



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

**Date:** December 5, 2022

**Time:** 6:30 p.m.

**Location:** Council Chamber

Mayor and Council:

- Mayor Burton
- Councillor Adams
- Councillor Chisholm
- Councillor Elgar
- Councillor Gittings
- Councillor Grant
- Councillor Haslett-Theall
- Councillor Knoll (Left at 8:44 p.m. on December 5 and returned at 5:36 p.m. on December 7 due to pecuniary interest)
- Councillor Longo
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Regrets:

- Councillor Duddeck (December 5 Only)
- Councillor Lishchyna

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
- J. van der Heiden, Deputy Treasurer and Director of Finance
- J. Barry, Director of Municipal Enforcement Services
- 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  
M. Day, Manager of Development Financing & Investments  
M. Imran, Manager of Neighbourhood Traffic  
C. McConnell, Manager of Planning Services, West District  
L. Musson, Manager of Planning Services, East District  
K. Parker, Manager of Development Services  
P. Barrette, Senior Planner  
K. Cockburn, Senior Planner  
S. Rizvi, Transportation Engineer  
K. Patrick, Acting Town Clerk  
J. Marcovecchio, Council and Committee Coordinator

Others: Town Staff  
E. Chan, Manager of Transportation Planning

**The Town of Oakville Council met in regular session to consider planning matters on this 5th day of December, 2022, commencing at 6:30 p.m. and reconvened on this 7th day of December, 2022 at 4:00 p.m. in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road.**

---

**1. Regrets**

As noted above.

**2. Declarations of Pecuniary Interest**

Councillor Knoll declared a pecuniary interest with respect to Item 7.1 - Recommendation Report, Official Plan Amendment, April Investments Limited, 527079 Ontario Limited, Trans County Development Corporation Limited, and Oakville Developments (2010) Inc., 560-584, 550, 530 Kerr Street and 131, 171 Speers Road, File No. OPA. 1, as he is the CEO and shareholder of Film.Ca Cinemas Inc. and Film.Ca Productions Inc., a tenant of land at 171 Speers Road, a subject property that is part of the Official Plan Amendment being considered for this item.

**3. Committee of the Whole**

Moved by Councillor Elgar  
Seconded by Councillor Longo

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

CARRIED

#### **4. Consent Items(s)**

##### **4.1 24T-12001 – Green Ginger Phase 1 Stage 1 – SWM Pond 31 Assumption – By-law 2022-127**

Moved by Councillor Adams

That By-law 2022-127, a by-law to assume the Stormwater Management Pond (SWMP) - Blocks 37 & 38 and Opens Space Block - 39, under Registered Plan: 20M-1163, be approved.

CARRIED

##### **4.2 24T-12002 – Carterra – SWM Pond Assumption – By-law 2022-126 Memorandum from Transportation and Engineering Department, December 5, 2022**

Moved by Councillor Adams

That By-law 2022-126, A By-law to assume the Stormwater Management Pond (SWMP), under Registered Plan: 20M-1171, be approved, as revised.

CARRIED

##### **4.3 Request for Report – Traffic Calming on Loyalist Trail**

Moved by Councillor Nanda

1. That the report titled *Request for Report – Traffic Calming on Loyalist Trail*, dated November 22, 2022, be received.
2. That staff report back related to traffic safety on Loyalist Trail following assumption of the road.

For (13): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Elgar, Councillor Gittings, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Longo, Councillor McNeice, Councillor Nanda, Councillor O'Meara, and Councillor Xie

Absent (2): Councillor Duddeck, and Councillor Lishchyna

Carried Unanimously on a recorded vote (13 to 0)

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

There were no confidential consent items.

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

**6.1 Public Meeting – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment – Eaglewood Communities Ltd – 1354 Bronte Road, File Nos. 24T-22008/1531, OPA1531.04, and Z.1531.04**

Moved by Councillor O'Meara

1. That the public meeting report prepared by the Planning Services Department dated November 22, 2022, be received.
2. That comments from the public with respect to the proposed draft Eaglewood Communities Ltd. (File No 24T-22008/1531, OPA1531.04 and Z.1531.04), be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
  - a. provide analysis on whether the proposed setbacks are acceptable.
  - b. provide clarity around the proposed density, and whether it is appropriate as a medium density designation.
  - c. identify access to amenities to ensure development is part of a complete community.
  - d. provide analysis on an appropriate parking standard, identify visitor parking location.
  - e. identify any noise issues.

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

1. That the public meeting report prepared by the Planning Services Department dated November 22, 2022, be received.
2. That comments from the public with respect to the proposed draft plan of subdivision submitted by Bronte Green Corporation. (File No.: 24T-21005/1530), be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
  - a. ensure there are warning clauses to note that there is siren testing in the area and the proximity of elementary schools in the area.

CARRIED

**6.3 Public Meeting and Recommendation Report – Town-initiated Official Plan Amendments – Bill 109 - More Homes for Everyone Act, 2022 File No. 42.24.26 – By-laws 2022-122 and 2022-123**

Moved by Councillor Haslett-Theall

1. That the report titled “Public Meeting and Recommendation Report – Town-initiated Official Plan Amendments – Bill 109, *More Homes for Everyone Act*, 2022 – File No. 42.24.26”, be received;
2. That the proposed town-initiated Official Plan Amendments in response to Bill 109, *More Homes for Everyone Act*, 2022 be approved;
3. That By-law 2022-122, a by-law to adopt Official Plan Amendment 329, be passed;
4. That By-law 2022-123, a by-law to adopt Official Plan Amendment 53, be passed; and
5. 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.

CARRIED

**7. Discussion Item(s)**

- 7.1 Recommendation Report, Official Plan Amendment, April Investments Limited, 527079 Ontario Limited, Trans County Development Corporation Limited, and Oakville Developments (2010) Inc., 560-584, 550, 530 Kerr Street and 131, 171 Speers Road, File No. OPA. 1**

**BEYOND THE HOUR**

Moved by Councillor O'Meara

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

LOST

**RECESS**

*The Mayor recessed the meeting at 10:30 p.m. to be reconvened on December 7, 2022 at 4:00 p.m.*

*The meeting reconvened at 4:00 p.m. on December 7, 2022.*

Moved by Councillor O'Meara

1. That the application for Official Plan amendment submitted by April Investments Limited, 527079 Ontario Limited, Trans County Development Corporation Limited, and Oakville Developments (2010) Inc., File No.: OPA. 1616.56, be approved on the basis that the applications are consistent with the Provincial Policy Statement, conforms with all applicable Provincial plans, the Region of Halton Official 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 November 22, 2022.
2. That By-law 2022-089, a by-law to adopt OPA No. 51 amendment to the Livable Oakville Plan, be passed.

3. That the Comprehensive Development Plan, appended to this report from Planning Services as Appendix 'B', be approved.
4. That the Urban Design Brief dated August 2022, appended to this report from Planning Services as Appendix 'I', be endorsed, and that the proposed development be designed in accordance with the design requirements in the approved Urban Design Brief.
5. 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.

For (6): Mayor Burton, Councillor Adams, Councillor Elgar, Councillor Gittings, Councillor Longo, and Councillor O'Meara

Against (7): Councillor Chisholm, Councillor Duddeck, Councillor Grant, Councillor Haslett-Theall, Councillor McNeice, Councillor Nanda, and Councillor Xie

Conflict (1): Councillor Knoll

Absent (1): Councillor Lishchyna

LOST on a recorded vote (6 to 7)

Moved by Mayor Burton

That this item be referred to staff to address the comments and concerns received from Council and the public.

Moved by Councillor O'Meara

That the lost motion be reconsidered in accordance with Section 14.5 (5) of the Procedure By-law.

CARRIED

*(Councillor Knoll having declared a pecuniary interest on this item, did not vote.)*

Moved by Councillor Chisholm

That this item be deferred to a future Planning and Development Council meeting to allow staff to bring back a revised proposal that addresses the comments and concerns raised by Council and the public.

CARRIED

*(Councillor Knoll having declared a pecuniary interest on this item, did not vote.)*

## **7.2 Bill 23, More Homes Built Faster Act, 2022 – December 5, 2022**

**Memorandum from Chief Administrative Officer, December 5, 2022**

### **WAIVING OF PROCEDURE**

Moved by Councillor Haslett-Theall

That the section 10.11 of the Procedure By-law be waived to allow a delegation to attend virtually who had not registered prior to noon the day of the December 5, 2022 meeting.

CARRIED

### **RECESS**

*The meeting recessed at 6:30 p.m. and reconvened at 7:04 p.m.*

### **RECESS**

*The meeting recessed at 7:33 p.m. and reconvened at 7:44 p.m.*

Moved by Councillor Haslett-Theall

1. That the report titled “Bill 23, *More Homes Built Faster Act, 2022 – December 5, 2022*” dated November 29, 2022, be received.
2. That the staff comments included in the report titled “Bill 23, *More Homes Built Faster Act, 2022 – December 5, 2022*” dated



November 29, 2022, be submitted to the Environmental Registry of Ontario to inform future regulations associated with Bill 23.

3. That the report titled ““Bill 23, *More Homes Built Faster Act*, 2022 – December 5, 2022” dated November 29, 2022, be forwarded by the Town Clerk to the Minister of Municipal Affairs and Housing, Ministry of Citizenship and Multiculturalism, Ministry of Natural Resources and Forestry, Ministry of the Attorney General, Halton Area MPPs, Halton Region, the City of Burlington, the Town of Halton Hills, the Town of Milton, Conservation Halton and Credit Valley Conservation.
4. That staff update Council and the public as they receive additional information on Bill 23, its impact on the community, and provide clarification on commitments by the Province and actions by the Federal government to address all of Oakville’s concerns.

CARRIED

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

There were no confidential discussion items.

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes - November 29, 2022**

Moved by Councillor Gittings

That the following recommendation pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on November 29, 2022, be approved and the remainder of the minutes be received:

**4.1 Heritage permit application HP050/22-42.20L 1475 Lakeshore Road East – Relocation of house, demolition of existing structures and wings, and construction of new additions**

1. That Heritage Permit Application HP050/22-42.20L for the relocation of the house within the property, the demolition of existing structures and wings, and the construction of new additions at 1475 Lakeshore Road East, as attached in Appendix B to the report dated November 22, 2022 from Planning Services, be approved subject to the following:

- a. That a Heritage Easement Agreement for the relocation, rehabilitation and restoration of the Griggs House, located at 1475 Lakeshore Road East, be entered into between the town and the owner in keeping with the content of this report, with the Agreement to be in form and content satisfactory to the Town Solicitor and the Director of Planning Services or their designate;
  - b. That the Heritage Easement Agreement be executed in accordance with Executions By-law 2013-057 and be registered on title to the lands on which the Griggs House is located;
  - c. That the Town Solicitor be authorized to discharge the Heritage Easement Agreement from title to the lands on which it is registered, at the expense of the owner, once the requirements in the Heritage Easement Agreement have been fully satisfied to the satisfaction of the Director of Planning Services or their designate; 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 Longo

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, 4.2, and 4.3; Public Hearing Item 6.1, 6.2, and 6.3; Discussion Items 7.1 and 7.2; and Advisory Committee Minutes Item 9.1, as noted by the Clerk.

Moved by Councillor Elgar

Seconded by Councillor Chisholm

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

CARRIED

**11. New Business**

There was no new business.

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

**12.1 By-law 2022-089 (Not Passed)**

A by-law to adopt an amendment to the Livable Oakville Official Plan, Official Plan Amendment Number 51 (530, 550, 588 Kerr Street and 131, 171 Speers Road, April Investments Limited, 527079 Ontario Limited, Trans County Development Corporation Limited, and Oakville Developments (2010) Inc., File No.: OPA.1616.56). (Re: Item 7.1)

**12.2 By-law 2022-122**

A by-law to adopt an amendment to the 1984 Oakville Official Plan in response to Bill 109, More Homes for Everyone Act, 2022, Official Plan Amendment Number 329 (File No. 42.24.26). (Re: Item 6.3)

**12.3 By-law 2022-123**

A by-law to adopt an amendment to the Livable Oakville Plan in response to Bill 109, More Homes for Everyone Act, 2022 - Official Plan Amendment Number 53 (File No. 42.24.26). (Re: Item 6.3)

**12.4 By-law 2022-126, as revised**

A by-law to assume the Stormwater Management Pond (SWMP), under Registered Plan: 20M-1171, as revised. (Re: Item 4.2)

**12.5 By-law 2022-127**

A by-law to assume the Stormwater Management Pond (SWMP) - Blocks 37 & 38 and Opens Space Block - 39, under Registered Plan: 20M-1163. (Re: Item 4.1)

**12.6 By-law 2022-133**

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

Moved by Councillor O'Meara  
Seconded by Councillor McNeice

That the by-law(s) noted above, with the exception of By-law 2022-089, be passed.

CARRIED

**13. Adjournment**

The Mayor adjourned the meeting at 8:06 p.m.

---

Kathy Patrick, Acting Town Clerk