



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

**Date:** February 3, 2025  
**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
- P. Fu, Commissioner of Community Infrastructure
- M. Mizzi, Commissioner of Community Development
- P. Damaso, Commissioner of Community Services
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- S. Campbell, Director - Municipal Enforcement
- R. Kaminski, Director and Chief Building Official
- P. Barrette, Manager of Planning Services, West District
- K. Biggar, Manager of Policy Planning and Heritage
- L. Musson, Manager of Planning Services, East District
- K. Parker, Manager of Development Services
- K. Cockburn, Senior Planner

B. Hassan, Senior Planner  
S. Schappert, Heritage Planner  
C. Westerhof, Planner  
A. Holland, Acting Town Clerk  
J. Radomirovic, Council and Committee Coordinator  
L. Harris, Council and Committee Coordinator

**The Town of Oakville Council met in regular session to consider planning matters on this 3rd day of February, 2025 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

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**1. Regrets**

There were no regrets for this meeting.

**2. Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

**3. Committee of the Whole**

Moved by Councillor Longo  
Seconded by Councillor Adams

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

CARRIED

**4. Consent Items(s)**

**4.1 Recommendation Report, Draft Plan of Condominium, 2136 & 2148 Trafalgar Road, 2500674 Ontario Inc., 24CDM-24010/1413**

Moved by Councillor McNeice

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24010/1413) submitted by 2500674 Ontario Inc. and prepared by A.T. McLaren Ltd., O.L.S., dated August 1, 2024, subject to the conditions contained in Appendix "A" of the Planning and Development Report dated January 6, 2025.

CARRIED

**4.2 Recommendation Report, Draft Plan of Condominium 24CDM-23010/1634 – 3303-3323 Superior Court**

Moved by Councillor McNeice

That the Director of Planning and Development be authorized to grant draft plan approval of the Draft Plan of Condominium (24CDM-23010/1634) submitted by Beedie ON (Superior Court) Property Ltd., and prepared by MTE Ontario Land Surveyors Ltd. dated November 12, 2024, subject to the conditions contained in Appendix 'A' of the Planning and Development Report dated January 21, 2025.

CARRIED

**4.3 Recommendation Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2025-010, File No.: Z.1308.05**

Moved by Councillor McNeice

1. That Zoning By-law Amendment application (File No.: Z.1308.05), submitted by Mattamy (Joshua Creek) Limited, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict 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 and Development Department dated January 21, 2025.
2. That By-law 2025-010, a by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05, be passed.
3. That the letter and schedules from Mattamy Homes attached as Appendix "B", "C", "D" and "E" reflect the proposed changes to be made and implemented to Site Plan application SP.1308.003/01, or any subsequent applications, on the subject lands.

4. 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.

CARRIED

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

**5.1 Confidential Labour Relations Report Update**

Moved by Councillor McNeice

That Council ratify the Memorandum of Agreement with CUPE Local 136 dated November 10, 2023, and that the agreement be executed in accordance with By-law 2023-057.

CARRIED

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

**6.1 Old Oakville Heritage Conservation District – Statutory Public Meeting**

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

Anita Mackey, OLRA, thanked Susan Schappert for facilitating their input and for the incredible hard work to revise some of the Heritage Plan, pleased with the progress that has been made on the plan to date, underlined that scale, height, and massing are critical factors to contribute to the character of the area, and they are factors that can easily detract and negatively impact the character of the area.

Jane Hawkrigg, past president of OLRA, suggested revision of some area of guidelines to provide appropriate protections particularly associated with the additions to contributing properties and potentially to non-contributing properties, emphasized that additions should be subordinate to the Heritage building in size, scale, and detailing.

Moved by Councillor Gittings

1. That comments from the public with respect to Appendix A - Old Oakville Heritage Conservation District, Plan and Guidelines, DRAFT – December 2024 be received.

2. That staff considers such comments provided by Council:
  - Consideration should be given to the feedback from the Oakville Lakeside Resident's Association regarding height, scale and massing.
  - Susan Schappert should be included in the report author section of the report.

CARRIED

**6.2 Public Meeting for Official Plan Amendment and Zoning By-law Amendment at 15 Loyalist Trail, Rowhedge Construction Ltd., OPA1215.05 and Z.1215.05**

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

Bill Tam, Rowhedge Construction Limited, presented the proposed Official Plan Application on behalf of applicant.

Moved by Councillor Nanda

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Rowhedge Construction Ltd. (File No.:OPA1215.05 and Z.1215.05), be received.
2. That staff consider such comments as may be provided by Council.
3. That the analysis of the following matters of interest to Council be included as part of the recommendation report:
  - Density of the proposal
  - Traffic and parking impacts
  - Waste collection
  - Height and privacy considerations
  - Conformity with D6 Guidelines related to potential future uses
  - Suitability of the lands for commercial retail uses

CARRIED

**6.3 Public Meeting Report – Official Plan Amendment, Rose Corporation, File Number OPA.1612.19**

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

David McKay, MHBC Planning, presented the proposed Official Plan Amendment Application on behalf of South Service Holding Corporation.

Douglas McKirgan, TCRA, emphasized the need for one Official Plan that applies to the whole Midtown with no exception, expressed concerns in regard to building heights, density, FSI, traffic congestion, the new QEW crossing, and plumbing infrastructure, requested to be considered a range and mix of unit sizes, diversify of the housing stock and more attainable housing options close to transit.

Moved by Councillor Knoll

1. That the comments from the public with respect to the proposed Official Plan Amendment application submitted by South Service Holding Corporation (File No.: OPA 1612.19), be received.
2. That staff consider such comments as may be provided by Council.
3. That staff also provide an analysis of the following matters in the future Recommendation Report:
  - Review the number of people and jobs for the site and advise if the heights/density are appropriate for the site.
  - Provide a comparison between the proposed Midtown OPA with this site-specific OPA.
  - Evaluate if the development aligns with Midtown Oakville's projected housing needs, considering built forms, unit types, and tenure.
  - Examine how the development integrates with adjacent streetscapes, including vehicular access, parking, cycling and pedestrian connections, permeability, design, and the timing of the proposed Queen Elizabeth Way overpass.

- Determine whether a lifecycle assessment or similar analysis will be conducted and what sustainable technologies will be incorporated.
- Assess the integration of the development with the adjacent elementary school, including park size, child-friendly design, coordination, and phasing.
- Identify how the heritage building will be incorporated into the development.

CARRIED

**7. Discussion Item(s)**

There were no discussion Items.

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

There were no confidential discussion Items.

**9. Advisory Committee Minutes**

There were no Advisory Committee Minutes.

**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, Confidential Consent Item 5.1, and Public Hearing Items 6.1, 6.2 and 6.3.

Moved by Councillor Xie

Seconded by Councillor O'Meara

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

CARRIED

**11. New Business**

Councilor Haslett-Theall congratulated Councilor Xie and Councilor Nanda for their hard work in organizing a fantastic Lunar New Year event in the community.

Mayor Burton provided the following statement:

**To provide a directive on the Town of Oakville's response to potential U.S.-Canada tariff measures**

The Town of Oakville acknowledges the potentially significant economic impact of the recent tariff measures proposed between the United States and Canada on trade, affecting local businesses, procurement costs, and municipal operations.

The Town of Oakville must ensure that any response aligns with existing trade agreements and maintains compliance with applicable procurement regulations, while exploring all feasible municipal actions to mitigate negative impacts.

The CAO shall undertake the following:

1. Municipal task force on trade and procurement:
  - The Chief Administrative Officer (CAO) shall convene a cross-departmental staff task force (Task Force) to assess, develop, and report on legally and financially viable municipal responses.
  - The Task Force shall include the CAO and appropriate representatives from town departments, as determined by the CAO, to ensure an informed and comprehensive approach.
1. Local procurement and contract review:
  - The Task Force shall lead an internal review to identify applicable contracts and determine:
    - The feasibility of shifting procurement from U.S. companies without violating existing trade agreements or compromising fiscal responsibility.
    - Cost implications and potential funding sources for any procurement adjustments.
    - Any necessary legal considerations under domestic and international trade agreements.
1. Economic impact assessment and business support, should tariffs be implemented:



- The Task Force shall lead engagement with impacted local businesses to:
    - Understand expected financial impacts (e.g., cost increases, export reductions, job losses).
    - Identify business needs and available municipal support measures.
    - Identify provincial/federal support measures and advocacy initiatives.
  - A report summarizing findings and recommended municipal interventions shall be presented to Council.
4. Transparency and public communication
- The Task Force shall lead the preparation of public information updates for Oakville businesses and residents summarizing the municipal response and available resources.
  - Regular updates on trade-related impacts shall be provided to Council.

Staff shall ensure that all proposed actions are legally compliant, financially responsible, and aligned with best practices for municipal governance.

The Task Force shall submit a final recommendations report to Council for further direction and implementation.

That this statement be made available online.

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

### **12.1 By-law 2025-001**

A by-law to designate the Baillie Estate Farm Manager's Cottage at 1110 Lakeshore Road West as a property of cultural heritage value or interest.

### **12.2 By-law 2025-010**

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05 .(Re: Item 4.3)

### **12.3 By-law 2025-012**

A by-law to declare that certain land is not subject to part lot control (Blocks 15, 16, 17, 25, 27, 35 and 36, Plan 20M-1275 – GG Redoak Inc.)

**12.4 By-law 2025-013**

A by-law to declare that certain land is not subject to part lot control (Part of Lots 2 and 3, Plan 473 – 2500674 Ontario Inc.)

**12.5 By-law 2025-014**

A by-law to declare that certain land is not subject to part lot control (Part of Lot C, Block 16, Plan 1 – 2848327 Ontario Limited)

**12.6 By-law 2025-022**

A by-law to designate the Glendon House Stone Wall at 225 Bronte Road as a property of cultural heritage value or interest.

**12.7 By-law 2025-023**

A by-law to designate the Glendon House Stone Wall at 231 Bronte Road as a property of cultural heritage value or interest.

**12.8 By-law 2025-024**

A by-law to designate the Glendon House Stone Wall at 235 Bronte Road as a property of cultural heritage value or interest.

**12.9 By-law 2025-025**

A by-law to designate the Chapman House at 2167 Rebecca Street as a property of cultural heritage value or interest.

**12.10 By-law 2025-026**

A by-law to designate the Dane MacKendrick House at 1314 Lakeshore Road East as a property of cultural heritage value or interest.

**12.11 By-law 2025-027**

A by-law to designate the James and Muriel Blakelock House at 123 Trafalgar Road as a property of cultural heritage value or interest.

**12.12 By-law 2025-028**

A by-law to designate the Dorland House at 127 Trafalgar Road as a property of cultural heritage value or interest.

**12.13 By-law 2025-029**

A by-law to designate the Guess House Stone Wall at 323 Douglas Avenue as a property of cultural heritage value or interest.

**12.14 By-law 2025-030**

A by-law to designate the Guess House Stone Wall at 322 Watson Avenue as a property of cultural heritage value or interest.

**12.15 By-law 2025-031**

A by-law to designate the Smith House at 2460 Old Bronte Road as a property of cultural heritage value or interest.

**12.16 By-law 2025-034**

A by-law to declare that certain land is not subject to part lot control (Blocks 1, 14, 26 and 27, Plan 20M-1247 – Mattamy (Joshua Creek) Ltd.)

**12.17 By-law 2025-032**

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

Moved by Councillor Elgar  
Seconded by Councillor Adams

That the by-laws noted above, be passed.

CARRIED

*The Mayor gave written approval of the by-law(s) noted above that were passed during the meeting.*

**13. Adjournment**

The Mayor adjourned the meeting at 8:02 p.m.

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Andrea Holland, Acting Town  
Clerk