

FOURTEENTH Meeting - Regular Session

The Town of Oakville Council met in regular session to consider Planning matters on this 10th day of April, 2006 in the Council Chambers 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
- Janice Wright
- Staff - P. Cheatley, Acting Co-Commissioner, Planning,
Development and Building Services
- J. Huctwith, Assistant Town Solicitor
- J. Kwast, Director of Development Services
- C. McConnell, Manager of Current Planning
- A. Ramsay, Manager of Long Range Planning
- H. Hecht, Manager of Development Services
- T. Collingwood, Planner, Current Planning
- S. Galloway, Senior Urban Planner
- M. Chemij, Planning Intern
- V. Tytaneck, Assistant Clerk
- C. Tino, Committee Assistant
- Regrets: Councillor - Chris Stoate

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Committee of the Whole

Moved by Councillor Adams

Seconded by Councillor Duddeck

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

CARRIED

AGENDA ITEMS

1. **By-law 2006-077 – A by-law to assume certain land as part of a public highway – Parts 8,9,10,11,12 and 13, Plan 20R-15727 – Lane 131 – (203 Georgian Drive – Regional Long Term Care Centre)**
- Report from the Legal Department, March 10, 2006

Moved by Councillor Wright

That By-law 2006-077 – A by-law to assume certain land as part of a public highway – Parts 8, 9, 10, 11, 12 and 13, Plan 20R-15727 – Lane 131 – (203 Georgian Drive – Regional Long Term Care Centre), be passed.

CARRIED

2. **Exemption from Part Lot Control, By-law 2006-082 Bronte Creek Community Ltd.**
- Report from Planning Services Department, March 20, 2006

Moved by Councillor Wright

That By-law 2006-082 (File PLC 02/06: Bronte Creek Community Ltd.), a By-law to exempt from part lot control Blocks 331, 332, 333, 341, 342 & 343 on Plan 30M-950, be approved.

CARRIED

3. **Sreit Oakville Ltd. Zoning By-law Amendment, File Z.1605.11**
- Report from Planning Services, March 21, 2006

Moved by Councillor Wright

1. That proposed changes to the By-law 2005-004 (Application Z.1605.11), as submitted by Sreit Oakville Ltd., which requests that the maximum setback from Cornwall Road be increased from 4 metres to 10.5 metres be deemed to be minor in accordance with Section 34 (17) of *The Planning Act*, as amended;
2. That By-law 2005-004 not be given third reading; and,
3. That By-law 2006-089, be approved.

CARRIED

4. **Subdivision Agreement–Ashley –Oaks Phase 4 – File: 24T-99011 (SD.518.4)**
- Report from Development Services, March 23, 2006

Moved by Councillor Wright

1. That the Subdivision Agreement between the Town and 887718 Ontario Limited, (File: 24T-99011) be approved and the Town Solicitor be authorized to insert any required plan numbers.

(continued)

Item 4 - Subdivision Agreement–Ashley –Oaks Phase 4 – File: 24T-99011 (SD.518.4) - continued

2. That the Mayor and Clerk be authorized to execute the Subdivision Agreement with 88718 Ontario Limited.
3. That the Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement.

CARRIED

5. **Maurice Drive Area Land Use and Policy Study Report on Recommended Land Use Options File No. 42.15.29**
- **Report from Planning Services Department, March 16, 2006**

Moved by Councillor Duddeck

1. That Planning Services Report LRP 005/06, Maurice Drive Area Land Use and Policy Workshop (Part 1) and the Maurice Drive Area Land Use and Policy Study (Part II) reports be received;
2. That Staff be directed to initiate an Amendment to the Official Plan for the Town of Oakville as amended to:
 - Establish policies and designations for the redevelopment of the Maurice Drive Study Area for low and medium density housing;
 - Include phasing policies to identify the sequence and order of redevelopment;
 - Ensure neighbourhood compatibility between existing homes and new development; and,
3. That Staff be directed to prepare comprehensive urban design guidelines, to be used in conjunction with the redevelopment of the study area.

CARRIED

6. **1312200 Ontario Inc. (Mattamy Homes) Official Plan Amendment, Zoning By-law Amendment, and Revision to Draft Plan of Subdivision Files Z.1430.19, 24T-99013/1429 (Revised)**
- **Report from Planning Services Department, March 10, 2006**

Moved by Councillor Elgar

That the Public Hearing regarding 1312200 Ontario Inc. (Mattamy Homes) Official Plan Amendment, Zoning By-law Amendment and Revision to Draft Plan of Subdivision – Files: Z.1430.19, 24T-99013/1429 (Revised) be deferred to be the first item of business at the April 24, 2006 meeting of the Planning and Development Council to commence at 6:30 p.m. and that further notice not be required.

CARRIED

IN-CAMERA

Moved by Councillor Bird

That Committee resolve into a closed meeting session for the purpose of receiving advice that is subject to solicitor-client privilege pertaining to Item C-2.

CARRIED

Committee resolved in-camera at 10:13 p.m.

Committee resolved out of camera at 10:25 p.m.

A1. **Heritage Permit Application from the March 28, 2006 Meeting of the Heritage Oakville Committee**

- Report from Heritage Oakville, March 31, 2006

Moved by Councillor Bird

That the minutes of the March 28, 2006 Heritage Oakville Committee be received, and the following Heritage Oakville recommendation be approved:

A) 290 Lawson Street

1. The application (File HP05/06-42.20L) by Ms. Blanca Kusiewicz to:

- a) Sever the "T" shaped lot on 290 Lawson Street
- b) Construct a new dwelling on the severed parcel facing Reynolds Street

in the Trafalgar Road Conservation District be approved in accordance with the plans prepared by ATA Architect Inc. dated February 2006, subject to:

- a) The severance application being upheld by the Ontario Municipal Board
- b) Approval of a landscape plan by Heritage Oakville which should include the low courtyard wall in the front of the dwelling

2. That the proposed severance at 290 Lawson Street be supported as the creation of a separate lot on Reynolds Street provides the opportunity for a cohesive streetscape with a house instead of a fence on Reynolds Street.

CARRIED

C-1. **Ontario Municipal Board Hearing – 1222 Braeside Drive**
- Confidential Report from the Legal Department, March 17, 2006

Moved by Councillor Bird

That Staff attend the Ontario Municipal Board hearing with respect to 1222 Braeside Drive, in opposition to the appeal from the decision of the Committee of Adjustment denying applications for a consent to sever and variances (B 06/02/1608 and C.A.V.A/015/2006).

CARRIED

C-2. **Ontario Municipal Board Hearing – 290 Lawson Street**
- Confidential Report from the Legal Department, March 28, 2006

Moved by Councillor Bird

That the procedure by-law be waived and the decision to oppose the appeals to the Ontario Municipal Board with respect to the decision to the Committee of Adjustment denying applications for severance and minor variances with respect to 290 Lawson Street (PL052096) be reconsidered.

That Staff be instructed not to participate in the Ontario Municipal Board hearing with respect to 290 Lawson Street (PL052096) except to the extent necessary to ensure that appropriate conditions are imposed in the event that the Board approves the severance and variances.

CARRIED

C-3. **Town-owned Lands, East Side of Dorval Drive between Lakeshore Road and Rebecca Street (Preliminary Land Value Indications)**
- Confidential Report from Realty Services, Legal Department, April 5, 2006

Moved by Councillor Knoll

That the confidential report of the Realty Services dated April 5, 2006 be received.

CARRIED

7. **Bronte District Advisory Committee** (March 16, 2006)

Moved by Councillor Knoll

That the minutes of the Bronte District Advisory Committee meeting of January 19, 2006, be received.

CARRIED

RISE AND REPORT TO COUNCIL

Moved by Councillor Elgar

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 various items as noted by the Clerk including confidential items C-1, C-2, C-3.

Moved by Councillor Elgar

Seconded by Councillor Knoll

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 Adams

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

- 2006-077 A by-law to assume certain land as part of a public highway – (Parts 8, 9, 10, 11, 12 and 13, Plan 20R-15727 – Land 1331 – Silwell Developments).
- 2006-082 A by-law to declare that certain land is not subject to part lot Control (Blocks 331, 322, 333, 341, 342 and 343, Plan 20M-950 -Bronte Creek Community Ltd.)
- 2006-089 A by-law to amend the Town of Oakville’s Comprehensive Zoning By-law 1984-63, as amended to change the zone from “C6” service station to “C2” Community Shopping Centre at 523 Maple Grove Drive. (Streit Oakville Ltd.).
- 2006-093 A by-law to confirm the proceedings of a meeting of Council

CARRIED

ADJOURNMENT

Moved by Councillor Elgar Seconded by Councillor Duddeck

That this meeting now adjourn.

CARRIED

The meeting adjourned at 10:31 p.m.

ANN MULVALE
MAYOR

VICKI TYTANECK
ASSISTANT CLERK