



Town of Oakville
Planning and Development Council
MINUTES

Date: April 22, 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 (As of 6:32 p.m.)
- Councillor Longo, Acting Mayor
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Regrets: Councillor Lishchyna

Staff:

- J. Clohec, Chief Administrative Officer
- P. Fu, Commissioner of Community Infrastructure
- M. Mizzi, Commissioner of Community Development
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- J. Huctwith, Assistant Town Solicitor
- R. Diec Stormes, Director Economic Development
- L. Musson, Manager of Planning Services, East District
- K. Cockburn, Senior Planner
- C. Westerhof, 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 22 day of April, 2025 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 Xie

Seconded by Councillor Haslett-Theall

That this meeting proceed into Committee of the Whole session.

CARRIED

4. Consent Items(s)

4.1 Implementation of Bills 23, 97 and 185 - Amendments to Site Plan Control - By-law 2025-033

Moved by Councillor Adams

That By-law 2025-033, a by-law to establish site plan control, delegate authority with respect to the approval of site plans within the Town of Oakville, and to repeal By-law 2022-093 and amend By-law 2023-021, attached as Appendix B, be passed.

CARRIED

5. Confidential Consent Item(s)

There were no Confidential Consent Items.

6. Public Hearing Item(s)

6.1 Public Meeting and Recommendation Report for Zoning By-law Amendment at 348 MacDonald Road (former OTMH site) by Fernbrook Homes (OTMH) Ltd., File No. Z.1613.67 – By-law 2025-078

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

Jacqueline Lee, Batory Planning and Management, presented Zoning By-law Amendment on behalf of the applicant Fernbrook Homes (OTMH) Ltd.

Cat Allen, does not support the amendment, expressed concern that proposed houses are not in keeping with the character of the neighborhood, urged Council not to approve the changes.

Ravi Khalil, no further comments.

Moved by Councillor Adams

1. That the proposed Zoning By-law Amendment application submitted by Fernbrook Homes (OTMH) Ltd. (File No. Z.1613.67), be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms with the Region of Halton Official Plan and the Livable Oakville 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 April 8, 2025.
2. That By-law 2025-078, an amendment to Zoning By-law 2014-014, be passed.
3. That the notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to these matters and that those comments have been appropriately addressed.
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

6.2 Public Meeting Report – Zoning By-law Amendment, Shoppers Realty Inc., 3000 Sixth Line and 21 Dundas Street West, File No. Z.1316.12

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

Andrew Hannaford, MHBC Planning, Adrienne Lee, Kirkor Architects and Kenneth Chan, LEA Consulting, presented Zoning By-law Amendment on behalf of the applicant Shoppers Realty Inc.

Pierre Sauvageot, suggested to allow a maximum building height of nine stories.

Moved by Councillor Nanda

1. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Shoppers Realty Inc. (File No. Z.1316.12) be received.
2. That staff consider such comments as may be provided by Council:
 - Traffic study and Truck traffic impacts on local roads and on-site
 - Transportation access/egress impacts on regional and local roads
 - Including east bound Dundas St
 - Safe and permitted access points onto Sixth Line and Dundas Street
 - Shadowing on abutting residents
 - Parking adequacy (including visitor parking allocation)
 - Confirm commercial needs
 - Size and mix of units
 - Height of buildings and existing context (Area Plan)
 - Phasing timing
 - Tenure of units
 - Current mix of unit types (low/med, high) in North Oakville
 - Building height above 8 storeys
 - Confirm site specific by-law structure for interim and ultimate condition

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 Knoll

That this committee rise and report.

CARRIED

The Acting Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Item 4.1 and Public Hearing Items 6.1, and 6.2.

Moved by Councillor Elgar

Seconded by Councillor Xie

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

CARRIED

11. New Business

Acting Mayor Longo, recognized the Earth Day, suggested to protect the environment for future generations and to include environmental sustainability as a key priority in Oakville's strategic plan, thanked to staff, partners and residents for ongoing commitment to keep Oakville green and livable, stated that Oakville received \$100,000.00US to support youth-led projects.

Mayor Burton thanked Acting Mayor Longo for Chairing the meeting and for mentioning the Youth Climate Action Fund.

12. Consideration and Reading of By-laws

12.1 By-law 2025-033

A by-law to establish site plan control, delegate authority with respect to the approval of site plans within the Town of Oakville, repeal By-law 2022-093 and amend By-law 2023-021 (Re: Item 4.1).

12.2 By-law 2025-078

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as 348 Macdonald Road, 291 and 327 Reynolds Street (Fernbrook Homes (OTMH) Ltd., File No.:1613.67) (Re: Item 6.1).

12.3 By-law 2005-090

A by-law to declare that certain land is not subject to part lot control (Blocks 268 and 270, Plan 20M-1288 – Mattamy (Joshua Creek) Limited)

12.4 By-law 2025-091

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

Moved by Councillor Haslett-Theall

Seconded by Councillor McNeice

That the by-laws noted above, be passed.

CARRIED

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

13. Adjournment

The Acting Mayor adjourned the meeting at 8:27 p.m.

Andrea Holland, Acting Town
Clerk