



Town of Oakville
Planning and Development Council
MINUTES

Date: March 7, 2022
Time: 6:30 p.m.
Location: Virtual Meeting

Mayor and Council: Mayor Burton (In person)
Councillor Adams (Power outage from 6:57 p.m. to 7:21 p.m.)
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant (Power outage from 6:57 p.m. to 7:14 p.m.)
Councillor Haslett-Theall
Councillor Lishchyna (Power outage from 6:57 p.m. to 7:31 p.m.)
Councillor Longo
Councillor O'Meara
Councillor Parmar
Councillor Robertson
Councillor Sandhu

Regrets: Councillor Knoll

Staff: J. Clohecyc, Chief Administrative Officer
N. Garbe, Commissioner of Community Development (In person)
P. Fu, Commissioner of Community Infrastructure
D. Carr, Town Solicitor
G. Charles, Director of Planning Services (In person)
J. Stephen, Director of Transportation and Engineering
J. Huctwith, Assistant Town Solicitor
D. Huctwith, Assistant Town Solicitor
K. Parker, Acting Manager of Development Services
P. Barrette, Senior Planner
L. Gill-Woods, Senior Planner

R. Thun, Senior Planner
D. Addington, Heritage Planner
K. Livingstone, Planner
S. Schappert, Heritage Planner
K. Patrick, Acting Town Clerk (In person)
J. Warren, Council and Committee Coordinator (In person)

The Town of Oakville Council met in regular session, via videoconference, to consider planning matters on this 7th day of March, 2022 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interested were declared.

3. Committee of the Whole

Moved by Councillor Lishchyna
Seconded by Councillor Parmar

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

CARRIED

4. Consent Items(s)

4.1 Subdivision Agreement - Emgo Phase 2 24T-12012

Moved by Councillor O'Meara

1. That a subdivision agreement between the Town and EMGO (NORTH OAKVILLE I) LIMITED be finalized in accordance with the standard agreement format.

2. That the Town Solicitor be authorized to make minor changes to the agreement, which do not affect the substance of the agreement.
3. That the agreement with EMGO (NORTH OAKVILLE I) LIMITED be executed in accordance with By-law 2013-057.

CARRIED

4.2 Majestic Edge Estates Subdivision Agreement 24T-17006

Moved by Councillor O'Meara

1. That a subdivision agreement between the Town and Majestic Edge Estates Inc. be finalized in accordance with the standard agreement format.
2. That the Town Solicitor be authorized to make minor changes to the agreement, which do not affect the substance of the agreement.
3. That the agreement with Majestic Edge Estates Inc. be executed in accordance with By-law 2013-057.

CARRIED

5. Confidential Consent Item(s)

There were no Confidential Consent Items.

6. Public Hearing Item(s)

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

Moved by Councillor Sandhu

1. That the public meeting report, prepared by the Planning Services Department dated February 22, 2022, be received.
2. That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision by Sherborne Lodge Developments Limited, File No.: Z.1319.10, 24T-21008/1319, be received.

3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. Work with the school boards on school parking issues and opportunities to increase parking supply.
 - b. Work with the applicant to accelerate timing of the construction of the apartment block.
 - c. Consider options to have family-sized units in the apartment block as well as affordability.
 - d. Provide additional information regarding the reciprocal agreement between the town and the school board for the purpose of park use, parking and other facilities.
 - e. Is the proposed development designed in a way to be transit supportive?

CARRIED

6.2 Public Meeting Report, Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment, Eno Investments Ltd. and Ankara Realty Ltd., 210 and 374 Burnhamthorpe Road West, File No's.: 24T-21007.1317, OPA.1317.07, Z.1317.07

Moved by Councillor Parmar

1. That the Public Meeting Report, prepared by the Planning Services Department dated February 22, 2022 be received;
2. That comments from the public with respect to the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment proposed by Eno Investments Ltd. and Ankara Realty Ltd., File No's 24T-21007.1317, OPA.1317.07, and Z.1317.07, be received;
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. Work with the applicant on the live-work land use option and its operation; and determine the best land use option.
 - b. Work with the applicant to accelerate timing of the construction of the apartment block.

- c. Consider options to have family-sized units in the apartment block as well as affordability.
- d. Is the proposed development designed in a way to be transit supportive?

CARRIED

6.3 Public Meeting and Recommendation Report–Town-initiated Official Plan Amendments(OPA 42 and OPA 324) and Delegation of Powers By-law Amendment–Bill 13, Supporting People and Businesses Act, 2021(File No. 42.24.24)–By-laws 2022-019, 2022-020, 2022-022

Moved by Councillor O'Meara

1. That the report titled “Public Meeting and Recommendation Report – Town-initiated Official Plan Amendments (OPA 42 and OPA 324) and Delegation of Powers By-law Amendment – Bill 13, *Supporting People and Businesses Act*, 2021 (File No. 42.24.24) – By-laws 2022-019, 2022-020, and 2022-022”, be received.
2. That the proposed town-initiated Official Plan Amendments in response to Bill 13, *Supporting People and Businesses Act*, 2021 be approved.
3. That By-law 2022-019, a by-law to adopt OPA 42, be passed.
4. That By-law 2022-020, a by-law to adopt OPA 324, be passed.
5. That the notice of Council’s decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.
6. That By-law 2022-022, a by-law to amend By-law 2021-077, a By-law to delegate certain powers and duties under the *Municipal Act*, S.O. 2001 c.25, the *Planning Act*, R.S.O. 1990 c. P. 13, and other Acts, be passed.

CARRIED

7. Discussion Item(s)

7.1 Recommendation Report, Zoning By-law Amendment, Amico Properties Inc. /Spruce Partners Inc., 152 Wilson Street, File No. Z.1615.12 – By-law 2022-013

Moved by Councillor Duddeck

1. That the proposed Zoning By-law Amendment application submitted by Amico Properties Inc., Spruce Partners Inc. (File No. Z.1615.12), be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms with all applicable Provincial plans, the Region of Halton Official Plan, the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated March 1, 2022.
2. That By-law 2022-013, an amendment to Zoning By-law 2014-014, be passed.
3. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed.
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
5. That the site plan for the proposed development be designed in accordance with the urban design requirements in Appendix 'B' to this report from the Planning Services Department dated March 1, 2022.

CARRIED

7.2 Notice of Intention to Designate – G.S. Wood House at 2487 Old Bronte Road

Moved by Councillor Grant

That a Notice of Intention to Designate be issued under Section 29, Part IV of the *Ontario Heritage Act* for the G.S. Wood house at 2487 Old Bronte Road.

CARRIED

7.3 Update on Timber Barns in Oakville

Moved by Councillor Duddeck

That the report 'Update on Timber Barns in Oakville' dated February 23, 2022 from Planning Services be received.

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes - February 22, 2022

Moved by Councillor Gittings

That the following recommendation pertaining to Items 4.1 and 4.2 of the Heritage Oakville Advisory Committee minutes from its meeting on February 22, 2022, be approved and the remainder of the minutes be received:

4.1 Heritage permit application HP003/22-42.20S – 272 Spruce Street – New covered front porch with railing and side entry door

1. That Heritage Permit Application HP003/22-42.20S for the construction of a new covered front porch with railing and side entry door at 272 Spruce Street, as attached in Appendix B to the report dated February 15, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the appearance of the new wood railing and door be submitted to Heritage Planning staff for final approval;
2. That this heritage permit expire two years from the date of final approval by Council.

4.2 Heritage permit application HP004/22-42.20A 21 Allan Street – Demolition of existing house and construction of new house

1. That Heritage Permit Application HP004/22-42.20A for the demolition of the existing house and the construction of a new house at 21 Allan Street, as attached in Appendix B to the report dated February 15, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the cladding, windows, doors and landscape materials be submitted to Heritage Planning staff for final approval; and

2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

10. Rise and Report to Council

Moved by Councillor Chisholm

That this committee rise and report.

CARRIED

The Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Items 4.1 and 4.2, Public Hearing Items 6.1, 6.2 and 6.3, Discussion Items 7.1, 7.2 and 7.3, Advisory Committee Minutes Item 9.1, as noted by the Clerk.

Moved by Councillor Elgar

Seconded by Councillor Lishchyna

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

CARRIED

11. New Business

Councillor Lishchyna provided an update on the situation in the Ukraine, noting that monetary donations can be made through the Canada Ukraine Foundation (cufoundation.ca), donations to the Red Cross are also appreciated.

12. Consideration and Reading of By-laws

12.1 By-law 2022-013

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as LTS 3,5,6,7, BLK 96, PL 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789 (Amico Properties Inc./Spruce Partners Inc., File No.: Z.1615.12) (Re: Item 7.1)

12.2 By-law 2022-019

A by-law to adopt an amendment to the Livable Oakville Plan in response to Bill 13, Supporting People and Businesses Act, 2021, Official Plan Amendment Number 42 (File No. 42.24.24) (Re: Item 6.3)

12.3 By-law 2022-020

A by-law to adopt an amendment to the 1984 Oakville Official Plan in response to Bill 13, Supporting People and Businesses Act, 2021, Official Plan Amendment Number 324 (File No. 42.24.24) (Re: Item 6.3)

12.4 By-law 2022-022

A by-law to amend By-law 2021-077, A By-law to delegate certain powers and duties under the Municipal Act, S.O. 2001 c.25, the Planning Act, R.S.O. 1990 c. P. 13, and other Acts (Re: Item 6.3)

12.5 By-law 2022-028

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

Moved by Councillor Longo

Seconded by Councillor Grant

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

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 8:17 p.m.

Kathy Patrick, Acting Town Clerk