



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-104

A by-law to approve Official Plan Amendment Number 72 to the Livable Oakville Plan

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

WHEREAS the owner of the lands currently known as 1295 Sixth Line has requested that Council amend the Livable Oakville Plan to redesignate the lands from the Low Density Residential designation to the High Density Residential designation; and,

WHEREAS it is deemed appropriate to amend the Livable Oakville Plan to redesignate the lands from Low Density Residential to High Density Residential.

COUNCIL ENACTS AS FOLLOWS:

1. For the purposes of this by-law:
 - a. “Livable Oakville Official Plan” and “Livable Oakville Plan” mean the Official Plan for the Oakville Planning Area that currently applies to the lands south of Dundas Street and the lands north of Highway 407, and was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011, and as subsequently amended.
2. Official Plan Amendment Number 72 to the Livable Oakville Plan, attached as Appendix “A”, is hereby adopted.
3. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

4. This Official Plan Amendment is exempt from approval pursuant to Ontario Regulation 525/97 Exemption from Approval (Official Plan Amendments).

PASSED this 16th day of June, 2025

MAYOR

CLERK

APPENDIX “A” to By-law 2025-104

Official Plan Amendment Number 72 to the Town of Oakville’s Livable Oakville Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 72 (OPA 72) to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to modify Schedule I of the Livable Oakville Plan by changing the designation of the subject lands from Low Density Residential to High Density Residential.

B. Location

The subject lands are municipally known as 1297 Sixth Line (formerly 1295 Sixth Line) and are located on the east side of Sixth Line, south of McCraney Street East, and north of Sewell Drive.

C. Background

The Livable Oakville Plan established the desired land use patterns for lands within the Town of Oakville, south of Dundas Street and north of Highway 407, to the year 2031.

Creditmills Development Group submitted an Official Plan Amendment (File No. OPA 1515.23) to allow for high density residential uses on the subject lands.

D. Basis

The Official Plan Amendment is based on the following:

- The Official Plan Amendment is required to permit high density residential uses on the subject lands.

- The Official Plan Amendment is consistent with the Provincial Planning Statement, conforms or does not conflict with the Region of Halton Official Plan, and the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons set out in the staff report titled, “Public Meeting and Recommendation Report, Official Plan Amendment, Creditmills Development Group, 1295 Sixth Line, File Nos.: OPA.1515.23 and Z.1515.23”.
- The Official Plan Amendment provides appropriate intensification along a Minor Arterial Road (Sixth Line) within the Residential Area of the Urban Structure.

Part 2 – The Amendment

A. Schedule Change

The amendment includes a change to a schedule in the Livable Oakville Plan listed in the following table, and shown in Attachment 1.

Item No.	Section	Description of Change
1.	Schedule I – Central Land Use	Amend Schedule I by redesignating the subject lands from the <i>Low Density Residential</i> designation to <i>High Density Residential</i> designation.

ATTACHMENT 1

Schedule Changes To the Livable Oakville Plan

