



Town of Oakville
Planning and Development Council
MINUTES

Date: September 8, 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
- D. Carr, Town Solicitor
- N. Chandra, Assistant Town Solicitor
- J. Huctwith, Assistant Town Solicitor
- G. Charles, Director of Planning Services
- R. Diec Stormes, Director - Economic Development
- K. Biggar, Manager of Policy Planning and Heritage
- K. Parker, Manager of Development Services
- S. von Kursell, Manager of Midtown Oakville Program
- B. Sunderland, Senior Planner
- C. Buckerfield, Senior Planner

A. Holland, Acting Town Clerk
N. Coric, Council and Committee Coordinator

Others: Helen Harris, Ed Starr, Alexa Volkov, Keir Mathews-Hunter,
Dalton Wudrich, SHS Team Leads.

The Town of Oakville Council met in regular session to consider planning matters on this 8th day of September, 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. 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, July 8, 2025

Moved by Councillor Lishchyna
Seconded by Councillor Xie

That the minutes of the Regular Session of the Planning and Development Session of Council dated July 8, 2025, be approved.

CARRIED

4. Advisory Committee Minutes

There were no Advisory Committee Minutes for this meeting.

5. Consent Items(s)

5.1 Zoning Review for Low Density Residential lands south of Dundas Street subject to Zoning By-law 2014-014

Moved by Councillor Haslett-Theall

Seconded by Councillor Nanda

That the Staff Report titled Zoning Review for Low Density Residential lands south of Dundas Street subject to Zoning By-law 2014-014, be received for information.

CARRIED

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

8. Discussion Item(s)

8.1 Draft Housing Policies – Livable Oakville Plan

Moved by Councillor McNeice

Seconded by Councillor Longo

1. That Council receive the staff report titled “Draft Housing Policies – Livable Oakville Plan”.
2. That staff be directed to consult on the draft Official Plan housing policies contained in Appendix A to this staff report.

CARRIED

8.2 Town of Oakville Housing Needs Assessment

Moved by Councillor McNeice

Seconded by Councillor Longo

That the report entitled Town of Oakville Housing Needs Assessment be received for information.

CARRIED

8.3 Inclusionary Zoning Assessment

Moved by Councillor Haslett-Theall
Seconded by Councillor Elgar

That this item be referred back to staff for one cycle, to allow staff to report back on the late correspondence received from the development community.

CARRIED

8.4 Community Improvement Plan Background and Options Report

Moved by Councillor Elgar
Seconded by Councillor Chisholm

1. That the report entitled “Community Improvement Plan Background and Options Report” be received for information and;
2. That staff report back with additional financial information to enable Council to evaluate its options.

CARRIED

6. Confidential Consent Item(s)

**6.1 ONTARIO LAND TRIBUNAL APPEAL OLT-24-000820 – 1539059
ONTARIO INC., 349 DAVIS ROAD**

Moved by Councillor Gittings
Seconded by Councillor Chisholm

1. That the confidential direction provided in the Legal report “ONTARIO LAND TRIBUNAL APPEAL OLT-24-000820 – 1539059 ONTARIO INC., 349 DAVIS ROAD” dated August 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 Commissioner of Community Development and Town Solicitor.

CARRIED

6.2 Confidential - Midtown Transit Oriented Community (TOC) and Distrikt Appeals Update

Moved by Councillor Gittings

Seconded by Councillor Haslett-Theall

CLOSED SESSION

This matter may be considered in the absence of the public under Section 239(2) of the *Municipal Act* because it deals with:

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- advice that is subject to solicitor-client privilege, including communications necessary for that purpose
- information explicitly supplied in confidence to the municipality by the province; and
- a position; plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board;

with respect to Item 6.2 - Confidential - Midtown Transit Oriented Community (TOC) and Distrikt Appeals Update.

CARRIED

Council resolved into closed session at 8:46 p.m.

Council resolved back into open session at 9:12 p.m.

Information was provided to Council in closed session.

Moved by Councillor Knoll

Seconded by Councillor Xie

That the confidential report from the Legal Department titled “Confidential - Midtown Transit Oriented Community (TOC) and Distrikt Appeals Update”, dated September 5, 2025, be received.

CARRIED

7. Public Hearing Item(s)

There were no Public Hearing Items for this meeting.

9. Confidential Discussion Item(s)

There were no Confidential Discussion items for this meeting.

10. New Business

Mayor Burton congratulated Councillor Knoll and Councillor Grant on their successful Oak Park Fall Fair.

Councillor Knoll advised they raised over \$60,000 and thanked Councillor Xie and Councillor Lishchyna for attending. He also thanked Gary Carr, Anita Anand and Effie Triantafilopoulos for coming to the event.

Councillor Chisholm congratulated the Kerr Street BIA for Kerr Fest. The event was very successful, and he congratulated the organization.

Councillor Haslett-Theall congratulated Councillor Knoll on his event. She also congratulated Rachel Williams who did Art in My Garden in old Oakville. She further congratulated Shine Out, Shout Out which is a youth mental health charity, all levels of government attended to support the hockey tournament. Congratulations to the volunteers and the leader.

Councillor Gittings advised that David Underwood, the chair of the Accessibility Advisory Committee, passed away. He passed along Council's condolences to his wife Jane and their family. The funeral will be held on October 11, 2025. Details are online or can be obtained from Councillor Gittings. Mayor Burton added that David Underwood benefited the community in everything he did and thanked him.

11. Requests for Reports

12. Consideration and Reading of By-laws

12.1 By-law 2025-138

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

Moved by Councillor Longo

Seconded by Councillor Grant

That the by-law noted above be passed.

CARRIED

The Mayor gave written approval of the by-law noted above that was passed during the meeting.

13. Adjournment

The Mayor adjourned the meeting at 9:18 p.m.

Andrea Holland, Acting Town Clerk