawson. The announcement made by Mayor Burton supports his presentation and provided alternative solutions to the proposed Official Plan Amendment on the agenda.

Harry Shea, Bronte Village Residents Association, presentation pleased to hear about the new direction. Agrees and hopes staff amend Official Plan Amendment.

Carolyn McMinn, Trafalgar Chartwell Residents Association, presentation midtown Official Plan Amendment must include maximum FSI not just heights. Draft Official Plan Amendment Section 20.8.5.

Jim Goodfellow, presentation, Official Plan Amendment must be centered around the targets. Goals and objectives need to be revisited.

Rick Snidal, Chartwell Maple Grove Residents Association, serious concerns about traffic and finances. Happy to hear the news from the Mayor.

Duncan Galloway, Oakville Lakeside Residents Association, presentation trying to find balance of defensible or liveable.

Anya Dunning, presentation environment, sustainability, affordability, and the community permit system. Please amend the Official Plan Amendment to consider this.

Elizabeth Chalmers, Joshua creeks association advised that density and things are not being answered. Amend the Official Plan Amendment as presented.

Claire Merry, presentation Official Plan Amendment is not ready for approval and is opposed to midtown Official Plan Amendment as listed on the agenda.

Alica Bedford Oakville Community Association, presentation comments about the Official Plan Amendment there are some issues to consider high density, infrastructure. It is important to speak about optimization and maximize. Official Plan Amendment opens the door to maximize development.

Geoffrey Belcher, presentation in support of Midtown and destiny.

David Harris, any destiny like this would be unfortunate for Oakville. Not in support.

Heddy Wright, Oakville Community Association, presentation in support of the new direction as stated by Mayor Burton tonight.

**6.1 Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – April 22, 2024**

Moved by Mayor Burton

1. That the staff report titled “Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – April 22, 2024” from the Planning Services Department be received.
2. That comments from Council and the public with respect to the draft Town-initiated Official Plan Amendment to implement the findings of the Midtown Oakville Growth Area Review (File No. 42.15.59) be received.



3. That the analysis of the following matters of interest to Council be included as part of the recommendation report:
4. There is a desire for a complete community, and density to ensure viability;
5. There is a desire for a complete community, and density to ensure viability;
6. There is a desire for a walkable, urban environment that includes sufficient; density - consider the Copenhagen model to achieve this;
7. Concerns regarding the planned population, density and height of buildings leading to insufficient amount of greenspace and adversely affecting the character of the area;
8. Concerns regarding the transportation network and capacity;
9. There is a desire to ensure that financial pressures on the tax base related to Midtown be mitigated to the greatest extent possible; and
10. Need further clarification around how matters such as:
  - how a landowners group will function,
  - phased redevelopment of sites,
  - ratio of non-residential uses,
  - delivery of supporting community amenities (i.e. schools, community centres),
  - implementation tools (i.e. zoning, financial, green development standards, area design plans),
  - terminology,
  - climate change resiliency

CARRIED

**7. Discussion Item(s)**

There were no discussion items.

**8. Confidential Discussion Item(s)**

There were no confidential discussion items.

**9. Advisory Committee Minutes**

There were no advisory committee minutes.

**10. Rise and Report to Council**

Moved by Councillor Duddeck

That this committee rise and report.

CARRIED

The Acting Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Discussion Item 6.1.

Moved by Councillor Elgar

Seconded by Councillor Knoll

That the report and recommendations of the Committee of the Whole be approved.

CARRIED

**11. New Business**

Councillor Haslett- Theall congratulated the Joshua Creek Residents Association on their 50th anniversary.

Councillor Elgar - Thanked Councillor Haslett- Theall and Councillor Gittings for their public engagement with midtown.

**12. Consideration and Reading of By-laws**

**12.1 By-law 2024-067**

A by-law to declare that certain land is not subject to part lot control (Block 207, Plan 20M-1255, and Blocks 3, 4, 13, 16, 32, Plan 20M-1258 – Martillac Estates Inc.).

**12.2 By-law 2024-070**

A by-law to confirm the proceedings of a meeting of Council.

Moved by Councillor Longo

Seconded by Councillor Gittings

That the by-law(s) noted above, be passed.

CARRIED

*The Mayor gave written approval of the by-law(s) noted above that were passed during the meeting.*

**13. Adjournment**

The Acting Mayor adjourned the meeting at 10:13 p.m.

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Andrea Holland, Acting Town  
Clerk



## REPORT

### Council

**Meeting Date: April 29, 2024**

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**FROM:** Community Development Commission

**DATE:** April 23, 2024

**SUBJECT:** Midtown OPA – Additional Consultancy and Budget Increase

**LOCATION:** Midtown Oakville

**WARD:** Town-wide

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### RECOMMENDATION

That the 2024 capital budget be amended to add \$350,000 to project 63102202 Midtown Implementation for the Additional Work required by the Special Council Petition, to be funded from the Capital Reserve.

### KEY FACTS

The following are key points for consideration with respect to this report:

- Council petitioned for a Special Council meeting on June 3, 2024, with direction to staff to provide additional information to help inform Council's decision on the proposed Midtown Official Plan Amendment.
- Additional work will be required on an expedited timeframe and additional funding of \$350,000 will be required to complete the work, with the assistance of the Jacobs' consultant consortium alongside staff.
- The additional funding will provide the opportunity for staff to respond to the petition.
- A subsequent Official Plan amendment would require additional time to prepare and would benefit from Council's direction on June 3, 2024.
- It is anticipated that a draft Official Plan Amendment could be completed by mid July allowing for proper notice for a statutory public meeting in mid August.

## BACKGROUND

In July 2022, Council approved \$2.5M to initiate the Midtown Implementation Program supported by a consultant consortium to provide overall project coordination and deliver all the necessary studies or assignments for the implementation of Midtown. *Jacobs* was retained as the lead consultant with number of subconsultant/professional firms that provide expertise in land use planning, urban design and public realm, transportation, servicing, communications, land valuation, climate, infrastructure implementation and funding analysis. The Implementation Program is to deliver a series of key implementation tools – mainly an infrastructure plan, an update to Designing Midtown, a public realm master plan, a transportation master plan for Midtown, a community energy plan and a capital plan among several other deliverables.

Subsequently, in May 2023 Special Council Public meeting “Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre”, Council provided direction that the Midtown draft OPA be reviewed by Committee of the Whole. *Jacobs* consulting team was retained to develop an Official Plan Amendment through the work of the Committee of the Whole (COW), public engagement and technical analysis. This is in addition to the Implementation Program which they were initially engaged to complete.

The project 63102202 Midtown Implementation was created and currently has a total budget of \$4,054,000 based on the following:

- In 2022, Council approved \$2.5M to initiate the Midtown Implementation Program.
- In May 23, 2023, \$200,000 was added to support the COW process
- Further, through the 2024 budget process, \$895,100 was added to support additional work related to OPA finalization and Midtown implementation program up to December 2023.
- Subsequently, an additional \$350,000 was added to support the extension of the OPA finalization work from January to June 2024.

Since the first Committee of the Whole meeting on July 18, 2023, the consulting team – *Jacobs* – has continued to work through a new Midtown Oakville Official Plan Amendment (OPA) and implementation program.

On April 2, 2024, the Draft Official Plan Amendment (OPA) for Midtown Oakville was released for public review. The purpose of the draft OPA is to update the land use policies for Midtown Oakville in the Livable Oakville Plan (Official Plan) to the year 2051, and to create a framework that will guide the creation of a connected and mixed-used urban destination and community that serves the entire town. Further, the OPA provides the policy direction that will shape Midtown and will inform servicing, transportation, community amenities, sustainability initiatives, urban design, and

zoning regulations. The statutory public meeting was hosted by Planning and Development Council on April 22, 2024. At that meeting, a petition to hold a special Council meeting on June 3, 2024, was announced. The petition is attached as Appendix A and directs staff to undertake “Additional Work” to be considered by Council on June 3, 2024.

## **COMMENT**

The “Additional Work” is to be available in a Council agenda as early as May 23, 2024 if feasible, or May 30, 2024. The “Additional Work” will generally consist of:

- Revised Midtown land use concept with a population of 35,000 people and jobs including FSI and height details.
- Revised draft OPA policies regarding built form, climate action, inclusive zoning, community permit planning, and community amenities.
- Phasing plan for parks and AT coincident with development.
- Transportation / Mobility report comparing proposed OPA and the reduced population including phasing plan.
- Financial report with infrastructure costs and distribution of funding sources.

The *Jacobs’* team provides the necessary expertise in all of the required disciplines to work alongside staff to complete the Additional Work required by the Special Council Petition. The work to date, planned work to be completed through the Implementation Program and this Additional Work are integrated, therefore it is efficient to use the same consultant team to ensure the work is completed expeditiously.

The Additional Work is estimated to be \$350,000. Staff recommend that the 2024 capital budget be amended to add \$350,000 to project 63102202 Midtown Implementation for the Additional Work required by the Special Council Petition and that the amount be funded from the Capital Reserve. Staff will work within this funding envelope to award to Jacobs the Additional Work as required.

The preparation of a draft Official Plan Amendment could not be completed for the June 3, 2024 meeting and the preparation of the amendment would benefit from Council’s consideration in early June. It is anticipated that following the June meeting, staff would prepare a draft amendment in time for notice in mid July and a statutory public meeting in mid August.

## **CONSIDERATIONS**

### **(A) PUBLIC**

The Additional Work to be considered at the special Council will be available to Council and the public as early as May 23, 2024 if feasible or alternatively on May 30, 2024.

### **(B) FINANCIAL**

The Additional Work of \$350,000 will be funded from the Capital Reserve.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Midtown OPA and Implementation project involves co-ordination among numerous town departments.

### **(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal to be the most liveable town in Canada.

### **(E) CLIMATE CHANGE / ACTION**

The Midtown program has multiple elements to support climate action. The intensification within our urban boundaries to accommodate growth, the walkable nature of the future community and increased reliance on transit are but a few of the benefits. At the community level the consultant team will provide a future presentation and overview on the Community Energy Plan which is a key component of the Midtown Implementation project.

Submitted by:

Neil Garbe, PLE, MCIP, RPP

Commissioner, Community Development Commission

APPENDIX A –Special Petition of Council - Midtown

April 22, 2024

This is a petition for Special Council meeting Monday June 3, 2024 at 6:30 pm with respect to receiving and clarifying important information we view as necessary to inform our decision on a proposed draft Official Plan Amendment. We acknowledge the importance of updating our policy framework for Midtown and view this additional Special meeting necessary to achieve a responsible liveable plan for Midtown and Oakville.

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  - e) A commitment to a phasing plan for local park, and ATMP concurrent with building occupancy;
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Staff shall provide a report on the implications of Bill 185 on a revised Midtown Official Plan amendment.



Staff shall provide:

4. A Transportation/Mobility Report assessing the impacts of a reduced population compared to their traffic analysis of the proposed OPA and explain the potential phasing of transportation infrastructure
5. A Financial report estimating the cost of the hard and soft infrastructure and the estimated contribution each of the stakeholders would need to make.

Staff to address any additional questions or concerns of Council at that time.

Signatures of Councillors supporting this petition :

Self-study exercise

1. A headmaster is writing a report assessing the impact of a new curriculum compared to their 1970s strategy on the progress of 100 children in the primary school. He has completed the following table.
2. A headmaster is writing a report assessing the impact of the new curriculum on the progress of 100 children in the primary school. He has completed the following table.

Self-study exercise

Report on the impact of the new curriculum on the progress of 100 children

Sean O'Shea	Week 1
Ray Christian	Week 2
Tommy Wilson	Week 1
Paul Martin	Week 2
John	Week 3
John	Week 4
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John	Week 8
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## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-076

A by-law to amend By-law 2018-153 - a by-law to prohibit and regulate signs within the Town of Oakville for signs located at 277 Lakeshore Road East.

**WHEREAS RAR** (a litigation law firm) tenant at 277 Lakeshore Rd East applied to Oakville for permits to install three fascia signs (the “Signs”) on the building located at 277 Lakeshore Road East (the “Property”), Oakville pursuant to Sign By-law 2018-153 (the “By-law”);

**AND WHEREAS** Oakville granted the requested permits and RAR installed the Signs;

**AND WHEREAS** it subsequently came to Oakville’s attention that the permits had been granted in error and that all of the Signs contravened height restrictions and other provisions set out in the By-law and therefore the permits were rescinded;

**AND WHEREAS** RAR applied again for permits for the Signs, this time including the required exceptions from the By-law, namely to display the signs above the maximum 4.5 metre height restriction and on an external wall façade of the building that is not occupied by the business in connection with the signs;

**AND WHEREAS** this time the request came before Oakville’s Appeals Committee (the “Appeals Committee”) for a hearing on June 8, 2023 (the “Appeal”);

**AND WHEREAS** in a decision issued on June 15, 2023, the Appeals Committee refused all of the requested exceptions for the Signs;

**AND WHEREAS** RAR subsequently filed an application for judicial review of the decision of the Appeals Committee (the “Proceeding”); and

**AND WHEREAS** RAR and Oakville have agreed to settle the Proceeding as well as all outstanding, pending, and potential claims related to the matter by permitting the fascia signs concerned with the necessary exceptions from the provisions of the By-Law subject to certain illumination by way of an amendment to the Sign By-Law 2018-153.

**THEREFORE COUNCIL ENACTS AS FOLLOWS:**

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**Error! Reference source not found.**

1. By-law 2018-153 is hereby amended by adding the following provisions to Schedule D - Sign By-law Amendments Approved by Council:
  1. Notwithstanding Table 5.3.1, the following signs are permitted to be erected for the litigation law firm business commonly known as “RAR” on the lands described as 277 Lakeshore Road E.:
    - a) Three fascia signs exceeding the maximum 4.5m height restriction when measured from grade as follows:
      - i. Two fascia signs on the north and east elevations each exceeding the maximum sign height by 12.61m to a maximum height of 17.11m respectively, provided that;
        - a. Illumination of each sign shall be adjusted to 25% brightness (not more than 45 nits) between the hours of 10:00 p.m. on one day to 7:00 a.m. on the following day;
      - ii. One fascia sign on the south elevation exceeding the maximum sign height by 5.32m to a maximum height of 9.82m; and
  2. Notwithstanding Part 4, subsection 1(m), the three fascia signs on the north, east and south elevations of the building for the litigation law firm business commonly known as “RAR” on the lands described as 277 Lakeshore Road E. are permitted to be erected on the external wall façade of the building that is not occupied by the business in connection with the signs.
3. All other provisions of By-law 2018-153 remain in force and effect.

PASSED this 29th day of April, 2024.

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MAYOR

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CLERK