



Town of Oakville

Council Minutes

Date: December 16, 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 Longo
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Staff:

- J. Clohec, Chief Administrative Officer
- N. Sully, Commissioner of Corporate Services and Treasurer
- P. Fu, Commissioner of Community Infrastructure
- P. Damaso, Commissioner of Community Services
- D. Carr, Town Solicitor
- J. Clarke, Director of Corporate Strategy and Government Relations
- V. Tytaneck, Town Clerk
- N. Coric, Council and Committee Coordinator

Others:

- Chief Tanner, Inspector Joe Barr, Detective Sergeant Ron Wright, Staff Sergeant Ryan Smith and Staff Sergeant Ryan Snow.

The Town of Oakville Council met in regular session this 16th day of December, 2024 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, Oakville commencing at 6:30 p.m.

1. O Canada

2. Regrets

There were no regrets for this meeting.

3. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

4. Confirmation of Minutes of the previous Council Meeting(s)

4.1 Minutes of the Regular Session of Council, NOVEMBER 18, 2024

4.2 Confidential Minutes of the Closed Session of Council, NOVEMBER 18, 2024

4.3 Minutes of the Regular Session of the Planning and Development Session of Council, NOVEMBER 25, 2024

4.4 Minutes of the Special Session of Council, DECEMBER 5, 2024

4.5 Minutes of the Special Session of Council, DECEMBER 12, 2024

4.6 Minutes of the Regular Session of the Planning and Development Session of Council, DECEMBER 9, 2024

4.7 Confidential Minutes of the Closed Session of Planning and Development Council, DECEMBER 9, 2024

Moved by Councillor Longo

Seconded by Councillor Adams

1. That the minutes of the Regular session of Council dated November 18, 2024 be approved.

2. That the confidential minutes of the Closed session of Council dated November 18, 2024 be approved.
3. That the minutes of the Regular session of Planning and Development session of Council dated November 25, 2024 be approved.
4. That the minutes of the Special session of Council dated December 5, 2024 be approved.
5. That the minutes of the Special session of Council dated December 12, 2024 be approved.
6. That the minutes of the Regular session of Planning and Development session of Council dated December 9, 2024 be approved.
7. That the confidential minutes of the Closed session of Planning and Development session of Council dated December 9, 2024 be approved.

CARRIED

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

6. Standing Committee Report(s)

6.1 Minutes of the Budget Committee November 14, 2024

6.2 Minutes of the Budget Committee, NOVEMBER 28, 2024

Moved by Councillor Longo

Seconded by Councillor Adams

1. That the minutes of the Budget Committee dated November 14, 2024 be approved.
2. That the minutes of the Budget Committee dated November 28, 2024 be approved.

CARRIED

7. Committee of the Whole

This meeting did not proceed into Committee of the Whole.

8. Consent Item(s)

8.1 2025 Interim Tax Levy By-law 2024-168

Moved by Councillor Longo
Seconded by Councillor Adams

That By-law 2024-168, a by-law to provide for the interim tax levy in 2025, be passed.

CARRIED

8.2 Deerfield Golf Course Lease Extension

Moved by Councillor Longo
Seconded by Councillor Adams

That staff negotiate a five-year lease extension with the current tenant of the Deerfield golf course and the agreement be executed in accordance with By-law 2023-021.

CARRIED

8.3 Salt Management Plan Update

Moved by Councillor Longo
Seconded by Councillor Adams

That the update to the Salt Management Plan (the "SMP") as detailed in the report from the Roads and Works Operations Department, dated December 3, 2024, be received.

CARRIED

8.4 September 30, 2024 Financial Results

Moved by Councillor Longo
Seconded by Councillor Adams

1. That the information contained in the staff report dated December 3, 2024, entitled *September 30, 2024 Financial Results* from the Finance Department, be received.

2. That \$6.42 million in surplus investment income be transferred to the Capital Reserve to provide additional funding to support the capital program.

CARRIED

8.5 Building Faster Fund

Memo from the Finance department dated December 16, 2024.

Moved by Councillor Longo

Seconded by Councillor Adams

1. That the Investment Plan to use \$3,350,000 in funds for the Burloak Drive Grade Separation, and to save/bank \$3,708,182 in funds to 2025, be approved and submitted to the Province in relation to the 2024 Building Faster Fund program year.
2. That a reserve fund titled the Building Faster Fund reserve fund be established.

CARRIED

9. Confidential Consent Item(s)

9.1 Confidential Staff Report - Deerfield Golf Course Lease Extension

Moved by Councillor Longo

Seconded by Councillor Adams

That the staff report dated December 3, 2024, entitled Confidential Staff Report – Deerfield Golf Course Lease Extension from the Legal department, be received.

CARRIED

9.2 Appointment of Treasurer

Moved by Councillor Longo

Seconded by Councillor Adams

1. That Jonathan van der Heiden be appointed Treasurer on an interim basis from December 20, 2024 until April 30, 2025.

2. That By-law 2024-194 be passed and that By-law 2019-028 be repealed.

CARRIED

9.3 Confidential - Facilitating the right to peaceful protest

Moved by Councillor Longo
Seconded by Councillor Adams

That the report from the Legal department “Confidential – Facilitating the right to peaceful protest” be received.

CARRIED

10. Discussion Item(s)

10.1 OEC Quarterly Update – December 16, 2024

Moved by Councillor Longo
Seconded by Councillor Adams

That this item be deferred to January 2025.

CARRIED

10.2 Rainwater Management Financial Plan and Stormwater Funding Options

Moved by Councillor Longo
Seconded by Councillor Adams

That staff proceed to consult with the public on the preferred stormwater fee structure.

CARRIED

10.4 Acquisition of the Oakville and Milton Humane Society Lands at 445 Cornwall Road

Moved by Councillor Longo
Seconded by Councillor Adams

1. That staff be authorized to purchase the lands municipally known as 445 Cornwall Road (the “**Property**”) from the Oakville & Milton Humane Society (“**OMHS**”).
2. That the purchase agreement be executed in accordance with By-law 2023- 021 and the Town Solicitor be authorized to execute all other documentation required to complete the purchase of the Property and any minor amendments to the purchase agreement.
3. That staff be authorized to incur costs associated with normal due diligence activities required to complete the purchase of the Property.
4. That staff be authorized to negotiate a reduction in price, satisfactory to the CAO and Town Solicitor, if the Town’s due diligence discovers any material concerns that warrant a price reduction such as environmental, archeological, lease, or legal issues.
5. That staff be authorized to negotiate a lease of the Property back to OMHS, so they can continue to operate while they search for a new location.
6. That staff be authorized to negotiate an agreement with the Regional Municipality of Halton to ensure the Town is appropriately compensated if the future road through the Property is transferred to the Region for a Regional road.

CARRIED

10.5 Parking Lot 8 – OakvilleMDC Request

Moved by Councillor Longo

Seconded by Councillor Adams

That OakvilleMDC be requested to explore the possibility for the redevelopment of Parking Lot 8 at 334 Randall Street with the goals of unlocking value and substantially increasing the amount of public parking on the site.

CARRIED

10.6 125 Randall Street Disposition

Moved by Councillor Longo
Seconded by Councillor Adams

1. That the former fire station lands at 125 Randall Street identified as Parts 1 and 2 on Plan 20R-22155 (the “**Property**”) be declared surplus.
2. That staff be authorized to transfer the Property to the OakvilleMDC on the principles set out in this report, and the Town Solicitor be authorized to execute all documentation required to affect such transaction.
3. That staff explore the possibility of Oakville Galleries leasing the first two floors within the future building on the Property from the Town.

CARRIED

11. Confidential Discussion Item(s)

11.1 Citizen Appointment of the Heritage Oakville Advisory Committee for the remainder of the 2022 to 2026 Term of Council

Moved by Councillor Longo
Seconded by Councillor Adams

That the citizen member listed as bullet one in Appendix B be appointed to the Heritage Oakville Advisory Committee for the remaining 2022-2026 term of Council, or until a successor is appointed.

CARRIED

11.2 Confidential Staff Report - Acquisition of the Oakville and Milton Humane Society Lands at 445 Cornwall Road

Moved by Councillor Longo
Seconded by Councillor Adams

That the staff report dated December 3, 2024, entitled Confidential Staff Report – Acquisition for the Oakville and Milton Humane Society Lands at 445 Cornwall Road from the Legal department, be received.

CARRIED

11.3 Confidential Staff Report - 125 Randall Street Disposition

Moved by Councillor Longo
Seconded by Councillor Adams

That the staff report dated December 3, 2024, entitled Confidential Staff Report – 125 Randall Street Disposition, be received.

CARRIED

5. Public Presentation(s)

5.1 Halton Regional Police Update

Moved by Councillor Haslett-Theall
Seconded by Councillor McNeice

That the presentation from the Halton Regional Police be received.

CARRIED

10. Discussion Item(s)

10.3 Towing Without the Vehicle Owner's Consent, By-law 2024-187

The following delegates spoke to this item: Claudio Serraro, Mike Cho, Michael Perretta, John Tino Representing Trisect Investments Inc., Maria Imperiale, Davpart Inc (Property Manager) on behalf of 1247799 Ontario Limited., John Carusi, Kylie Wilson, Representing the Bronte Business Improvement Area, John Paladino, Centrio Holdings Limited and Ruby Crest Homes Inc., Sophie O' Sullivan, Windermere Realty Corp.

Moved by Councillor McNeice
Seconded by Councillor O'Meara

1. That By-law 2024-187, a by-law to regulate the towing of any vehicle without the vehicle owner's consent from land in the Town of Oakville, as detailed in Appendix A of the Municipal Enforcement Services report dated December 3, 2024, be passed.
2. That any Town by-laws requiring amendments to enable and implement By-law 2024-187 be presented to Council at a future Council meeting for passage, without a separate report.

Moved by Councillor Adams
Seconded by Councillor Nanda

1. That the waiting period of one (1) hour be reduced to 30 minutes in Section 5(2)(e) of By-law 2024-187.
2. That staff provide a review of the effectiveness of By-law 2024-187 in one year.

For (11): Mayor Burton, Councillor Adams, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor McNeice, Councillor Nanda, Councillor O'Meara, and Councillor Xie

Against (4): Councillor Chisholm, Councillor Duddeck, Councillor Elgar, and Councillor Gittings

CARRIED (11 to 4)

Moved by Councillor Gittings
Seconded by Councillor Elgar

That signed/reserved/paid parking be added as the exception in section 5(2)(e) of By-law 2024-187.

Moved by Councillor Duddeck
Seconded by Councillor O'Meara

That the motion moved by Councillor Gittings and seconded by Councillor Elgar be referred back to staff for further investigation and comment regarding the viability of designating special paid parking or reserved parking.

For (14): Mayor Burton, Councillor Adams, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor McNeice, Councillor Nanda, Councillor O'Meara, and Councillor Xie

Against (1): Councillor Chisholm

CARRIED (14 to 1)

The Mayor called the vote on the main Motion moved by Councillor McNeice and seconded by Councillor O'Meara.

For (12): Mayor Burton, Councillor Adams, Councillor Elgar, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor McNeice, Councillor Nanda, Councillor O'Meara, and Councillor Xie

Against (3): Councillor Chisholm, Councillor Duddeck, and Councillor Gittings

CARRIED (12 to 3)

Motion as Carried

1. That By-law 2024-187, a by-law to regulate the towing of any vehicle without the vehicle owner's consent from land in the Town of Oakville, as detailed in Appendix A of the Municipal Enforcement Services report, as amended, be passed.
2. That any Town by-laws requiring amendments to enable and implement By-law 2024-187 be presented to Council at a future Council meeting for passage, without a separate report.
3. That the waiting period of one (1) hour be reduced to 30 minutes in Section 5(2)(e) of By-law 2024-187.
4. That staff provide a review of the effectiveness of By-law 2024-187 in one year.
5. That exceptions to the waiting period in section 5(2)(e) of By-law 2024-187 be referred back to staff for further investigation and comment regarding the viability of designating special paid parking or reserved parking.

8. Consent Item(s)

8.6 Roles and Responsibilities in Managing Protests

BEYOND THE HOUR

Moved by Councillor Elgar

Seconded by Councillor Knoll

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

CARRIED

The following delegates spoke to this item: Nancy Freedman, Shaarei Beth el Synagogue, Deirdre Cahill, Lara Al-Omari, Hugh Doherty, Madeleine Raad, Stephen Wise and Members of the Interfaith Council of Halton, Alice O' Carroll, Michael Duberstein, Rishma Mangat, Richard Robertson, B'nai Birth Canada, Ibrahim Baig, Atif Malik, Sana Zainalabdeen.

Moved by Councillor Knoll

Seconded by Councillor Lishchyna

1. That staff be directed to engage in virtual public consultation and engage experts as may be necessary on the development of a by-law to regulate certain forms of protests near vulnerable social infrastructure, recognizing that nothing in the by-law should prevent peaceful protests or demonstrations, and report back to Council with a draft by-law in the first quarter of 2025, including the following:
 - a. Clear Definition: The regulated conduct should be limited, properly defined and focused on activities impeding access to vulnerable social infrastructure, without encroaching on criminal law powers, ie: violence or hate speech.
 - b. Access Zone: Establishing an “access zone” from the property line of vulnerable social infrastructure that does not exceed what is reasonably necessary.
 - c. Penalty: Maximum penalties must be rational and proportionate.

For (15): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor McNeice, Councillor Nanda, Councillor O'Meara, and Councillor Xie

CARRIED unanimously on a recorded vote (15 to 0)

12. **Advisory Committee Minutes**

There were no Advisory Committee Minutes for this meeting.

14. Information Items (Circulated Electronically)

14.1 Council Information November 6 - December 3, 2024

14.2 INTERNAL MEMO - Transportation and Engineering RE: Burloak Drive Grade Separation Update

14.3 INTERNAL MEMO - Transportation and Engineering RE: Options for Fire Station Signage Review

14.4 INTERNAL MEMO - Municipal Enforcement Services RE: Elementary School Traffic Management Montclair Public School

14.5 INTERNAL MEMO - Design and Construction, Works Operations, Infrastructure and Asset Management RE: Town Practices - Ditches and Driveway Culverts

14.6 INTERNAL MEMO- Planning & Development RE: Ministry of Finance Population Projections

14.7 INTERNAL MEMO - Right of Way Management RE: A-Frame Sign Permit Requirements and Fees

14.8 Proclamation - Christian Heritage Month December 2024

15. Status of Outstanding Issues

16. New Business

16.1 Notice of Motion - Temporary Street Occupancy Permit for 85 Bronte Road and Funding Request

Moved by Councillor O'Meara

Seconded by Councillor McNeice

WHEREAS, traffic on Bronte Road, between Lakeshore Road West and Marine Drive, is currently restricted to one-way southbound travel through a Temporary Street Occupancy Permit related to the construction at 85 Bronte Road; and

WHEREAS, a request to extend the Temporary Street Occupancy Permit for 2025 has been received; and

WHEREAS, through the 2025 Budget Process, staff were requested to report back on the potential for a permanent one-way configuration of Bronte Road between Lakeshore Road West and Marine Drive; and

WHEREAS, when the Temporary Street Occupancy Permit expires or fails, Bronte Road would revert to two-way traffic; and

WHEREAS, reverting temporarily to two-way traffic could be disruptive and confusing for residents, businesses and visitor in Bronte.

THEREFORE, be it resolved that:

1. If the current Temporary Street Occupancy Permit for 85 Bronte Road expires or fails, that the Director, Transportation and Engineering be directed and authorized to:
 - a. Implement a temporary one-way southbound traffic configuration on Bronte Road, from Lakeshore Road West to Marine Drive, for a period of 24 months.
 - b. Update the Traffic By-law to reflect the temporary one-way southbound traffic configuration on Bronte Road, from Lakeshore Road West to Marine Drive.
 - c. Sole source contract be approved for the procurement of the equipment necessary to set up the one-way street configuration in order to have the changes in place.
2. That the 2024 capital budget be amended to add \$70,000 from the Capital Reserve to project 53412404 Road Safety Program for the temporary one-way conversion of Bronte Road, from Lakeshore Road West to Marine Drive.

16.2 Notice of Motion - Midtown TOC Development Proposal and Official Plan Amendment (OPA)

WAIVING OF PROCEDURE

Moved by Councillor Elgar

Seconded by Councillor Duddeck

That in accordance with Section 2(2) of the Procedure By-law, Section 14.1(2) of the Procedure By-law be waived to permit consideration of the Notice of Motion regarding Item 16.2 - Midtown TOC Development

Proposal and Official Plan Amendment (OPA) upon its introduction this evening.

For (7): Councillor Chisholm, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Haslett-Theall, Councillor McNeice, and Councillor O'Meara

Against (8): Mayor Burton, Councillor Adams, Councillor Grant, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor Nanda, and Councillor Xie

LOST (7 to 8)

Moved by Councillor Haslett-Theall

Seconded by Councillor Gittings

Whereas:

1. Town Council and staff have conducted extensive assessments and public engagement to establish a responsible vision for Midtown's growth, supported by expert market analysis and Town Planning staff.
2. Public feedback consistently supports reasonable growth while expressing concerns over excessive density and insufficient parkland.
3. The provincially imposed Transit-Oriented Community (TOC) development process undermines local planning authority, contrary to Minister Calandra and the Premier's stated importance of local planning.
4. The TOC proposal significantly exceeds provincial density targets, with 2,350 people and jobs per hectare—10 times the minimum requirement—and increases units beyond initial applications without addressing community concerns.
5. The TOC proposal diverges from the draft OPA and sets a dangerous precedent by prioritizing mega-density over balanced and sustainable development.

6. Oakville continues to meet provincial housing goals and growth requirements through proactive planning, including the draft OPA, and supports community benefits and livability.
7. Recent provincial-imposed confidentiality (now lifted) has limited Council's ability to discuss the TOC proposal, fostering public mistrust regarding the Mayor and Council's stance on the plan.
8. The Premier is stating the "The Mayor has endorsed the plan".
9. Transparent communication and alignment with the draft OPA are essential to protect Oakville's vision for a compact, complete, and livable Midtown.

Therefore, be it resolved that:

1. Council does not endorse or approve the TOC proposal.
2. The TOC proposal is inconsistent with Council's input on the draft OPA and must be integrated into the OPA to ensure a unified planning approach for Midtown.
3. Council requests the Mayor publicly clarify whether he has endorsed the TOC proposal and disclose any commitments made to the Province or developer (Distrikt).
4. Council reaffirms its commitment to an OPA for Midtown that achieves provincial density targets while prioritizing local needs, livability, and sustainable growth.

17. Regional Reports and Question Period Regarding Town Boards and Advisory Committees

18. Requests for Reports

19. Consideration and Reading of By-Laws

19.1 By-law 2024-168

A by-law to provide for an interim tax levy in 2025 **(Item 8.1)**

19.2 By-law 2024-187 as amended

A by-law to regulate the towing of any vehicle without the vehicle owner's consent from land in the Town of Oakville **(Item 10.3)**

19.3 By-law 2024-192

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

19.4 By-law 2024-170

A by-law to adopt an amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan), Official Plan Amendment Number 334 (Eno Investments Limited/Ankara Realty Limited, File No.: OPA.1317.07)

19.5 By-law 2024-172

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, ENO Investments Limited and Ankara Realty Limited, File No.: Z.1317.07

19.6 By-law 2024-194

A by-law to appoint a Treasurer for The Corporation of the Town of Oakville and to repeal By-law 2019-028

Moved by Councillor Longo

Seconded by Councillor Grant

That the by-laws noted above be passed.

CARRIED

The Mayor gave written approval of the by-laws noted above.

20. Delegated Authority By-laws

The following by-law(s) was prepared under the authority of amending By-law 2023-01, as amended. - A by-law to delegate certain powers and duties under the Municipal Act, S.O. 2001 c.25, the Planning Act, R.S.O. 1990 c. P. 13, and other Acts.

20.1 By-law 2024-186

A by-law to remove the H30 and H32 Holding Provision from Zoning By-law 2014-014 on 1236 Queens Plate Road, Argo Development Corporation, File No.: Z11/24

21. Adjournment

The Mayor adjourned the meeting at 11:54 p.m.

Vicki Tytaneck, Town Clerk