

### **TWENTIETH Meeting - Regular Session**

The Town of Oakville Council met in regular session to consider Planning matters on this 23rd day of May, 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  
- Cathy Duddeck  
- Allan Elgar  
- Marc Grant  
- Jeff Knoll  
- Mike Lansdown  
- Fred Oliver  
- Ralph Robinson – (arrived at 8:28 p.m.)  
- Renee Sandelowsky  
- Janice Wright

Staff - R. Green, Acting CAO  
- P. Cheatley, Acting Co-Commissioner of Planning,  
Development and Building Services  
- S. Switzer, Acting Co-Commissioner of Planning,  
Development and Building Services  
- J. Huctwith, Assistant Town Solicitor  
- J. Kwast, Director of Development Services  
- C. McConnell, Manager of Current Planning, Urban Design  
- A. Ramsay, Manager of Long Range Planning  
- H. Hecht, Manager of Development Services  
- L. Musson, Senior Planner, Current Planning  
- D. Capper, Planner  
- V. Tytaneck, Assistant Clerk  
- C. Tino, Committee Assistant

Regrets: Councillors - Keith Bird  
- Chris Stoate

### **Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

### **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. **Exemption from Part Lot Control, By-law 2006-110 Crystal Homes Corp.**  
- **Report from Planning Services Department, May 2, 2006**

Moved by Councillor Wright

That By-law 2006-110 (File PLC 04/06: Crystal Homes Corp., a By-law to exempt from part lot control Blocks 8,9,19 & 20 on Plan 20M-955, be approved.

CARRIED

2. **By-law 2006-103 – A by-law to assume certain land as part of a public highway – (Block 429, Plan 20M-805 and Blocks 68 and 69, Plan 20M-814 – Grand Oak Trail; Block 421, Plan 20M-805 and Block 36, Plan 20M-871- Baronwood Drive)**  
- **Report from the Legal Department, April 13, 2006**

Moved by Councillor Wright

That By-law 2006-103 – A by-law to assume certain land as part of a public highway – (Block 429, Plan 20M-805 and Blocks 68 and 69, Plan 20M-814 – Grand Oak Trail; Block 421, Plan 20M-805 and Block 36, Plan 20M-871 – Baronwood Drive); be passed.

CARRIED

3. **Lakeshore Village Phase II Inc. Zoning By-law Amendment File Z.1615.42**  
- **Report from Planning Department, April 21, 2006**

Moved by Councillor Wright

1. That the implementing zoning by-law be amended by modifying the width of the landscape buffer strip from 2.15 metres to a range from 1.69 metres to 10.22 metres; and further, that the modification be deemed to be minor in accordance with 34(17) of *The Planning Act*, as amended;
2. That By-law 2005-181 not be given final reading; and
3. That By-law 2006-119 incorporating the modification as outlined in Section 1 above, be approved.

CARRIED

4. **Subdivision Agreement – Pineberry Phase 1 West – File: 24T-02002 (SD.530.2)**

- Report from Development Services, May 7, 2006

Moved by Councillor Wright

1. That the Subdivision Agreement between the Town and Pineberry Estates Inc., (File: 24T-02002) be approved and the Town Solicitor be authorized to insert any required plan numbers.
2. That the Mayor and Clerk be authorized to execute the Subdivision Agreement with Pineberry Estates Inc.
3. That the Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement.

CARRIED

5. **Subdivision Agreement – Monarch/Liptay Phase 3 – File: 24T-01005 (SD.522.3)**

- Report from Development Services, April 24, 2006

Moved by Councillor Elgar

1. That the Subdivision Agreement between the Town and Bronte Creek Community Limited,( File: 24T-01005) be approved and the Town Solicitor be authorized to insert any required plan numbers.
2. That the Mayor and Clerk be authorized to execute the Subdivision Agreement with Bronte Creek Community Limited.
3. That the Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement.

CARRIED

6. **Proposed Removal of “H” Holding Provision from lands identified on Schedule “C” in Zoning By-law No. 2002-237 Bronte Creek Communities Limited (Monarch) File: Z.1432.04, By-law 2006-094**

- Report from Planning Services Department, April 25, 2006

Moved by Councillor Elgar

1. That the application submitted by Bronte Creek Communities Limited (Monarch) to remove the Holding Provision “H” from a portion of Block C as identified on Schedule “C” in Zoning By-law No. 2002-237, be approved.
2. That By-law No. 2006-094, a By-law to remove a portion of the Holding Provision “H” from Zoning By-law No. 2002-237 be passed.

CARRIED

7. **Pretis Canada Inc. Zoning Amendment File Z.1410.18**  
- **Report from Planning Services Department, May 1, 2006**

Moved by Councillor Wright

1. That Zoning Amendment Z.1410.18 submitted by Pretis Canada Inc., be approved and that By-law 2006-079 be passed; and
2. That the Planning Services Department be directed to initiate an Official Plan Amendment to clarify and amend the policies regarding access to a street for the Low Density designations within the Official Plan.

CARRIED

8. **887718 Ontario Inc. (Ashley Oak Homes) Official Plan Amendment, Zoning By-law Amendment, and Plan of Condominium Exemption, Files Z.1409.013 & 24CDM 05008/1409**  
- **Report from Planning Services Department, May 4, 2006**

**BEYOND THE HOUR**

Moved by Councillor Duddeck

That this meeting proceed beyond the hour of 11:00 p.m. but no later than 11:30 p.m.

CARRIED

Moved by Councillor Adams

That this public hearing be adjourned to be continued at the June 12<sup>th</sup>, 2006 Planning and Development Council meeting and that no further notice be required; and

That the applications by 887718 Ontario Inc. (Ashley Oak Homes) be referred to staff for clarification and a further report back to Council at the June 12<sup>th</sup>, 2006 Planning and Development Council Meeting.

CARRIED

9. **Official Plan Review Preliminary Directions Report (May, 2006)**  
- **Report from Planning Services Department, May 3, 2006**

Moved by Councillor Duddeck

That consideration of this item be referred to a future Planning and Development Council meeting.

CARRIED

10. **Heritage Permit Applications from the May 9, 2006 Meeting of the Heritage Oakville Committee**

- **Report from Heritage Oakville, May 18, 2006**

Moved by Councillor Sandelowsky

That the minutes of the May 9, 2006 Heritage Oakville Committee be received, and the following Heritage Oakville recommendations be approved:

A) **337 Trafalgar Road**

That the application (File HP15/06-42.20T) by Colin Hadfield to construct a 23m<sup>2</sup> office addition on the second floor over the existing foyer at MacLachlan College, 337 Trafalgar Road in the Trafalgar Road Heritage Conservation District, be approved as submitted.

B) **68 George Street**

1. That the application (File HP20/06-42.20G) by Caroline Glasbey to:

- Clean up and finish the deck on the north side
- Build a wooden (cedar) 'Juliet' balcony on the second floor in place of a two-tier balcony on the north side
- Build a cedar wood gate with pergola on the north side
- Rebuild the shed in the rear yard

at 68 George Street in the Old Oakville Conservation District be approved as submitted and in accordance with drawings dated April 18, 2006; and

2. That the application (File HP20/06-42.20G) by Caroline Glasbey to undertake the following changes in the future:

- Re-clad house with wood smooth sewn siding
- Replace windows with wood windows and wood frames
- Replace existing front windows on the east elevation with box bay windows
- Retrofit the main entrance on the south side with a new wood door, canopy above the entrance, new deck and stairs and new window about the door and remove side window
- Replace two rear windows with wood windows
- Replace metal railings with decorative wood railing
- Replace roof shingles

at 68 George Street in the Old Oakville Conservation District be approved in principle as submitted in accordance with the drawings dated April 18, 2006 noting that subsequent heritage permit applications will be required in the future prior to construction of the above modifications.

C) **333 Palmer Avenue**

That the application (File HP13/06-42.20P) by Ian and Melany Smith to construct a two storey addition to the east of the dwelling, and to replace the porch windows with screens at the rear of the property at 333 Palmer Avenue in the Trafalgar Road Heritage Conservation District, be approved in accordance with;

(continued)

**Heritage Permit Applications from the May 9, 2006 Meeting of the Heritage Oakville Committee- continued**

- a) the heritage permit application and drawings prepared by John Willmott Architect Inc., dated April 12, 2006 as submitted; and
- b) a written undertaking by the owners confirming that the Project Architect will be involved during construction to ensure that the project is built according to the drawings and the heritage permit application.

D) 339 Palmer Avenue

1. That the application (File HP17/06-42.20P) by Janet Andrew-Brophy to paint exterior stucco in Windham green (HC-6), exterior trim in Monterey White (HC-27) and shutters and front door in Harrisburg Green (HC-132) at 339 Palmer Avenue in the Trafalgar Road Heritage Conservation District be approved as submitted;
2. That the application (File HP17/06-42.20P) by Janet Andrew-Brophy to replace porch boards and second storey rear windows be deferred pending submission of drawings and details about the replacement windows and porch boards; and
3. That the applicant be advised that replacement of roof shingles is considered a maintenance item which does not require a heritage permit.

E) 226 Reynolds Street

1. That the application (File HP14/06-42.20R) by Peter and Cindy Barna-Zuzic to paint the exterior of the house in Lenox Tan (HC-44), Benjamin Moore paint, be approved as submitted; and
2. That the application (File HP14/06-42.20R) by Peter and Cindy Barna-Zuzic to replace the existing white low picket fence in the front yard with a clear cedar fence to match the existing fence along Freestone Lane on the property to the north at 230 Reynolds Street, be approved as submitted.

F) 230 Trafalgar Road

That the application (File HP16/06-42.20P) by Mark Caskenette to replace the rear deck at 230 Trafalgar Road in the Trafalgar Road Heritage Conservation District be approved as submitted.

G) 56 Water Street

That the application (HP18/06-42.20W) by the Oakville Club to construct a new staircase on the north side of the building at 56 Water Street in the Old Oakville Conservation District be approved as submitted.

CARRIED

**RISE AND REPORT TO COUNCIL**

Moved by Councillor Grant

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.

Moved by Councillor Grant

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 Elgar

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

- 2006-079      A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended, to rezone the lands municipally known as 2457 Eighth Line to permit the development of residential uses. The lands are described as Part of Lot 10, Concession 1S.D.S. (Pretis Canada Inc.) Z.1410.18
- 2006-094      A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63 as amended, to remove the "H" Holding Provision in section 89 (751H) as it applies to a portion of Block C on Schedule "C" of By-law 2002-237, being Part of Lots 31,32,33, Concession 1 S.D.S. (Bronte Creek Communities Limited) Z.1432.04
- 2006-103      A by-law to assume certain land as part of a public highway (Block 429, Plan 20M-805 and Blocks 68 and 69, Plan 20M-814 – Grand Oak Trail; Block 421, Plan 20M-805 and Block 36, Plan 20M-871-Baronwood Drive)
- 2006-110      A by-law to declare that certain land is not subject to part lot control (Block 8, 9, 19 and 20, Plan 20M-955 – Bronte Community Developments Corporation).
- 2006-119      A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended to change the zone of Lots 3 and 4 and Part of Lots 7 and 8, Block 65, Registered Plan 1 from "C3R" (Central Business District) and "R08" (Residential Mixed Dwellings) to "C3R" (Central Business District – Special Provision)(Lakeshore Village Phase II Inc.)

(continued)

**CONSIDERATION AND READING OF BY-LAWS – continued**

2006-123      A by-law to confirm proceedings of a meeting of Council

CARRIED

**ADJOURNMENT**

Moved by Councillor Elgar

Seconded by Councillor Adams

That this meeting now adjourn.

CARRIED

The meeting adjourned at 11:29 p.m.

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ANN MULVALE  
MAYOR

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VICKI TYTANECK  
ASSISTANT CLERK