



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-066

Official Plan Amendment 079

A by-law to adopt an amendment to the Livable Oakville Official Plan, Official Plan Number 079 (Post Residences Inc., File Number 1515.24)

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 1493 Sixth Line has requested that council amend the Livable Oakville Plan to redesignate a portion of the lands from Natural Area to High Density Residential with an exception; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to permit the development of mixed use residential building;

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 subject lands, located on the east side of Sixth Line, South of Upper Middle Road East.
2. Official Plan Amendment Number 079 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1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.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 4th day of May, 2026

MAYOR

CLERK

APPENDIX “A” to By-law 2026-066

Official Plan Amendment Number 079 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 079 (OPA 079) to the Livable Oakville Plan.

Part 1 – Preamble

A. Subject Lands

The subject property is located on the east side of Sixth Line, and south of Upper Middle Road East, and is municipally known as 1493 Sixth Line.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Schedule I – Central Land Use to redesignate a portion of the subject lands from Natural Area to High Density Residential and add a new exception to recognize the density and range of uses on the subject lands.

C. Background

- The Subject Lands are entirely designated “Natural Area” in the Livable Oakville Plan.
- The applicant seeks to re-designate a portion of the Subject Lands from Natural Area to High Density Residential, with an exception to permit a maximum density of 315 units per hectare, and permit daycare and accessory office uses within a building containing residential units.

D. Basis

- An Environmental Impact Statement was prepared to determine the limits of the Natural Heritage System and established 10-metre buffer.
- A site visit was conducted to flag the limits of the Natural Heritage System on October 11, 2023.

- The portions of the site identified as Natural Heritage System will be protected by the Town through an easement.
- The change in designation from Natural Area to High Density Residential will support the development of a mixed-use building intended to accommodate affordable housing units managed by multiple agencies and organizations.
- The amendment is consistent with the Provincial Planning Statement 2024 and conforms to the policies of the Halton Region Official Plan and the Livable Oakville Official Plan.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan as described in the following table:

Item No.	Section	Description of Change
1.	29.4	Adding a new section 29.4.10 as follows: On lands designated High Density Residential known as 1493 Sixth Line, a maximum density of 315 units per hectare shall be permitted within one building with a daycare and Business Office, associated with the provision of community services exclusive to the occupants of the dwelling units.

B. Schedule Changes

The amendment includes changes to the schedules in the Livable Oakville Plan listed in the following table:

Item No.	Schedule	Description of Change
2.	Schedule A1	Amended to redesignate the majority of the western portion of the subject lands to Residential Areas, as shown in Appendix 1
3.	Schedule I	Amended to redesignate the majority of the western portion the subject lands to High Density Residential, and include an exception bulls-eye as shown in Appendix 1.

ATTACHMENT 1

Schedule Changes To the Livable Oakville Plan

