



Town of Oakville
Planning and Development Council
MINUTES

Date: June 10, 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
Councillor Haslett-Theall
Councillor Knoll
Councillor Longo
Councillor McNeice

Regrets: Councillor Lishchyna
Councillor Nanda
Councillor O'Meara
Councillor Xie

Staff: J. Clohecyc, Chief Administrative Officer
P. Fu, Commissioner of Community Infrastructure
P. Damaso, Commissioner of Community Services
D. Carr, Town Solicitor
G. Charles, Director of Planning Services
K. Biggar, Manager of Policy Planning and Heritage
L. Musson, Manager of Planning Services, East District
K. Cockburn, Senior Planner
V. Tytaneck, Town Clerk
N. Coric, Council and Committee Coordinator
J. Radomirovic, Council and Committee Coordinator

The Town of Oakville Council met in regular session to consider planning matters on this 10th day of June, 2024 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 interest were declared.

3. Committee of the Whole

Moved by Councillor Longo
Seconded by Councillor Knoll

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)

There were no public hearing items.

In accordance with Section 2(8) of the Procedure By-law, the items were considered out of order.

7. Discussion Item(s)

7.2 Application to Demolish – 42 Lakeshore Road West

Moved by Councillor Chisholm

1. That the proposed demolition of the McCraney-Robertson House at 42 Lakeshore Road West be approved subject to the following:

- a. That the property owners work with Heritage Planning staff and members of the Heritage Oakville Advisory Committee and/or members of Council, to design a commemorative strategy and structure to be rebuilt on the property that more adequately reflects the statement of cultural heritage value and interest and the heritage attributes as set out in By-law 2009-074, and the importance of the site as a gateway to Tannery Park and the lake, and the collective importance of the site, tree and house as well as using any salvaged material from the McCraney-Robertson House;
- b. That a Heritage Easement Agreement for the commemoration of the McCraney-Robertson House at 42 Lakeshore Road West, 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;
- c. 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 McCraney-Robertson House is located; and
- d. 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.

CARRIED

7.1 Recommendation Report – Official Plan Amendment, Infrastructure Ontario – 2551 Sherwood Heights Drive, By-law 2024-091, File No. OPA1504.03

The following delegates spoke on this item:

David Sajecki, Planning Consultant for Infrastructure Ontario (the applicant), John Scheel, Jaya Misra, Elena Oel, Vishal Narayan, David Harris, Vivianne MacKinnon, Tracy Chu, Lillian Chu, Vera Chu, Jasper Moester, Tianming Wang, Ruisi Fu, Jerry Mengfei Fan, Melissa Fedzin, Stephanie Fedzin, Elizabeth Chambers, Joshua Creek Residents

Association, Olaf Alksnis, Susan Alksnis, Clearview Oakville Community Alliance, Daniel Cressman, Olena Martyanova, Yangzhou Liong, Verne Lorde, Susan Madonia Fedsin, Ron Di Natale.

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 11:15 p.m. and reconvened at 11:45 p.m.

Moved by Councillor Haslett-Theall

That the proposed Official Plan Amendment application submitted by Infrastructure Ontario, inclusive of the site specific Urban Design Guidelines included as Appendix “B” be referred to staff to address the following matters raised by Council:

1. Make amendments to the OPA to reduce the warehousing component
2. Review the disposition of the property and possible town interest in the lands
3. Consider the hours of operation for future uses, specifically 24/7 operations
4. Review the definition of warehouse and implementing minor warehousing
5. Review the number of buildings that could be accommodated based on 7,000 sq.m.
6. Review the D6 Guidelines, the area of influence and setbacks
7. Review the Class 1 and Class 2 uses that could be considered under D6 Guidelines, and uses without environmental impact.
8. Review alternative uses, consider Office Employment uses with exceptions

9. Review if there is a potential for housing
10. Review the town's biodiversity plan
11. Clarify the environmental protection process
12. Review appropriate separation distance and heights of buildings

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes May 28, 2024

Moved by Councillor Elgar

That the minutes of the Heritage Oakville Advisory Committee meeting on May 28, 2024 be received.

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 made recommendations on Discussion Items 7.1, 7.2 and 9.1.

11. New Business

Mayor Burton congratulated Rory Nisan for being re-elected to the Board of the Federation of Canadian Municipalities.

12. Consideration and Reading of By-laws

12.1 By-law- 2024-085

A by-law to declare that certain land is not subject to part lot control (Blocks 4 and 5, Plan 20M-1256 – 404072 Ontario Limited).

12.2 By-law 2024-092

A by-law to declare that certain land is not subject to part lot control (Blocks 42, 44, 46, 47, 48, 49 Plan 20M-1268 – Mattamy (Joshua Creek) Limited)

12.3 By-law 2024-093

A by-law to designate the Cudmore house at 3175 Lakeshore Road West as a property of cultural heritage value or interest.

12.4 By-law 2024-094

A by-law to designate the Louth House at 1099 Sixth Line as a property of cultural heritage value or interest.

12.5 By-law 2024-095

A by-law to designate the Thomas and Electa Leach House at 159 Balsam Drive as a property of cultural heritage value or interest.

12.6 By-law 2024-098

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

Moved by Councillor Longo
Seconded by Councillor Adams

That the by-laws noted above, be passed.

CARRIED

The Mayor gave written approval of the by-law(s) 2024 -085, 2024 -092, 2024-093, 2024-094, 2024-095, 2024-098 that were passed during the meeting.

13. Adjournment

The Mayor adjourned the meeting at 11:53 p.m.

Andrea Holland, Acting Town
Clerk

