



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

**Date:** December 9, 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 Lishchyna
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Regrets: Councillor Longo

Staff:

- J. Clohecyc, Chief Administrative Officer
- P. Damaso, Commissioner of Community Services
- P. Fu, Commissioner of Community Infrastructure
- R. Kaminski, Acting Commissioner of Community Development
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- N. Chandra, Assistant Town Solicitor
- J. Huctwith, Assistant Town Solicitor
- D. Perlin, Assistant Town Solicitor
- C. Van Sligtenhorst, Supervisor of Heritage Conservation
- J. van der Heiden, Deputy Treasurer and Director of Finance

R. McKnight, Planner  
A. Holland, Acting Town Clerk  
J. Radomirovic, Council and Committee Coordinator

**The Town of Oakville Council met in regular session to consider planning matters on this 9th day of December, 2024 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 McNeice  
Seconded by Councillor Chisholm

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

CARRIED

**4. Consent Items(s)**

**4.1 Recommendation Report, Draft Plan of Condominium, 3240 William Coltson Avenue, 24CDM-24005/1312**

Moved by Councillor Adams

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24005/1312) submitted by BC Trafalgar Limited Partnership and prepared by R-PE Surveying Ltd., O.L.S., dated October 9, 2024 (Sheets 1, 2, 3, 4 & 5), subject to the conditions contained in Appendix "A" of the Planning and Development Report dated November 26, 2024.

CARRIED

**4.3 Notice of intention to designate – 123 Trafalgar Road – December 9, 2024**

Moved by Councillor Adams

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the James and Muriel Blakelock House at 123 Trafalgar Road.

CARRIED

**4.4 Notice of intention to designate – 127 Trafalgar Road – December 9, 2024**

Moved by Councillor Adams

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Dorland House at 127 Trafalgar Road.

CARRIED

**4.5 Notice of intention to designate – 322 Watson Avenue – December 9, 2024**

Moved by Councillor Adams

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Guess House Stone Wall at 322 Watson Avenue.

CARRIED

**4.6 Notice of intention to designate – 323 Douglas Avenue – December 9, 2024**

Moved by Councillor Adams

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Guess House Stone Wall at 323 Douglas Avenue.

CARRIED

**4.7 Notice of intention to designate – 2460 Old Bronte Road – December 9, 2024**

Moved by Councillor Adams

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Smith House at 2460 Old Bronte Road.

CARRIED

**4.8 Notice of intention to designate – 1110 Lakeshore Road West – December 9, 2024**

Moved by Councillor Adams

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Baillie Estate Farm Manager's Cottage at 1110 Lakeshore Road West.

CARRIED

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

**5.1 Confidential – OLT Appeal Argo Trafalgar Corporation**

Moved by Councillor Chisholm

That the Legal Department be authorized to proceed in the appeals of development applications by Argo Trafalgar Corporation (OLT Lead Case Number OLT-24-000963) in accordance with the confidential report from the Legal Department dated November 26, 2024.

CARRIED

**5.2 Confidential – OLT Appeal Argo Neyagawa Corporation**

Moved by Councillor Chisholm

That the Legal Department be authorized to proceed in the appeals of development applications by Argo Neyagawa Corporation (OLT Case Numbers OLT-24-000968, OLT-24-000969, OLT-24-000970) in accordance with the confidential report from the Legal Department dated November 26, 2024.

CARRIED

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

**6.1 Official Plan Amendment and Zoning By-law Amendment, Dhan Dhan Baba Budha Ji Gurdward Sahib, File Numbers OPA.1430.34 and Z.1430.34**

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

Len Radomski, Ruth Victor Associates, presented the proposed Official Plan Application on behalf of the applicant Dhan Dhan Baba Budha Ji Gurdward Sahib.

Megan Burkett expressed serious concerns regarding the expansion of the existing building and significant changes in size and height and the impact on surrounding area.

Moved by Councillor Elgar

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Dhan Dhan Baba Budha Ji Gurdward Sahib, (File No.: OPA.1430.34 and Z.1430.34), be received.
2. That the analysis of the following matters of interest to Council be included as part of the recommendation report:
  - Provide for the history and rationale related to the potential extension of Barronwood Drive
  - Examine the parking rate proposed to confirm there will be sufficient space to accommodate the expansion of the existing use
  - Provide for clarification on whether the height is appropriate in the context of the existing neighbourhood
  - Review potential impacts on traffic
  - Explore opportunities to measure where patrons are travelling from
  - Report back on who will be responsible for the maintenance of potential easements

CARRIED

**7. Discussion Item(s)**

**7.1 Recommendation 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, By-law 2024-166**

Moved by Councillor Nanda

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Sherborne Lodge Developments Limited., (File No.: Z.1319.10, 24T-21008/1319), as revised and further modified, be approved in part on the basis that the application is consistent with the 2024 Provincial Planning 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 November 26, 2024;
2. That By-law 2024-166, an amendment to Zoning By-law 2009-189, as amended, be modified to defer consideration of Special Provision 8.135 and 8.136 in Section 2, amendment to Holding Provisions 9.3.54 and new Holding provision 9.3.64 in Section 3 of the by-law, and the rezoning of the lands subject to those special provisions as shown on Schedule A to draft Zoning By-law 2024-166 to a later date, but otherwise be passed;
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21008/1319) prepared by Bousfields Inc. dated October 23, 2024, subject to the conditions contained in Appendix "C" of the staff report prepared by Planning Services Department dated November 26, 2024, and further subject to modifications to warning clauses, if necessary, related to the potential range of development on adjacent lands.
4. That once 24T-21008/1319 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.

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;
6. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
7. That consideration of urban design requirements related to the lands subject to the deferred special provisions be brought forward in conjunction with the deferred zoning by-law amendments.

CARRIED

**7.2 Recommendation Report, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Eno Investments Limited/Ankara Realty Limited, 210 and 374 Burnhamthorpe Road West, File No. Z.1317.07, 24T-21007/1317, By-laws 2024-170 and 2024-172**

Moved by Councillor Xie

1. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Eno Investments Limited/Ankara Realty Limited., (File No.: Z.1317.07, 24T-21007/1317), as revised, and further modified be approved in part on the basis that the application is consistent with the Provincial Planning 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 November 26, 2024;
2. That By-law 2024-170, a by-law to adopt and Official Plan Amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan) as it applies to 210 and 374 Burnhamthorpe Road West (Eno Investments Limited and Ankara Realty Limited), be modified at this time, to remove reference to height in draft OPA 334, relocate the Activity Node, and delete modified NUC designation; and that staff be directed

to bring the amending by-law to the Council meeting of December 16, 2024.

3. That By-law 2024-172, an amendment to Zoning By-law 2009-189, as amended, be deferred to the Council meeting of December 16, 2024 and that staff be directed to remove Special Provision 8.138, 8.139 and 8.140 in Section 2 of the by-law, associated amendment to Holding Provisions 9.3.54, and the rezoning of the lands subject to those special provisions as shown on Schedule A to draft Zoning By-law 2024-172;
4. That the balance of the Official Plan and Zoning By-law amendment applications be deferred for consideration in conjunction with the ongoing Neyagawa Urban Core Review process.
5. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21007/1317) prepared by Korsiak Urban Planning dated November 1, 2024, subject to the conditions contained in Appendix "D" of the staff report prepared by Planning Services Department dated November 26, 2024 and further subject to modifications of warning clauses, if necessary, related to the potential range of development on adjacent lands following the adoption of the Official Plan amendment referred to in resolution 2.
6. That once 24T-21007/1317 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.
7. 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.
8. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
9. That consideration of urban design requirements related to the lands subject to the deferred special provisions be brought forward in conjunction with the deferred zoning by-law amendments.



CARRIED

**7.3 Recommendation Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2024-184, File No.: Z.1308.05**

Moved by Councillor Adams

1. That the Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2024-184, File No.: Z.1308.05 be referred back to Staff to discuss the following with the Applicant:
  1. Increasing the separation distances between proposed buildings and the properties along Aymond Crescent;
  2. Enhancing landscaping along the northern property line;
  3. Reducing and/or redistributing the height and floor area of proposed buildings; and
  4. Reorienting proposed buildings further west and south on the subject lands.
2. That staff report back to the January 20, 2025 Planning and Development Council meeting.

CARRIED

**4. Consent Items(s)**

**4.2 Housing Strategy and Action Plan**

Moved by Councillor Haslett-Theall

1. That the Housing Strategy and Action Plan be approved.
2. That the Rental Housing Demolition or Conversion Protection Guidelines be endorsed.

Moved by Councillor Haslett-Theall

That the objective under goal 6 in the Housing Strategy and Action Plan be amended to read “Work with agency partners and other levels of government to achieve the goal of creating more housing while ensuring growth is contextually appropriate, including assessing capacity based on

the developable land area and density range, and is environmentally and fiscally responsible.”

CARRIED

Moved by Councillor Elgar

That information regarding affordability of a three-bedroom household be included in the report for the ‘Housing Strategy and Action Plan’.

CARRIED

Moved by Councillor Elgar

1. That the Housing Strategy and Action Plan be approved.
2. That the Rental Housing Demolition or Conversion Protection Guidelines be endorsed.
3. That the objective under goal 6 in the Housing Strategy and Action Plan be amended to read “Work with agency partners and other levels of government to achieve the goal of creating more housing while ensuring growth is contextually appropriate, including assessing capacity based on the developable land area and density range, and is environmentally and fiscally responsible.”
4. That information regarding affordability of a three-bedroom household be included in the report for the ‘Housing Strategy and Action Plan’

CARRIED

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

### **RECESS**

The meeting recessed from 7:25 p.m., and resumed in closed session at 7:30 p.m.

Moved by Councillor O'Meara

That Council resolve into a closed meeting session for the purpose of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Council resolved back into open session at 7:41 p.m.

**8.1 Confidential – OLT Appeals – Palermo**

Moved by Councillor O'Meara

That staff be authorized to proceed in the appeals filled by Palermo Village Corporation, 819655 Ontario Limited and Enirox Dundas (3015) inc. in accordance with the report from the Legal Department dated December 3, 2024

CARRIED

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes November 26, 2024**

Moved by Councillor McNeice

That the minutes of the Heritage Oakville Advisory Committee meeting on November 26, 2024 be received.

CARRIED

**10. Rise and Report to Council**

Moved by Councillor Lishchyna

That this committee rise and report.

CARRIED

Moved by Councillor Knoll

Seconded by Councillor Nanda

The Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Items 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7 and 4.8, Confidential Consent Items 5.1 and 5.2, Public Hearing Item 6.1, Discussion Items 7.1, 7.2 and 7.3, Confidential Discussion Item 8.1, Advisory Committee Item 9.1.

CARRIED

## **11. New Business**

Councillor Haslett- Theall congratulated to the professional Oakville firefighters for the drive-through that they are going to do on Friday night.

Councilor Haslett- Theall congratulated to We love Oakville community interest group for providing information about the transit oriented community, and encourage everybody to visit the We Love Oakville website for more information.

Councilor Duddeck thanked to all staff who provided the lighting at Westwood Square.

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

### **12.1 By-law 2024-166**

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, Con. 1, NDS, Sherborne Lodge Developments Limited, File No.: Z.1319.10 **(Item 7.1)**

### **12.4 By-law 2024-174**

A by-law to designate the Permenus and Charlotte Osborne House at 2378 Sovereign Street as a property of cultural heritage value or interest.

### **12.5 By-law 2024-175**

A by-law to designate the James and Katherine Taylor House at 2374 Sovereign Street as a property of cultural heritage value or interest.

### **12.6 By-law 2024-176**

A by-law to designate the Percy and Olive Joyce House at 2370 Sovereign Street as a property of cultural heritage value or interest.

### **12.7 By-law 2024-177**

A by-law to designate the Elisha and Christina Grice House at 2366 Sovereign Street as a property of cultural heritage value or interest.

### **12.9 By-law 2024-189**

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

Moved by Councillor Xie

Seconded by Councillor Grant

That the by-laws noted above, be passed.

CARRIED

*The Mayor gave written approval of the by-laws noted above that were passed during the meeting.*

**13. Adjournment**

The Mayor adjourned the meeting at 7:48 p.m.

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Andrea Holland, Acting Town  
Clerk