

THIRTY-FIRST Meeting - Regular Session

The Town of Oakville Council met in regular session to consider Planning matters on this 26th day of September 2005, in the South Atrium of the Oakville Municipal Building, 1225 Trafalgar Road, Oakville, commencing at 7:30 p.m.

- Present: Mayor - Ann Mulvale
- Councillors - Tom Adams
- Keith Bird
- 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
- D. Carr, Town Solicitor
- P. Cheatley, Director, Planning Services
- C. McConnell, Manager, Current Planning/Urban Design
- A. Ramsay, Manager, Long Range Planning
- H. Hecht, Manager, Development Services
- L. Musson, Planner
- L. Gill Woods, Planner
- V. Tytaneck, Assistant Town Clerk
- L. Morgan, Committee Coordinator

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Committee of the Whole

Moved by Councillor Knoll

Seconded by Councillor Duddeck

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

CARRIED

AGENDA ITEMS

1. Exemption from Part Lot Control, By-law 2005-126 Markay Homes

- Report from Planning Services Department, August 29, 2005

Moved by Councillor Duddeck

That By-law 2005-126 (File PLC 07/05: Markay Homes), a By-law to exempt from part lot control Blocks 79, 80, 81, 82, 83, 84, 85 & 86 on Plan 20M-928, be passed.

CARRIED

2. Extension of Draft Approval – Silwell Developments Limited – Uptown Core – 24T-92005

- Report from Planning Services Department, August 30, 2005

Moved by Councillor Duddeck

That the Commissioner of Planning and Public Works for the Regional Municipality of Halton be advised that the Town of Oakville has no objection to a one-year extension to the draft approval for draft plan of subdivision file 24T-92005 (Silwell Developments Limited).

CARRIED

3. Heritage Permit Applications from the September 7, 2005 Meeting of the Heritage Oakville Committee

- Report from Heritage Oakville, September 8, 2005

Moved by Councillor Duddeck

That the minutes of the September 7, 2005 Heritage Oakville Committee (attached as Appendix B to the September 8, 2005 report from Heritage Oakville), be received and the following Heritage Oakville recommendations be approved:

A) 210 Randall Street

That the application (File HP33/05 – 42.20R) by Tikigod Holdings Inc. to rebuild the front porch at 210 Randall Street be approved as submitted subject to the front porch being painted with a solid stain colour.

B) 345 Sumner Avenue

That the application (File HP34/05-42.21S) by Mr. J. David Ellis to replace the north fence with a 5'6" cedar fence to match the existing fence on the west side, at 345 Sumner Avenue in the Trafalgar Road Conservation District be approved as submitted.

C) 30 Second Street

That the application (File HP37/05 – 42.20S) by Jonathan Horne to build a conservatory/sunroom addition with metal frame and vinyl windows at 30 Second Street in the First and Second Street Heritage Conservation District, be approved as submitted.

(continued)

Item 3 - Heritage Permit Applications from the September 7, 2005 Meeting of the Heritage Oakville Committee - continued

D) 349 William Street

That the application (File HP35/05-42.20K) by Mr. and Mrs. Meier to:

- construct a one storey addition to the west of the existing structure facing William Street
- construct a 2 car garage to the north of the existing structure facing Allan Street
- raise the roof of the existing house by approximately 5 feet at 349 William Street be approved subject to:
 - a review of the new roof slope on the existing house by Committee members Terry Smith, Ric Riordon, and Nicole Lauermeier
 - two windows on the west elevation to be 6 over 6
 - a review by the Committee of the sample of the proposed clapboard siding made of smooth sawn wood
 - a review by the Committee of the window sample showing the wood frame, casing and trim details
 - approval of the Committee of Adjustment application; and further

That Heritage Oakville strongly advise the applicant to replace the existing vinyl windows with wood windows as soon as possible.

E) 19 Navy Street

That the brick sample inspected by the Heritage Oakville Committee on September 7, 2005 with respect to the Heritage Oakville application (File HP05/05-42.20N) by Bill and Tracy Stanton, and in accordance with the Council resolution of March 21, 2005, be approved as submitted.

F) 183 Allan Street

That the smooth sawn clapboard wood siding be approved as submitted for 183 Allan Street.

CARRIED

4. Temporary Use By-law Extension - Medeiros Boat Works Sergio and Maria Medeiros; 210 Burnhamthorpe Road East File No. Z. 1314.3 (By-law 2005-124)

- Report from Planning Services Department, August 30, 2005

Moved by Councillor Wright

That consideration of this item be deferred to the October 24, 2005 meeting of the Planning and Development Council to allow proper statutory notice to be given in accordance with the *Planning Act*.

CARRIED

5. SAM-SOR Enterprises Inc. – Official Plan Amendment and Zoning Amendment File Z1427.05 and Genstar Titleco Ltd. – Zoning Amendment File Z1427.06 and Plan of Subdivision – File 24T-05024

- Report from Planning Services Department, September 1, 2005

Moved by Councillor Elgar

1. That the Official Plan Amendment 239 (Z.1427.05) for Sam-Sor Enterprises Inc. and Genstar Titleco Inc. be approved and By-law 2005-122 be passed;
2. That the Zoning Amendment application (Z. 1427.06) by Genstar Titleco Ltd. be approved and that By-law No. 2005-123, which rezones the lands from “A” – Agricultural to “R8”, “R12”, “P/E” and “O1” be passed;
3. That the Director of Planning Services approve the Draft Plan of Subdivision (24T-05024) submitted by Genstar Titleco Ltd. and prepared by Design Plan Services Inc. dated April 20, 2005 (Plan No. 9211-7\14) subject to the conditions contained in Appendix “A” of the staff report dated August 30, 2005; and subject to a redline revision to delete the easterly extension of street B to Castlebrook Road and to include pedestrian access; and
4. That, should the secondary school site not proceed, staff ensure that the parkland dedication is in accordance with Town policy and the provisions of the *Planning Act*.

CARRIED

6. Proposed Draft Plan of Subdivision (24T-05019/1411) Official Plan Amendment and Zoning By-law Amendment (Z.1411.22) Hamount Investments Ltd. – 2005-093 and 2005-094

- Report from Planning Services Department, August 26, 2005

Moved by Councillor Wright

1. That the Official Plan Amendment application by Hamount Investments Ltd. be approved and that Official Plan Amendment Number 244 be adopted and By-law 2005-093 be passed;
2. That the Zoning Amendment application (Z.1411.22) by Hamount Investments Ltd. be approved and that By-law 2005-094, which rezones the lands from “P/E” – Public/Education to “R12(a)”, “R11(a)”, and “R8(a)” be passed;
3. That the Director of Planning Services approve the Draft Plan of Subdivision (24T-05019/1411) submitted by Hamount Investments Ltd. and prepared by Bousfields Inc. dated August 17, 2005 (Drawing Number 0514-18DP), subject to the conditions contained in Appendix “A” of the staff report dated August 26, 2005 and subject to the Director of Planning Services ensuring that safe access is provided to the Postridge Park from North Ridge Trail.

CARRIED

7. South Oakville Servicing – 2005 Allocation Program

- Report from Planning Services Department, September 13, 2005

Moved by Councillor Wright

1. That the Region of Halton be requested to assign servicing allocations within the Town of Oakville as follows:

- (a) 1707 single detached equivalent (SDE) units for immediate release as follows:

Iroquois Ridge North

- 50 SDE units to Hamount Investments Ltd. for proposed subdivision 24T-05019, subject to draft approval by December 31, 2006

Uptown Core

- 268 SDE units to Silwell Developments Ltd. for Draft Plan 24T-92005

West Oak Trails

- 48 SDE units to Basingstoke Enterprises Ltd. for Draft Plan 24T-04005
- 29 SDE units to N.H.D. Developments Ltd. for Draft Plan 24T-00013, subject to Official Plan and Zoning By-law amendment approval by December 31, 2006.
- 32 SDE units to Mattamy Development Corp. for Draft Plan 24T-90013
- 78 SDE units to Landmart Realty Corp. for proposed subdivision 24T-04009, subject to draft approval by December 31, 2006

Palermo Village Centre

- 157 SDE units to Fox Farm Developments Inc. for Draft Plan 24T-04007
- 179 SDE units to Bronte Community Development Corp. for Draft Plan 24T-03004
- 119 SDE units to AMC Real Estate Management Corp. for Draft Plan 24T-04002
- 36 SDE units to Onkar Rai for a proposed apartment building at 2418 Bronte Road (File Z.1431.08), subject to Zoning By-law amendment approval by December 31, 2006
- 51 SDE units to Mattamy Development Corp. for Draft Plan 24T-01006

Palermo West

- 660 SDE units to Bronte Creek Communities Ltd. for Draft Plan 24T-01005 (Phases 2a, 2b, and 3-5)

- (b) 1531 SDE units for release in 2007/2008, when the new water purification plant is operational as follows:

Iroquois Ridge North

- 233 SDE units to 887718 Ontario Ltd. (Ashley-Herak) for Draft Plan 24T-99011 (Blocks 690 and 691), subject to Official Plan and Zoning By-law amendment approval by December 31, 2007

Uptown Core

- 482 SDE units to Silwell Developments Ltd. for Draft Plan 24T-92005
- 447 SDE units to Pinevale Estates Inc. for proposed subdivision 24T-03003, subject to draft approval by December 31, 2007

(continued)

Item 7 - South Oakville Servicing – 2005 Allocation Program - continued

West Oak Trails

- 51 SDE units to Mattamy Development Corp. for Draft Plan 24T-99007 (Blocks 245 and 249), subject to Official Plan and Zoning By-law amendment approval by December 31, 2007
- 57 SDE units to N.H.D. Developments Ltd. for Draft Plan 24T-00013, subject to Official Plan and Zoning By-law amendment approval by December 31, 2006

Palermo Village Centre

- 11 SDE units to Simonetti, et al. for a proposed subdivision on the property municipally known 2408 Dundas Street West, subject to draft plan approval by December 31, 2007
- 108 SDE units to Bronte Community Development Corp. for Draft Plan 24T-03004

Palermo West

- 95 SDE units to Bronte Creek Communities Ltd. for Draft Plan 24T-01005 (Phase 6)
- 47 SDE units to Pineberry Estates Inc. for Draft Plan 24T-02002

(c) 214 SDE units for release in 2007/2008, when the new water purification plant is operational, subject to further analysis by staff which will be presented in a staff report later this year;

2. That the Region of Halton be requested to review all existing servicing allocation agreements within the Town of Oakville to determine if any existing servicing allocations have lapsed and/or can be revoked for non-performance issues in order that these allocations can be re-assigned to other developments; and
3. That based upon its review, staff indicate to the Region of Halton that an additional three to four SDE units may be required for the lands located at the south east corner of North Ridge Trail and Eighth Line.

CARRIED

8. Exemption from Part Lot Control – By-law No. 2005-137

Mattamy Upper Glen Abbey Greens

- Report from the Planning Services Department, September 20, 2005

Moved by Councillor Duddeck

That By-law No. 2005-137 (File PLC 06/05: Mattamy Upper Glen Abbey Greens), a by-law to exempt from part lot control Block 110, 111, 117, 118, 119, 140 and 141 on 20M-930, be approved.

CARRIED

RISE AND REPORT TO COUNCIL

Moved by Councillor Knoll

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 Consent Items 1 to 3 and 8, Public Hearing Items 5 and 6 and General Discussion Item 7.

Moved by Councillor Knoll

Seconded by Councillor Grant

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

CARRIED

CONSIDERATION AND READING OF BY-LAWS

Moved by Councillor Knoll

Seconded by Councillor Wright

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

- 2005-093 A by-law to adopt an amendment to the Official Plan of the Oakville Planning Area (Official Plan Amendment OPA 244), Town of Oakville – Block 115 – Plan 20M-706, Block 20- Plan 20M-733, Blocks 38 and 39 – Plan 20M-799. (Hamount Investments Ltd.)
- 2005-094 A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended to rezone the lands located south of North Ridge Trail, east of Postridge Drive (former Elementary School Site - (Block 115-Plan 20M-706, Block 20 – Plan 20M-733, Blocks 38 and 39 – Plan 20M-799) to permit the development of 23 residential lots and 7 townhouse blocks Z.1411.22 (Hamount Investments Ltd.).
- 2005-122 A by-law to adopt an amendment to the Official Plan of the Oakville Planning Area (Official Plan Amendment OPA 239), Town of Oakville – West Oak Trails – school and park sites on Postmaster Drive.
- 2005-123 A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended, to rezone the lands located south of Dundas Street, east of Postmaster Drive, part of lot 27 Concession 1 S.D.S. to permit the development of residential, parks and schools Z. 1427.06 (Genstar Titleco Ltd.)
- 2005-126 A by-law to declare that certain land is not subject to part lot control (Blocks 79, 80, 81, 82, 83, 84, 85 and 86, Plan 20M-928 Markay Homes).
- 2005-137 A by-law to declare that certain land is not subject to part lot control (Blocks 110, 111, 117, 118, 119, 140 and 141, Plan 20M-930 – Mattamy (Upper Middle) Limited

CARRIED

IN-CAMERA

Moved by Councillor Elgar

Seconded by Councillor Wright

That Committee resolve into a closed meeting session for the purpose of receiving advice that is subject to solicitor-client privilege, including communications necessary for that purpose relating to Confidential Item C1 and C2.

CARRIED

Committee resolved in-camera at 9:55 p.m.

Committee resolved out of camera at 10:15 p.m.

C-1. Ballymena OMB Appeal

- **Confidential Report from Legal Department, September 15, 2005**

Clerk's Note: This item was withdrawn as the appeal to the Ontario Municipal Board has been abandoned.

C-2 North Oakville Secondary Pan - Update

- **Confidential Verbal Report from the Commissioner of Planning and Development**

Moved by Councillor Duddeck

Seconded by Councillor Elgar

That the verbal report from the Commissioner of Planning and Development be received.

CARRIED

CONSIDERATION AND READING OF BY-LAWS

Moved by Councillor Elgar

Seconded by Councillor Wright

2005-136 A by-law to confirm proceedings of a meeting of Council.

CARRIED

ADJOURNMENT

Moved by Councillor Bird

Seconded by Councillor Knoll

That this meeting now adjourn.

CARRIED

The meeting adjourned at 10:18 p.m.

ANN MULVALE
MAYOR

VICKI TYTANECK
ASSISTANT CLERK