



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

**MINUTES**

**Date:** June 27, 2022  
**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  
Councillor Haslett-Theall  
Councillor Knoll  
Councillor Lishchyna  
Councillor Longo  
Councillor Parmar  
Councillor Sandhu (Left at 11:37 p.m.)

Regrets: Councillor O'Meara  
Councillor Robertson

Staff: J. Clohec, Chief Administrative Officer  
N. Garbe, Commissioner of Community Development  
D. Carr, Town Solicitor  
G. Charles, Director of Planning Services  
J. Huctwith, Assistant Town Solicitor  
D. Perlin, Assistant Town Solicitor  
K. Biggar, Manager of Policy Planning and Heritage  
P. Kelly, Manager of Development and Environmental Engineering  
C. McConnell, Manager of Planning Services, West District  
P. Barrette, Senior Planner  
K. Cockburn, Senior Planner

T. Collingwood, Senior Planner  
R. Thun, Senior Planner  
S. Rizvi, Transportation Engineer  
S. Schappert, Heritage Planner  
K. Patrick, Acting Town Clerk  
J. Marcovecchio, Council and Committee Coordinator

Others: Town Staff:  
A. Khan, Transportation Engineer

**The Town of Oakville Council met in regular session to consider planning matters on this 27th day of June, 2022 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

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**1. Regrets**

As noted above.

**2. Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

**3. Committee of the Whole**

Moved by Councillor Lishchyna  
Seconded by Councillor Longo

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

CARRIED

**4. Consent Items(s)**

There were no confidential consent items.

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

**5.1 OLT 21-001420 (CRB2016): 2477 Fourth Line Oakville -Notice of Intention To Designate Not Deemed To Be Withdrawn**

Moved by Councillor Duddeck

That Town Council hereby agrees with the Owner of 2477 Fourth Line, Oakville to extend the date for deemed withdrawal of the Notice of Intention to Designate the “Sixteen School” Property at 2477 Fourth Line past July 1, 2022 until the later of the dates: (a) that Town Council makes a Decision on the Hearing Report from the Ontario Land Tribunal and either passes a Designation By-law or withdraws the Notice of Intention To Designate respecting the Notice of Objection from the Owner of 2477 Fourth Line; or (b) the Owner of 2477 Fourth Line withdraws the Notice of Objection and the Town Council passes a Designation By-law.

CARRIED

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

**6.1 Public Meeting Report, Zoning By-Law Amendment, Halton Region, 1258 Rebecca Street, File No. Z.1723.08**

Moved by Councillor Duddeck

1. That the public meeting report prepared by the Planning Services Department dated June 14, 2022, be received.
2. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Halton Region (File No.: Z.1723.08), be received.
3. That staff consider such comments as may be provided by Council.

CARRIED

**6.2 Public Meeting Report – Draft Plan of Subdivision (24T-21005/1530) – Part of Lot 30, Concession 2 (SDS), Bronte Green Corporation**

Moved by Councillor Elgar

That consideration of this item be deferred to a future Planning and Development Council meeting.

CARRIED

**6.3 Public Meeting and Recommendation Report – Draft Plan of Subdivision, Plan 20M-1186, Blocks 415 and 418 – Fernbrook Homes (Seven Oaks 2021) Ltd., File No.: 24T-22004/1315**

Moved by Councillor Parmar

1. That Draft Plan of Subdivision application (File No. 24T-22004/1315), submitted by Fernbrook Homes (Seven Oaks 2021) Ltd., be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the North Oakville East Secondary Plan, has regard for matters of Provincial interest and Section 51(24) of the *Planning Act*, and represents good planning for the reasons outlined in the report from the Planning Services department dated June 14, 2022.
2. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-22004/1315) submitted by Fernbrook Homes (Seven Oaks 2021) Ltd., prepared by J.D Barnes Limited, dated January 4, 2022, subject to the conditions contained in Appendix “A”.
3. That the Subdivision Agreement be prepared and finalized to the satisfaction of the CAO and Town Solicitor or delegates, and executed in accordance with By-law 2013-057.
4. That notice of Council’s decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

**6.4 Public Meeting and Recommendation Report, Oakville Green Development Inc., Zoning By-law Amendment, Part of Lot 25, Concession 1, NDS, File No. Z.1325.08 – By-law 2022-071**

Moved by Councillor Adams

1. That the public meeting and recommendation report prepared by the Planning Services Department dated June 14, 2022, be received.
2. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Oakville Green Development Inc. (File No.: Z.1325.08), be received.

3. That the Zoning By-law Amendment application submitted by Oakville Green Development Inc. (File No. Z.1325.08), be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville West Secondary 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 June 14, 2022.
4. That By-law 2022-071, an amendment to Zoning By-law 2009-189, be passed.
5. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

**7. Discussion Item(s)**

**7.1 Consideration of Objection to Notice of Intention to Designate – G.S. Wood House at 2487 Old Bronte Road - By-law 2022-060**

Moved by Councillor Duddeck

1. That Town Council not withdraw its Notice of Intention to designate the G.S. Wood House at 2487 Old Bronte Road under Section 29, Part IV of the *Ontario Heritage Act* despite the Notice of Objection received from the property owner; and,
2. That By-law 2022-060 to designate the G.S. Wood House at 2487 Old Bronte Road as a property of cultural heritage value or interest, attached as Appendix "B", be passed.

CARRIED

**7.2 Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Lower Fourth Development Limited and Pendent Developments Ltd, Part Lots 17- 19, Con 1 NDS, File No.: Z.1317.05, 24T-19004/1317, By-law 2022-059**

Moved by Councillor Parmar

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Lower Fourth Development Limited and Pendent Developments Ltd., (File No.: Z.1317.05, 24T-19004/1317), as revised, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary 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 June 14, 2022;
2. That By-law 2022-059, an amendment to Zoning By-law 2009-189, be passed;
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-19004/1317) submitted by Korsiak Urban Planning dated May 9, 2022, subject to the conditions contained in Appendix D of the staff report prepared by Planning Services Department dated June 14, 2022;
4. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed; and
5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

**7.3 Recommendation Report, SmartCentres (on behalf of SmartREIT (Oakville II) Inc./SmartREIT (Oakville) Inc.), Official Plan Amendment and Zoning By-law Amendment, Z.1413.34 and OPA 1413.34 – By-laws 2022-063 and 2022-064**

**Memorandum from Legal Department, June 27, 2022**

Moved by Councillor Knoll

That the report from the Planning Services Department, dated June 14, 2022 titled "Recommendation Report, SmartCentres (on behalf of SmartREIT (Oakville II) Inc./SmartREIT (Oakville) Inc.), Official Plan Amendment and Zoning By-law Amendment, Z.1413.34 and OPA 1413.34 – By-laws 2022-063 and 2022-064" and comments from the public on the application be received.

CARRIED

- 7.4 Recommendation Report – Site Plan Applications SP.1601.028/01 – 560, 570 and 580 Winston Churchill Blvd. and SP.1601.029/01 – 700 and 750 Winston Churchill Blvd.**

**BEYOND THE HOUR**

Moved by Councillor Gittings

That this meeting proceed beyond the hour of 10:30 p.m.

CARRIED

**RECESS**

The meeting recessed at 9:56 p.m. and reconvened at 10:05 p.m.

**CLOSED SESSION**

Moved by Councillor Gittings

That Council resolve into a closed meeting session for the purpose of dealing with advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to Item 7.4 - Recommendation Report – Site Plan Applications SP.1601.028/01 – 560, 570 and 580 Winston Churchill Blvd. and SP.1601.029/01 – 700 and 750 Winston Churchill Blvd.

CARRIED

*Council resolved into closed session at 11:32 p.m.*

*Council resolved back into open session at 11:55 p.m.*

Moved by Councillor Adams

1. That the revised Site Plan application, File No.: SP.1601.028/01 to allow the construction of three warehouse buildings be approved, subject to the conditions in Appendix “A” contained within the June 14,

2022 report from the Planning Services Department, and in addition to the following:

- *The Owner shall evaluate the ultimate operating condition of the site, based on full build-out, and identify any required traffic, noise and vibration mitigation measures, prior to final approval of the site plan. This evaluation shall be reviewed by the Town's peer review consultants at the expense of the Owner. Installation of any mitigation measures identified and required by the evaluation shall be incorporated into the final plans and studies and implemented prior to occupancy of any of the proposed buildings.*
2. That the revised Site Plan application, File No.: SP.1601.029/01 to allow the construction of two warehouse buildings be approved, subject to the conditions in Appendix "B" contained within the June 14, 2022 report from the Planning Services Department, and in addition to the following:
    - *The Owner shall evaluate the ultimate operating condition of the site, based on full build-out, and identify any required traffic, noise and vibration mitigation measures, prior to final approval of the site plan. This evaluation shall be reviewed by the Town's peer review consultants at the expense of the Owner. Installation of any mitigation measures identified and required by the evaluation shall be incorporated into the final plans and studies and implemented prior to occupancy of any of the proposed buildings.*
  3. That the Director of Planning Services or designate be authorized to grant final site plan approval to the revised Site Plan application for 560, 570 and 580 Winston Churchill Blvd., File No.: SP.1601.028/01.
  4. That the Director of Planning Services or designate be authorized to grant final site plan approval to the revised Site Plan application for 700 and 750 Winston Churchill Blvd., File No.: SP.1601.029/01.
  5. That staff be delegated authority to transfer to the Region the easement required for the Region's preferred servicing strategy on terms satisfactory to the Town Solicitor including the applicant/landowner compensating the Town for the market value of the proposed easement as determined through the Town's appraisal and reimbursing the Town for the associated costs, such transfer to take place after the Applicant has satisfied those conditions of site plan approval required to be completed prior to final approval.



For (9): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Duddeck, Councillor Grant, Councillor Knoll, Councillor Lishchyna, Councillor Longo, and Councillor Parmar

Against (3): Councillor Elgar, Councillor Gittings, and Councillor Haslett-Theall

Absent (3): Councillor O'Meara, Councillor Robertson, and Councillor Sandhu

CARRIED on a recorded vote (9 to 3)

**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 Haslett-Theall

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 Confidential Consent Item 5.1, Public Hearing Items 6.1, 6.2, 6.3, and 6.4, and Discussion Items 7.1, 7.2, 7.3, and 7.4 as noted by the Clerk.

Moved by Councillor Knoll

Seconded by Councillor Chisholm

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

CARRIED

**11. New Business**

(Emergency, Congratulatory or Condolence)

There was no new business.

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

**12.1 By-law 2022-059**

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 17 – 19, Con. 1, NDS Lower Fourth Development Limited and Pendent Developments Ltd., File No.: Z.1317.05. (Re: Item 7.2)

**12.2 By-law 2022-060**

A by-law to designate the G.S. Wood house at 2487 Old Bronte Road as a property of cultural heritage value or interest. (Re: Item 7.1)

**12.3 By-law 2022-063 (Not Passed)**

A by-law to adopt an amendment to the Livable Oakville Official Plan, Official Plan Amendment Number 46 (SmartCentres on behalf of SmartREIT (Oakville II) Inc./ SmartREIT (Oakville) Inc., File No.: OPA.1413.34). (Re: Item 7.3)

**12.4 By-law 2022-064 (Not Passed)**

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 256, 260, 294 Hays Boulevard and 271 Oak Park Boulevard (SmartCentres on behalf of SmartREIT (Oakville II) Inc./SmartREIT (Oakville) Inc., File No.: 1413.34). (Re: Item 7.3)

**12.5 By-law 2022-071**

A by-law to amend the Town of Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 25, Concession 1, NDS (Oakville Green Development Inc., File No. Z.1325.08). (Re: Item 6.4)

**12.6 By-law 2022-086**

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

Moved by Councillor Grant  
Seconded by Councillor Gittings

That the by-law(s) noted above, with the exception of By-laws 2022-063  
and 2022-064, be passed.

CARRIED

**13. Adjournment**

The Mayor adjourned the meeting at 12:08 a.m.

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Kathy Patrick, Acting Town Clerk