



Town of Oakville
Planning and Development Council
MINUTES

Date: March 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
- P. Damaso, Commissioner of Community Services
- D. Carr, Town Solicitor
- M. Mizzi, Commissioner of Community Development
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- K. Biggar, Manager of Policy Planning and Heritage
- R. Kaminski, Director and Chief Building Official
- R. Diec Stormes, Director Economic Development
- S. Campbell, Director Municipal Enforcement Services
- L. Musson, Manager of Planning Services, East District
- K. Parker, Manager of Development Services

P. Barrette, Manager of Planning Services, West District
K. Cockburn, Senior Planner
B. Hassan, Senior Planner
C. Buckerfield, Senior 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 3 day of March, 2025 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

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 Elgar
Seconded by Councillor Xie

That this meeting proceed into Committee of the Whole session.

CARRIED

4. Consent Items(s)

There were no Consent Items.

5. Confidential Consent Item(s)

5.1 OLT appeal 2652508 Ontario Inc (627 Lyons Lane)

Moved by Councillor Elgar

1. That the confidential direction provided in the Legal report “ OLT APPEAL 2652508 ONTARIO INC (627 LYONS LANE)” dated February 26, 2025 be approved, and

2. That staff be authorized to attempt to settle the appeal in accordance with the policy direction for Midtown in OPA 70, to the satisfaction of the Director of Planning and Town Solicitor.

CARRIED

6. Public Hearing Item(s)

6.1 Public Meeting Report for Draft Plan of Subdivision and Zoning By-law Amendment, 1156 Burnhamthorpe Road East, Mattamy (Joshua Creek) Limited, 24T-24005/1309 and Z.1309.08

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

Erika Lindsay, Mattamy (Joshua Creek) Limited presented the proposed Plan of Subdivision on behalf of applicant.

Mayor Burton transferred the chair to Councillor Knoll.

Moved by Mayor Burton

1. That comments from the public with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment submitted by Mattamy (Joshua Creek) Limited (File No.: 24T-24005/1309 and Z.1309-08) be received.
2. That staff consider such comments as may be provided by Council:
 - a. Appropriate sizing and shape of the Village Squares, including any credit that may be applied by the Town.
 - b. Design and alignment of roads.
 - c. Supplemental parking for rear-lane parking.
 - d. Snow storage areas.
3. That the Street Names for Public Roads Procedure, under the Municipal Roads Policy, be waived to permit one of the roads within this future subdivision be named "Sybil Rampen Way".

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 (15 to 0)

Councillor Knoll transferred the chair to Mayor Burton.

7. Discussion Item(s)

7.1 Recommendation Report for Official Plan Amendment and Zoning By-law Amendment - 15 Loyalist Trail, Rowhedge Construction Ltd., File Nos.: OPA.1215.05 and Z.1215.05

Moved by Councillor Nanda

1. That the Official Plan Amendment and Zoning By-law Amendment applications submitted by Rowhedge Construction Ltd. (File Nos.: OPA 1215.05 and Z.1215.05) be refused;
2. That the notice of Council's decision reflect that Council has fully considered all of the written and verbal submissions relating to these matters and that those comments have been appropriately addressed; and
3. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

7.2 Recommendation Report - Town-initiated Official Plan Amendments, Neyagawa Urban Core Review, File No. 42.15.60 – March 3, 2025

RECESS

The Mayor recessed the meeting at 8:27 p.m. and resumed at 8:37 p.m.

Moved by Councillor O'Meara

1. That the recommended town-initiated Official Plan Amendment Number 45 (OPA 45) and Official Plan Amendment Number 326 (OPA 326) be adopted on the basis that they are consistent with the Provincial Planning Statement, conform or do not conflict with

applicable Provincial Plans, the Halton Region Official Plan, the Livable Oakville Plan and 1984 Official Plan, have regard for matters of Provincial interest, and represent good planning for the reasons set out in the report “Recommendation Report - Town-initiated Official Plan Amendments, Neyagawa Urban Core Review, File No. 42.15.60 – March 3, 2025” from the Planning and Development department;

2. That By-law 2025-005, a by-law to adopt Official Plan Amendment Number 45 (OPA 45) to amend the Livable Oakville Plan Schedule A1 and Official Plan Amendment Number 326 (OPA 326) to amend the North Oakville East Secondary Plan to update schedules to identify Neyagawa Urban Core Strategic Growth Area and designate the lands as “Neyagawa Urban Core Area” and introduce enabling land use, functional and implementation policies, be passed; and
3. That notice of Council’s decision reflects that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.
4. That the report titled “Recommendation Report - Town-initiated Official Plan Amendments, Neyagawa Urban Core Review, File No. 42.15.60 – March 3, 2025” be forwarded to the Ministry of Transportation, Halton Region, Town of Milton and NOCBI to support the implementation of the 407 Transitway station at Neyagawa Boulevard and Highway 407.

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

Against (3): Councillor Adams, Councillor Nanda, and Councillor Xie

CARRIED (12 to 3)

8. Confidential Discussion Item(s)

There were no Confidential Discussion Items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes February 25, 2025

Moved by Councillor Gittings

That the following recommendation pertaining to Items 4.2 and 4.3 of the Heritage Oakville Advisory Committee minutes from its meeting on February 25, 2025, be approved and the remainder of the minutes be received:

4.2 Heritage permit application HP005/25-42.20T – 65 Thomas Street – Construction of new rear additions:

1. That Heritage Permit Application HP005/25-42.20T for the construction of new rear additions at 65 Thomas Street, as attached in Appendix B to the report dated February 11, 2025, from Planning and Development, be approved subject to the following:
 - a. That final details on the new cladding, windows and doors be submitted to Heritage Planning staff for final approval; and,
2. That this heritage permit expires two years from the date of final approval by Council.

4.3 Heritage permit application HP004/25-42.20R – 358 Reynolds Street – Demolition of medical building and parking lot:

1. That Heritage Permit Application HP004/25-42.20R for the demolition of the medical building and parking lot at 358 Reynolds Street, as attached in Appendix B to the report dated February 11, 2025, from Planning and Development, be approved subject to the following:
 - a. That the owners seed and fence the property post-demolition and that final details on this work be submitted to Heritage Planning staff for approval;
 - b. That the property owners allow for salvage of materials from the building; and,
2. That this heritage permit expires two years from the date of final approval by Council.

CARRIED

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 Confidential Consent Item 5.1, Public Hearing Item 6.1, Discussion Items 7.1 and 7.2, and Advisory Committee Minutes 9.1.

Moved by Councillor Knoll

Seconded by Councillor Chisholm

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

CARRIED

11. New Business

O'Meara invited Councillors to attend Big Brothers and Big Sisters bowl for kids' tournament on March 26th.

Nanda invited Councillors to attend a third Annual International Women's Day on March 6th at the Town Hall.

12. Consideration and Reading of By-laws

12.1 By-law 2025-005

A by-law to adopt Official Plan Amendment No. 326 to the 1984 Oakville Official Plan to establish policies for the Neyagawa Urban Core strategic growth area, and to adopt Official Plan Amendment No. 45 to the Livable Oakville Plan to update the town's urban structure accordingly (Town of Oakville, Neyagawa Urban Core Review, File No. 42.15.60) **(Item 7.2)**

12.2 By-law 2025-051

A by-law to declare that certain land is not subject to part lot control (Blocks 14 and 21, Plan 20M-1275 – GG Redoak Inc.)

12.3 By-law 2025-057

A by-law to declare that certain land is not subject to part lot control (Blocks 272, 273, 274, 275, 279, 280 and 282, Plan 20M-1288 – Mattamy (Joshua Creek) Limited)

12.4 By-law 2025-052

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

Moved by Councillor Xie

Seconded by Councillor Elgar

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 8:45 p.m.

Andrea Holland, Acting Town
Clerk