



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

**Date:** June 7, 2021  
**Time:** 6:30 p.m.  
**Location:** Virtual Meeting

Mayor and Council: Mayor Burton (In person)  
Councillor Adams  
Councillor Chisholm  
Councillor Duddeck  
Councillor Elgar  
Councillor Gittings  
Councillor Haslett-Theall  
Councillor Knoll  
Councillor Lishchyna  
Councillor Longo  
Councillor O'Meara  
Councillor Robertson  
Councillor Sandhu

Regrets: Councillor Grant  
Councillor Parmar

Staff: J. Clohecyc, Chief Administrative Officer  
N. Garbe, Commissioner of Community Development (In person)  
D. Carr, Town Solicitor  
J. Stephen, Director of Transportation and Engineering  
G. Charles, Interim Director of Planning Services (In person)  
J. Huctwith, Assistant Town Solicitor  
D. Childs, Manager of Policy Planning and Heritage  
C. McConnell, Manager of Planning Services, West District  
K. Parker, Acting Manager of Development Services  
K. Biggar, Senior Planner  
K. Cockburn, Senior Planner

T. Collingwood, Senior Planner  
L. Musson, Senior Planner  
K. Patrick, Acting Town Clerk (In person)  
J. Marcovecchio, Council and Committee Coordinator (In person)

**The Town of Oakville Council met in regular session to consider planning matters on this 7th day of June, 2021 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 Knoll

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

CARRIED

**4. Consent Items(s)**

**4.1 Holding Provision Removal, on Plan 20M-1223, formerly 1401 Bronte Road, Bronte Green Corporation, Z.1530.09, By-law 2021-084**

Moved by Councillor Duddeck

1. That the application (File No.: Z.1530.09) submitted by Bronte Green Corporation to remove the “H33” holding provision on various lots within Plan 20M-1223, forming part of the lands previously known as 1401 Bronte Road, be approved.
2. That By-law 2021-084, a by-law to remove the “H33” holding provision on various lots within Plan 20M-1223, forming part of the lands previously known as 1401 Bronte Road, from Zoning By-law 2014-014, as amended, be passed.

CARRIED

**4.2 Dunoak Phase 1 Subdivision Agreement (Mattamy Homes)**

Moved by Councillor Duddeck

1. That a Subdivision Agreement between the Town and **Mattamy (Joshua Creek) Limited** be finalized in accordance with the standard agreement format; and
2. That the Town Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement; and
3. That the agreement with **Mattamy (Joshua Creek) Limited** be executed in accordance with By-law 2013-057.

CARRIED

**4.3 Recommendation Report, Draft Plan of Condominium, Kamoaks Ltd, 24CDM-21001/1614, 156 Randall Street**

Moved by Councillor Duddeck

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-21001/1614) submitted by Kamoaks Limited, prepared by Cunningham McConnell Limited, dated November 20, 2020, subject to the conditions contained in Appendix 'A' of the Planning Services report dated May 17, 2021.

CARRIED

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

There were no Confidential Consent Items listed for this agenda.

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

**6.1 Public Meeting Report – Zoning By-law Amendment, Delmanor West Oak Inc., 1280 Dundas Street West, File No. Z.1423.07**

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

- Joe Nanos, Tridel and Adam Fineman, Delmanor, reviewed the planning application as detailed in their presentation and the staff report; and filed a submission.
- Andrew Ion, on behalf of residents on Falkland Crescent, re: concerns regarding height, density, size, and radio frequency interference.

Moved by Councillor Elgar

1. That the public meeting report, prepared by the Planning Services Department dated May 25, 2021, be received.
2. That comments from the public with respect to the Zoning By-law Amendment by Delmanor West Oak Inc., 1280 Dundas Street West, File No. Z.1423.07, be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
  - a. investigate parking options, such as utilizing a structure.
  - b. what trees will be protected and what can be added?
  - c. what building materials and appliances to address energy efficiency?
  - d. investigate overall building height, including redistribution of height if possible.
  - e. include a model of the proposal as viewed from the *Sixteen Mile Valley*.

CARRIED

**6.2 Public Meeting and Recommendation Report - Town-initiated Official Plan Amendment 35 (OPA 35) - Hospital District (File 42.15.57), June 7, 2021 – By-law 2021-051**

Moved by Councillor Adams

1. That the recommended town-initiated Official Plan Amendment 35 (OPA 35) – Hospital District (File No. 42.15.57) be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to all applicable Provincial Plans and Halton’s Regional Official Plan, has regard for matters of Provincial interest and

represents good planning for the reasons set out in the report from the Planning Services Department dated June 1, 2021.

2. That By-law 2021-051, a by-law to repeal the 1984 Official Plan as it applies to the North Oakville West Secondary Plan (Hospital District) and adopt an amendment to the Livable Oakville Plan, Official Plan Amendment 35 (OPA 35), be passed.
3. That the notice of Council's decision reflects that Council has fully considered all of the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

For (12): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor O'Meara, and Councillor Robertson

Against (1): Councillor Sandhu

Absent (2): Councillor Grant, and Councillor Parmar

CARRIED (12 to 1)

**6.3 Public Meeting and Recommendation Report – Draft Plan of Subdivision and Zoning By-law Amendment – Argo (Joshua Creek) Developments Ltd., Part of Lot 8, Concession 1 N.D.S., 1297 Dundas Street East, File No.: 24T-20002/1308 and Z.1308.03 – By-law 2021-040**

Moved by Councillor Adams

1. That revised Draft Plan of Subdivision application and Zoning By-law Amendment applications (File Nos. 24T-20002/1308 and Z.1308.03), submitted by Argo (Joshua Creek) Developments 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 represents good planning for the reasons outlined in the report from the Planning Services department dated May 25, 2021.
2. That By-law 2021-040 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 Draft Plan of Subdivision (24T-20002/1308) submitted by Argo (Joshua Creek) Developments Ltd., prepared by Korsiak Urban Planning, dated March 25, 2021, subject to the conditions contained in Appendix "A", as revised.
4. That once 24T-20002/1308 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates, if required.
5. That the Subdivision Agreement be executed in accordance with By-law 2013-057.
6. 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.
7. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

**7. Discussion Item(s)**

There were no Discussion Items listed for this agenda.

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

There were no Confidential Discussion Items listed for this agenda.

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes - May 18, 2021**

Moved by Councillor Gittings

That the following recommendation pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on May 18, 2021, be approved and the remainder of the minutes be received:

**4.1 Heritage permit application HP014/21-42.20F – Demolition of existing wings and construction of new additions - 176 Front Street**

1. That consideration of Heritage Permit Application HP014/21-42.20F for the demolition of existing wings and the construction of new additions

at 176 Front Street, as attached in Appendix B to the report dated May 11, 2021 from Planning Services, be deferred to the June 15, 2021 Heritage Oakville Advisory Committee meeting.

2. That the revised application take into account the concerns expressed and issues raised at this meeting, including cladding, fascia setback on the east side of the property, and elements of the garage to the west in terms of should it be there or how to soften it.

CARRIED

**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 Consent Items 4.1, 4.2, and 4.3, Public Hearing Items 6.1, 6.2, and 6.3, and Advisory Committee Minutes Item 9.1, as noted by the Clerk.

Moved by Councillor Longo

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 2021-014**

A by-law to amend By-law 2011-033, being a by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural

and/or contextual significance, for the property known as the Bowbeer House at 5 Bowbeer Road.

**12.2 By-law 2021-040**

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 Lot 8, Concession 1, N.D.S (Argo (Joshua Creek) Developments Ltd. - formerly Diam) – Z.1308.03. **(Re: Item 6.3)**

**12.3 By-law 2021-084**

A by-law to remove the “H33” Holding Provision from Plan 20M-1223, Part of Lots 28, 29, and 30, Concession 2, SDS, Town of Oakville, File No. Z.1530.09 **(Re: Item 4.1)**

**12.4 By-law 2021-088**

A by-law to designate the Featherstone Parkette at 307 Ironside Drive as a property of cultural heritage value or interest.

**12.5 By-law 2021-098**

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

**12.6 By-law 2021-051**

A by-law to repeal the 1984 Official Plan as it applies to the North Oakville West Secondary Plan Area (Hospital District) and amend the Livable Oakville Plan to incorporate new policies for that same area (Hospital District, File 42.15.57). **(Re: Item 6.2)**

Moved by Councillor Elgar

Seconded by Councillor Robertson

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

CARRIED

**13. Adjournment**

The Mayor adjourned the meeting at 8:29 p.m.

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Kathy Patrick, Acting Town Clerk