



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

**Date:** April 20, 2026  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Mayor and Council: Mayor Burton  
Councillor Adams  
Councillor Chisholm  
Councillor Duddeck  
Councillor Elgar  
Councillor Grant  
Councillor Haslett-Theall  
Councillor Knoll  
Councillor Lishchyna  
Councillor Longo  
Councillor McNeice  
Councillor Nanda  
Councillor O'Meara  
Councillor Xie

Regrets: Councillor Gittings

Staff: J. Clohecy, Chief Administrative Officer  
A. Smith, Deputy Chief of Staff  
P. Fu, Commissioner of Community Infrastructure  
M. Mizzi, Commissioner of Community Development  
D. Carr, Town Solicitor  
N. Chandra, Assistant Town Solicitor  
G. Charles, Director of Planning and Development  
S. Campbell, Director Municipal Enforcement Services  
R. Diec Stormes, Director, Economic Development  
P. Barrette, Manager Current Planning - West District  
K. Biggar, Manager of Policy Planning and Heritage  
L. Musson, Senior Manager Planning & Development

K. Parker, Manager of Development Services  
C. Tizzard, Manager of Urban Design  
K. Cockburn, Manager - Current Planning - East District  
B. Sunderland, Housing Secretary  
C. Buckerfield, Senior Planner  
S. Rizvi, Transportation Engineer  
C. Westerhof, Senior Planner  
F. Hussey, Planning Technician  
M. Chan, Transportation Engineer  
W. Short, Town Clerk  
A. Coyne, Deputy Clerk  
C. Fraresso, Supervisor Council and Committee Services  
J. Radomirovic, Council and Committee Coordinator

**The Town of Oakville Council met in regular session to consider planning matters on this 20th day of April, 2026 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, March 23, 2026**

Moved by Councillor Longo  
Seconded by Councillor McNeice

That the minutes of the Regular Session of Planning and Development Session of Council, March 23, 2026, be approved.

CARRIED

**3.2 Minutes of the Confidential Session of Planning and Development Session of Council, March 23, 2026**

Moved by Councillor Longo  
Seconded by Councillor McNeice

That the minutes of the Confidential Session of Planning and Development Session of Council, March 23, 2026, be approved.

CARRIED

#### **4. Advisory Committee Minutes**

##### **4.1 Heritage Oakville Advisory Committee Minutes - March 24, 2026**

Moved by Councillor Lishchyna  
Seconded by Councillor Longo

That the following recommendations pertaining to Items 4.2 and 4.3 of the Heritage Oakville Advisory Committee minutes from its meeting on March 24, 2026 be approved and the remainder of the minutes be received:

##### **4.2 Heritage Permit Application HP004/26-42.20M – 361 Macdonald Road – Construction of new rear addition**

1. That Heritage Permit Application HP004/26-42.20M for the construction of a new rear addition at 361 Macdonald Road, as attached in Appendix B to the report dated March 10, 2026 from Planning & Development, be approved subject to the approval of final details on the new cladding, trim, windows and doors by Heritage Planning staff; and
2. That this heritage permit expire two years from the date of final approval by Council.

##### **4.3 Heritage Permit Application HP003/26-42.20D – 53 Dunn Street – Replacement of detached garage**

1. That Heritage Permit Application HP003/26-42.20D for the replacement of the detached garage at 53 Dunn Street, as attached in Appendix B to the report dated March 10, 2026 from the Planning and Development Department, be approved subject to the approval of final details on the new cladding, trim, windows and doors by Heritage Planning staff; and

2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

**5. Consent Item(s)**

**5.1 Recommendation Report – Seasonal Commercial Patios on Private Property**

Moved by Councillor Chisholm

Seconded by Councillor Grant

1. That staff be authorized to reinstate the seasonal patios on private property component of the former Commercial Recovery Initiative (2020 to 2023) for the 2026 patio season by exempting the provision of required parking under section 40 of the *Planning Act* granted at nominal value to accommodate patio installations on private property.
2. That the application fee for requisite approvals associated with permitting seasonal patio installations on private property be waived for 2026.
3. That authority to implement requests for seasonal patios on private property in 2026 be delegated to the Commissioner of Community Development.
4. That staff develop a Seasonal Commercial Patio Program for Private Property to launch for the 2027 patio season.

CARRIED

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

There were no Confidential Consent Items.

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

**7.1 Public Meeting – Zoning Review for Low Density Residential lands south of Dundas Street subject to Zoning By-law 2014-014**

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

Joe Nethery, Nethery Planning presented a Zoning Review for Low Density Residential lands south of Dundas Street subject to Zoning By-law 2014-014, on behalf of the applicant.

Joshua Gardner acknowledged the effort behind the zoning review but argued that it falls short in simplifying regulations and achieving equitable practices, and claimed that reducing zones while introducing lot size-based rules will create confusion, inconsistencies, and a greater need for variances. He recommended removing the “dash zero” suffix, and stated that this change would simplify zoning and benefit the community.

Moved by Councillor McNeice

Seconded by Councillor Chisholm

1. That comments from the public with respect to proposed Town-initiated Zoning By-law amendments to Zoning By-law 2014-014 be received.
2. That staff consider such comments as may be provided by Council.

CARRIED

## 8. Discussion Item(s)

### 8.1 Recommendation Report – Zoning By-law Amendment and Draft Plan of Subdivision, Argo Lions Valley, 1303 Dundas Street West, File No. Z.1323.01 and 24T-25002.1323

Moved by Councillor Xie

Seconded by Councillor Nanda

1. That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-25002.1323) submitted by Argo Lions Valley, prepared by R-PE Surveying Ltd., dated March 3, 2026, subject to the conditions contained in Appendix ‘H’;
2. That By-law 2026-046, an amendment to Zoning By-law 2009-189, be passed;
3. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary; and,
4. That notice of Council’s decision reflects that the comments from the public have been appropriately addressed.

CARRIED

**8.2 Recommendation Report – Zoning By-law Amendment, Valgo LP, 1320 Wheat Boom Drive, File No., Z.1308.07**

Moved by Councillor Adams

Seconded by Councillor Lishchyna

1. That the revised Zoning By-law Amendment application submitted by Valgo LP (File No.: Z.1308.07), be approved;
2. That By-law 2026-058, an amendment to Zoning By-law 2009-189, be passed;
3. That the notice of Council's decision reflects that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed; and,
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is deemed to be necessary.

CARRIED

**8.3 Recommendation Report, Zoning By-law Amendment, 3000 Sixth Line and 21 Dundas Street West, File No. Z.1316.12**

The following delegate spoke to this item:

Andrew Hannaford

Moved by Councillor Nanda

Seconded by Councillor Xie

1. That the Zoning By-law Amendment application, submitted by Shoppers Realty Inc. (File No.: Z.1316.12), be approved;
2. That By-law 2026-050, an amendment to Zoning By-law 2009-189, be passed;
3. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed; and,

4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is deemed to be necessary.

**Referral**

Moved by Councillor Nanda

Seconded by Councillor Xie

That Item 8.3 relating to File No.: Z.1316.12, submitted by Shoppers Realty Inc., at 3000 Sixth Line and 21 Dundas Street West, be referred back to staff for further consultation with the applicant, focused on the proposed interim commercial building and its relationship to the housing to the north, and report back to Council for consideration in June 2026; and no further notice is required.

CARRIED

**8.4 Recommendation Report – Town-initiated Official Plan Amendment – Housing Policies (File No. 42.24.28)**

The following delegate spoke to this item:

Martin Radikov

Moved by Councillor Haslett-Theall

Seconded by Councillor Knoll

1. That By-law 2026-055, a by-law to adopt Official Plan Amendment 78 to the Livable Oakville Plan, be passed.
2. That the Town-initiated Official Plan Amendment regarding housing policies (File No. 42.24.28) be approved.
3. That notice of Council’s decision reflect 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 Ministry of Municipal Affairs and Housing be advised that the definition of “additional needs housing” is consistent with the proposed definition of same in Official Plan Amendment 70.

CARRIED

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

There were no Confidential Discussion Items.

**10. New Business**

Moved by Councillor Haslett-Theall  
Seconded by Councillor Duddeck

That notice requirements be waived in accordance with sections 2(2) and 14(1)(3) of the procedural by-law in order to consider the confidential memo provided to Council from legal on April 20<sup>th</sup>, 2026.

CARRIED

Moved by Councillor Duddeck  
Seconded by Councillor Lishchyna

**CLOSED SESSION**

That Council resolve into a closed meeting session as these matters may be considered in the absence of the public under Section 239(2) of the *Municipal Act* because they deal with advice that is subject to solicitor-client privilege, including communications necessary for that purpose related to the confidential memo provided to Council from legal on April 20<sup>th</sup>, 2026

CARRIED

*Council resolved into closed session at 8:33 p.m.*

*Council resolved back into open session at 9:16 p.m.*

Moved by Councillor Grant  
Seconded by Councillor Xie

That the information regarding the confidential memo dated April 20, 2026 provided from legal, be received for information.

CARRIED

**11. Request for Report(s)**

There were no requests for reports.

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

**12.1 By-law 2026-046**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the development of a medium and low density residential subdivision for

the lands described as 1303 Dundas Street West, PT LT 23, CON 1 Trafalgar NDS, Town of Oakville, North of Dundas (Argo Lions Valley, File No.: Z.1323.01) **(Re: Item 8.1)**

**12.2 By-law 2026-050**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of the lands described as 3000 Sixth Line & 21 Dundas Street West, Town of Oakville (Re: Item 8.3) **(Not Passed. Referred back to Staff under 8.3)**

**12.3 By-law 2026-055**

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 78 (Housing Policies - File No.42.24.28) **(Re:Item 8.4)**

**12.4 By-law 2026-058**

A by-law to amend the North Oakville Zoning By-law 2009- 189 to permit the use of the lands described as 1320 Wheat Boom Drive, Town of Oakville **(Re: Item 8.2)**

**12.5 By-law 2026-061**

A by-law to declare that certain land is not subject to part lot control (Block 262, Plan 20M-1288 – Mattamy (Joshua Creek) Limited)

**12.6 By-law 2026-062**

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

Moved by Councillor Lishchyna

Seconded by Councillor Nanda

That the by-laws noted above, be passed with the exception of 2026-050.

CARRIED

*The Mayor gave written approval of the by-laws 2026-46, 2026-55, 2026-58, 2026-61 and 2026-062 as noted above that were passed during the meeting.*

**13. Adjournment**

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

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Andrea Coyne, Deputy Clerk