

## **SEVENTEENTH Meeting - Regular Session**

The Town of Oakville Council met in regular session to consider Planning matters on this 9<sup>th</sup>, day of May, 2005 in Council Chambers, 1225 Trafalgar Road, Oakville commencing at 7:30 p.m.

- Present: Mayor - Ann Mulvale
- Councillors - Tom Adams  
- Keith Bird (Arrived 7:36 p.m.)  
- Cathy Duddeck  
- Allan Elgar  
- Marc Grant  
- Jeff Knoll  
- Mike Lansdown  
- Fred Oliver  
- Ralph Robinson  
- Renee Sandelowsky  
- Chris Stoate  
- Janice Wright
- Staff - D. Cash, Commissioner, Planning & Development  
- J. Huctwith, Assistant Solicitor  
- P. Cheatley, Director, Planning Services  
- J. Kwast, Director, Development Services  
- S. Switzer, Director, Building Services  
- C. McConnell, Manager, Current Planning/Urban Design  
- A. Ramsey, Manager of Long Range Planning  
- P. Elliot-Spencer, Manager, Finance Planning  
- L. Musson, Senior Planner  
- B. Zsadanyi, Planner  
- A. Poonja, Heritage Planner  
- V. Tytaneck, Assistant Clerk  
- S. Kramer, Committee Coordinator

### **Declarations of Pecuniary Interest**

No declarations of pecuniary interest were declared.

### **Committee of the Whole**

Moved by Councillor Duddeck

Seconded by Councillor Knoll

That this meeting proceed into a Committee of the Whole session.

CARRIED

### **AGENDA ITEMS**

- 1. New Province Homes Ltd. Zoning Amendment – Z.1734.02**  
**- Report from the Planning Services Department, April 18, 2005**

Moved by Councillor Adams

That the Zoning Amendment application filed by New Province Homes Ltd. (File Z.1734.02) be denied.

CARRIED

**2. Proposed Draft Plan of Subdivision (24T-02008/1428) and Zoning Amendment (Z.1428.03) – L. & M. Marek By-law 2005-055  
- Report from the Planning Services Department, April 15, 2005**

Moved by Councillor Elgar

- 1) That the Zoning Amendment application (Z.1428.03) by L. and M. Marek be approved and that By-law 2005-055, which rezones the lands from “A” – Agricultural to R12 (a), O1 and O4 be passed; and
- 2) That the Director of Planning Services give approval to the Draft Plan of Subdivision (24T-02008/1428) submitted by L. and M. Marek and prepared by Anton Kikas Limited dated September 10, 2002, and revised on December 1, 2004 (Cad File: 461e02dpv6), subject to the conditions contained in Appendix “A” of the staff report dated April 15, 2005 and subject to a further report to clarify clause 56 of the conditions of the draft approval.

CARRIED

**3. Proposed Servicing Provision for Comprehensive Zoning By-law  
- Report from the Planning Services Department, April 4, 2005**

Moved by Councillor Knoll

That the Zoning By-law amendment initiated by the Town of Oakville be approved and that By-law 2005-020, requiring municipal servicing prior to the building permit issuance, be passed.

CARRIED

**4. Task Force on Tools and Mechanisms to Support Intensification, Revitalization and Redevelopment  
- Report from the Planning Services Department, April 13, 2005**

Moved by Councillor Wright

- 1) That the report in Appendix A, of the Planning Services Department report dated April 13, 2005, from the Task Force on Tools and Mechanisms to Support Intensification, Revitalization, and Redevelopment (IR&R) be received;
- 2) That the report in Appendix A, of the Planning Services Department report dated April 13, 2005, constitutes the fulfillment of the terms of reference based on the Council resolution of June 28, 2000, in accordance with a part of the settlement reached with Clean the Air Coalition and Oakville Green Conservation Association on Official Plan Amendment 198 dealing with the development in North Oakville;
- 3) That the Vision and Definitions in the Task Force report in Appendix A of the Planning Services Department report dated April 13, 2005, to promote IR&R in areas south of Dundas Street be adopted;

(continued)

**Item 4 – Task Force on Tools and Mechanisms to Support Intensification, Revitalization and Redevelopment** continued

- 4) That staff be directed, as part of the Official Plan Review, to incorporate the following into the relevant Town policies and documents where appropriate:
  - i. The Task Force vision
  - ii. Definitions for intensification, revitalization, and redevelopment consistent with the Task Force report
  - iii. Clear height and density policies and regulations for all areas south of Dundas Street
  - iv. Location criteria for IR&R opportunities in areas south of Dundas Street
  - v. Residential, business, and employment strategies to promote IR&R;
  - vi. Environmental design consideration in IR&R implementation;
  - vii. Community design strategies and urban design guidelines to minimize impact and improve the quality of built form and streetscape;
  - viii. Strategies to encourage the establishment of more Community Improvement Areas and more Business Improvement Areas south of Dundas Street to promote IR&R;
  - ix. Community consultation emphasis on IR&R
  - x. A one stop approach to guide and assist residents, developers, builders, investors, and professionals and staff with inquiries and proposals for IR&R;
  - xi. Guidelines for IR&R; and
  - xii. IR&R Implementation and on-going monitoring mechanisms
  
- 5) That the Finance and Planning Services staff report on criteria, guidelines and cost implications to the Town about when, how, and where to use the financial and non-financial tools and mechanisms for intensification, revitalization, and redevelopment set out in the Toolbox in the Task Force Report.

CARRIED

**5. Implementation of Bill 124 – Amendments to the Site Plan Approval Process - Report from the Planning Services Department, April 2, 2005**

Moved by Councillor Elgar

- 1) That Council pass By-law 2005-062 being a by-law to establish site plan control and delegate authority with respect to approval of site plans within the Town of Oakville as revised to delete the delegation of school portables in the by-law and corrected in clause 13 to reference subsection 4(b)(iv); and
  
- 2) That Council waive the fees for site plan applications required under Section 4(b) (iv) of By-law 2005-062 pending the completion of the Rates and Fees Review.

CARRIED

**ARISE AND REPORT TO COUNCIL**

Moved by Councillor Wright

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 Items 1 to 5 as noted by the Assistant Clerk.

Moved by Councillor Elgar

Seconded by Councillor Duddeck

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

CARRIED

**CONSIDERATION AND READING OF BY- LAWS**

Moved by Councillor Duddeck

Seconded by Councillor Elgar

That this be authority to give first, second, third and final reading to the following by-laws:

- 2005-020 A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, to prohibit the use of land or the erection or use of buildings or structures, until such municipal services as described in this by-law are available to service the land, buildings or structures, in accordance with the provisions of subsection 34(5) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.
- 2005-055 A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended to rezone the lands located north and south of Westoak Trails Blvd., west of Stratus Drive to permit residential development and open space uses (Marek) – Z.1428.03.
- 2005-062 A by-law to establish site plan control and delegate authority with respect to the approval of site plans within the Town of Oakville.
- 2005-066 A by-law to confirm the proceedings of a meeting of Council.

CARRIED

**ADJOURNMENT**

Moved by Councillor Stoate

Seconded by Councillor Adams

That this meeting now adjourn.

CARRIED

The meeting adjourned at 9.59 p.m.

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ANN MULVALE  
MAYOR

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VICKI TYTANECK  
ASSISTANT CLERK