



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

**Date:** June 16, 2025  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Mayor and Council:

- Mayor Burton
- Councillor Adams
- Councillor Chisholm
- Councillor Duddeck (As of 6:34 p.m.)
- Councillor Elgar
- Councillor Gittings
- Councillor Grant
- Councillor Knoll
- Councillor Lishchyna
- Councillor Longo
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

Regrets: Councillor Haslett-Theall

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
- S. Ayres, Commissioner of Corporate Services
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- R. Maynard, Assistant Town Solicitor
- P. Barrette, Manager of Planning Services, West District
- K. Biggar, Manager of Policy Planning and Heritage
- R. Diec Stormes, Director Economic Development

S. Campbell, Director Municipal Enforcement Services  
L. Musson, Manager of Planning Services, East District  
K. Cockburn, Senior Planner  
B. Hassan, Senior Planner  
C. Buckerfield, Senior Planner  
D. McPhail, Planner  
S. Rizvi, Transportation Engineer  
W. Short, Town Clerk  
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 16 day of June, 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**

As noted above.

**2. Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

**3. Confirmation of Minutes of the previous Planning and Development Council meeting(s)**

**3.1 Minutes of the Regular Session of the Planning and Development Session of Council, May 20, 2025**

Moved by Councillor Xie

Seconded by Councillor Adams

That the Minutes of the Regular Session of the Planning and Development Session of Council dated May 20, 2025, be approved.

CARRIED

**4. Advisory Committee Minutes**

**4.1 Heritage Oakville Advisory Committee Minutes May 27, 2025**

Moved by Councillor McNeice  
Seconded by Councillor Gittings

That the following recommendations pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on May 27, 2025, be approved and the remainder of the minutes be received:

**4.1 Heritage Permit Application HP012/25-42.20A – Construction of a new house at 81 Allan Street**

1. That Heritage Permit Application HP024/24-42.20A for the construction of a new house at 81 Allan Street, as approved by Planning and Development Council on November 25, 2024, be amended to replace the November design of the house with the design attached in Appendix C to the report dated May 13, 2025 from Planning and Development; and
2. That the condition in Heritage Permit Application HP024/24-42.20A, approved on November 25, 2024, remain in effect.

CARRIED

**5. Consent Items(s)**

**5.1 Recommendation Report on Draft Plan of Condominium 24CDM-25001/1318 – 3250 Carding Mill Trail**

Moved by Councillor Nanda  
Seconded by Councillor Xie

That the Director of Planning and Development be authorized to grant draft plan approval of the Draft Plan of Condominium (24CDM-25001/1318) submitted by Mattamy (Carding Mill) Ltd., prepared by Rady-Pentek & Edward Surveying Ltd. dated May 14, 2025, subject to the conditions contained in Appendix 'A' of the Planning and Development report dated June 3, 2025.

CARRIED

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

**6.1 Confidential Labour Relations Report Update**

Moved by Councillor Grant  
Seconded by Councillor Knoll

That Council ratify the Memorandum of Agreement with OPFFA Local 1582 dated May 28, 2025, and that the agreement be executed in accordance with By-law 2013057.

CARRIED

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

**7.1 Public Meeting Report – Oakville Municipal Development Corporation, 2264 Trafalgar Road, File Nos. OPA 1413.35, Z.1413.35 & 24T-25003/1413**

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

Mike Bissett, Bousfields Inc, presented the proposed Official Plan Application and Zoning By-law Application and Draft Plan of Subdivision on behalf of the applicant Oakville Municipal Development Corporation.

Prajaval Dixit concerned about traffic congestion, shortage of schools and affordability of the houses, suggested to improve the quality of the new builds.

Wanda Crichton objected to the plan, serious concerned about overpopulation, inadequate transportation, air pollution, noise and the shadow created by the proposed towers, asked for an updated report on the water sewer, storm water, traffic infrastructure and hydroelectric power.

Shirley Cox, concerned about the architect archaeological report that is not available, concerned about the proposed height of the towers, shortage of schools, inadequate transportation, shortage of parking, the impact of the airport such as noise and pollution and shortage of the playgrounds.

Ushnish Sengupta expressed concerns about the proposed rabbit hutches or shoe boxes, worried about shortages of the amenities, restaurants, bars, entertainment districts, retails, infrastructure and affordable houses.

Fei Shuai expressed concerns for the safety of the community and asked a developer about the benefits of the proposed development.

Maria Sotomayar, opposed to development, concerned about commute between the Town and the other Cities, visitor's parking, affordability of the proposed towers.

Sylva Ilchyna concerned about traffic along Glen Ashton along Gatwick, pedestrian safety, requested the traffic assessment along Gatwick.

Moved by Councillor Knoll

Seconded by Councillor Adams

1. That the public meeting report prepared by the Planning and Development department dated June 3, 2025, be received.
2. That comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Bousfields Inc., on behalf of the Oakville Municipal Development Corporation (File Nos. OPA 1413.35, Z.1413.35 and 24T-25003/1413), be received.
3. That staff consider such comments as may be provided by Council.
  - Review of school capacities, new students, existing and new locations, including pre-schools, day cares and potential for lease on site
  - Size, tenure (rental vs. ownership) and types of residential units
  - Phasing and staging of construction
  - Retail parking, including e-commerce and other deliveries
  - Shadow impacts
  - Stormwater management and overall site servicing
  - Hydro power capacity, including increase in EV vehicles
  - Analysis of archeological studies
  - Current traffic and transportation trends including vehicle usage and parking needs, notably for visitors
  - Enforcement of approvals after construction is completed
  - Mechanisms for implementation of Councils direction and repercussions if applications are not supported
  - Affordability and rental opportunities
  - Commercial opportunities for employment on site
  - Yields for family sized units of student population

CARRIED

**RECESS**

The meeting recessed from 7:55 p.m., and resumed at 8:05 p.m.

**7.2 Recommendation Report, Official Plan Amendment, Creditmills Development Group, 1295 Sixth Line, File: OPA.1515.23; By-law 2025-104, By-law 2025-105**

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

Thomas Egan strongly opposed the high density development, suggested the installation of the high density fence.

Angela Beatty, asked why there is no medium density proposed, opposed to proposed driveway, concerned about the impact on the green spaces.

Murray Chrystlea, concerned about the impact on the property taxes and worried about the traffic congestion.

Moved by Councillor Knoll

Seconded by Councillor Grant

1. That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Creditmills Development Group (File Nos.: OPA.1515.23 and Z.1515.23) be approved on the basis that the applications are consistent with the Provincial Planning Statement, conform with the Region of Halton Official Plan and the Livable Oakville Plan, have regard for matters of Provincial interest, and represent good planning for the reasons outlined in the report from the Planning and Development Department dated June 3, 2025.
2. That By-law No. 2025-104, a by-law to approve Official Plan Amendment Number 72 to the Livable Oakville Plan, be passed.
3. That By-law No. 2025-105, a by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, be passed.
4. 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.

5. That, in accordance with Section 34(7) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

**8. Discussion Item(s)**

**8.1 Recommendation Report - Official Plan Amendment and Zoning By-law Amendment, Garden Residences Corporation, 105-159 Garden Drive, File No. OPA 1617.47 and Z.1617.47; By-law 2025-095, By-law 2025-096**

Moved by Councillor Duddeck

Seconded by Councillor Chisholm

1. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Garden Residences Corporation (File No. OPA 1617.47, Z.1617.47 and 24T-25001-1617), be approved;
2. That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-25001-1617) submitted by Garden Residences Corporation, prepared by R. Avis Surveying Inc. dated November 25, 2025 subject to the conditions contained in Appendix 'C';
3. That By-law 2025-095, a by-law to adopt an amendment to the Livable Oakville Plan, be passed;
4. That By-law 2025-096, an amendment to Zoning By-law 2014-014, be passed;
5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary; and,
6. That notice of Council's decision reflects that the comments from the public have been appropriately addressed.

CARRIED

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

There were no Confidential Discussion Items.

**10. New Business**

## 10.1 Ensuring Road Safety and Durability of Line Markings

### **WAIVING OF PROCEDURE**

Moved by Councillor Adams

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 10.1 - Ensuring Road Safety and Durability of Line Markings.

CARRIED

Moved by Councillor Lishchyna

Seconded by Councillor Adams

**Whereas** the federal government regulates the chemical composition of traffic marking paint, including limits on volatile organic compounds (VOCs), which restrict the use of more durable and reflective materials during key painting months; and

**Whereas** the Town of Oakville is in compliance with the 2023 federal regulations; and

**Whereas** the Town of Oakville uses more than 60,000 liters of paint annually to delineate over 900 km of lines; and

**Whereas** these regulations have led to faster deterioration of road lines, reduced nighttime visibility, and the need for more frequent repainting—posing both safety risks and financial pressures for municipalities; and

**Whereas** senior representatives of the Federation of Canadian Municipalities have publicly expressed concern—through media interviews and municipal committee work—that recent changes to federal paint regulations have led to road markings deteriorating faster, increasing municipal repainting costs, and creating roadway safety risks for drivers and pedestrians; and

**Whereas** municipalities such as the City of Vancouver, in a 2025 engineering report, identified that only 17% of crosswalks were rated in “good” condition and noted significant annual overspending to maintain line visibility under current regulations, while public complaints and media coverage—such as those from British Columbia’s Sea-to-Sky Highway—



highlight dangerous driving conditions linked to fading road lines and the loss of more durable, oil-based paints; and

**Whereas** municipalities across Canada, including Oakville, are experiencing similar challenges with faded markings and increased repainting costs, without federal flexibility or support;

**Therefore be it resolved that** the Town of Oakville calls upon the Honourable Julie Dabrusin, Minister of Environment and Climate Change, to conduct a comprehensive review of the federal VOC regulations for traffic marking paint to ensure roadway safety and financial sustainability for municipalities;

**Be it further resolved that** the Town of Oakville urges the federal government to provide interim funding to municipalities to offset the increased maintenance costs resulting from current road paint regulations;

**And be it further resolved that** a copy of this motion be sent to the Honourable Julie Dabrusin, the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO), and all Halton-area Members of Parliament for their support and endorsement.

CARRIED

## **11. Requests for Reports**

### **11.1 Infill Development Project Improvements - Oversight and Additional Measures**

Moved by Councillor O'Meara  
Seconded by Councillor McNeice

That staff report back on current oversight and additional measures that the Town of Oakville can implement to improve communications, reduce adverse impacts on neighbouring properties, and require greater accountability from developers, contractors, and workers during infill development projects.

CARRIED

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

### **12.1 By-law 2025-095**

A by-law to adopt Official Plan Amendment No. 71 to the Livable Oakville Plan to establish policies for 105, 115 to 159 Garden Drive (Garden Residences Corporation, File No. OPA 1617.47)(Re: Item 8.1)

**12.2 By-law 2025-096**

A by-law to amend Zoning By-law 2014-014, as amended, to permit the use of lands described as 105, 115 to 159 Garden Drive (Garden Residences Corporation, File No. Z.1617.47) (Re: Item 8.1)

**12.3 By-law 2025-104**

A by-law to approve Official Plan Amendment Number 72 to the Livable Oakville Plan (Re: Item 7.2).

**12.4 By-law 2025-105**

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 1297 Sixth Line – formerly 1295 Sixth Line (Creditmills Development Group, File No.: Z.1515.23)(Re: Item 7.2)

**12.5 By-law 2025-107**

A By-law to declare that certain land is not subject to part lot control (Blocks 263, 264, 265, 266, 267 and 269, Plan 20M-1288 – Mattamy (Joshua Creek) Limited)

**12.6 By-law 2025-116**

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

Moved by Councillor Longo

Seconded by Councillor Nanda

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 8:30 p.m.

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Andrea Holland, Acting Town  
Clerk