

**DRAFT OFFICIAL PLAN AMENDMENT
THE CORPORATION OF THE TOWN OF OAKVILLE**

BY-LAW NUMBER 2026-XXX
Official Plan Amendment XX

A by-law to adopt an amendment to the North Oakville East Secondary Plan
Amendment Number XX (Mutual Developments; File No. OPA XXXX).

WHEREAS the North Oakville East Secondary Plan, approved by the Ontario Municipal Board on January 11, 2008 forms part of the Official Plan of the Oakville Planning Area applicable to lands not covered by 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 it is deemed necessary to pass an amendment to the Official Plan of the Oakville Planning Area by amending the North Oakville East Secondary Plan to permit the development at the site municipally known as 3043 Sixth Line.

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number XX to the Official Plan of the Oakville Planning Area (North Oakville East Secondary Plan), attached as Appendix A, is hereby adopted.
2. 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1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

PASSED this day of _____, 2026

MAYOR

CLERK

APPENDIX “A” TO BY-LAW 2026-XXX

OFFICIAL PLAN AMENDMENT NUMBER XXX TO THE TOWN OF OAKVILLE’S NORTH OAKVILLE EAST SECONDARY PLAN

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area for the Town of Oakville.

Part 1 - Preamble

A. Subject Land

The subject land is located on the east side of Sixth Line, north of Dundas Street East, is legally described as XXXXX, and municipally known as 3043 Sixth Line.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Figure NOE 1 Community Structure to redesignate a portion of the site to Urban Core Area, modify Figure NOE 2 Land Use Plan to redesignate a portion of the site to Dundas Urban Core Area, modify Appendix 7.3 North Oakville Master Plan to redesignate a portion of the site to Dundas Urban Core Area, and amend policies to relating to the maximum permitted height.

The effect of this amendment is to permit the development of a residential building containing Affordable Housing and market units.

C. Background and Basis

The Official Plan Amendment is based on the following:

- The new Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, replacing the Growth Plan for the Greater Golden Horseshow, 2019 and the Provincial Planning Statement, 2020.
- The vision of the PPS prioritizes compact and transit supportive designs and looks to optimize investments in infrastructure and public service facilities to support access to housing.
- The subject land is identified for intensification being within an Urban Area, Strategic Growth Area, Primary Regional Node, and Regional

Intensification Corridor within the Regional Official Plan, now forming part of the Oakville Official Plan.

- The Dundas Urban Core Area is part of the North Oakville East Secondary Plan which is planned as a transit supportive corridor.
- The density and mix of unit types for the Dundas Urban Core Area supports higher order transit planned for the Dundas Regional Transit Priority Corridor.
- The proposal is considered an appropriate level of intensification that provides for an appropriate transition of built forms to the surrounding context.
- The proposed development assists and supports the creation of complete communities through compact, transit-oriented design and provision of a range of housing options, including Affordable Housing.

A Public Information Meeting was held on May 7, 2025, to receive public input on the applications.

The Statutory Public Meeting on the proposed Official Plan amendment was held on XX XX, 2026, by the Town's Planning and Development Council.

Notice of the Statutory Public Meeting regarding the applications was published in the Oakville Beaver, was mailed to property owners within 240 m of the subject land on or before XX XX, 2026, and circulated to the agencies and public bodies prescribed by the *Planning Act*.

Notice of the Recommendation Meeting was also mailed to persons who requested to be notified, and to any persons who provided written and/or oral submissions and circulated to the required agencies and public bodies prescribed by the *Planning Act*.

Information related to the applications was available for public review on the Town's website as of XX XX, 2023, being at least 20 days before the recommendation meeting.

Part 2 - The Amendment

A. Text Change

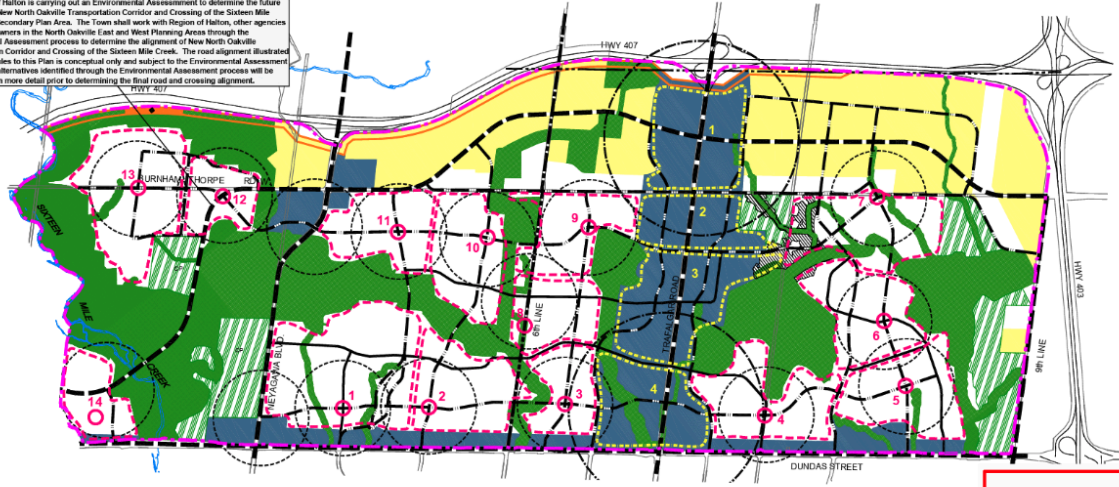
The North Oakville East Secondary Plan Plan is amended as follows:

Item No.	Section	Description of Change
1	Section 7.6.5	<p>The current policy 7.6.5.3 b) ii) is revised and replaced as follows:</p> <p>Current policy 7.6.5.3 b) ii):</p> <p>A maximum building height of 8 storeys shall be permitted.</p> <p>Revised policy 7.6.5.3 b) ii):</p> <p>A maximum building height of 12 storeys shall be permitted.</p>

B. Map Change

This Official Plan Amendment includes the modifications to the following schedules to the North Oakville East Secondary Plan as shown below.

New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek
 The Region of Halton is carrying out an Environmental Assessment to determine the future alignment of New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek in the Secondary Plan Area. The Town shall work with Region of Halton, other agencies and the landowners in the North Oakville East and West Planning Areas through the Environmental Assessment process to determine the alignment of New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek. The road alignment illustrated on the schedules to this Plan is conceptual only and subject to the Environmental Assessment process. All alternatives identified through the Environmental Assessment process will be investigated in more detail prior to determining the final road and crossing alignment.



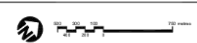
OPA No. XX
Existing

- LEGEND**
- SECONDARY PLAN AREA BOUNDARY
 - OAKVILLE / MILTON MUNICIPAL BOUNDARY
 - PROVINCIAL FREEWAY
 - MAJOR ARTERIAL/TRANSIT CORRIDOR
 - MINOR ARTERIAL/TRANSIT CORRIDOR
 - AVENUE/TRANSIT CORRIDOR
 - CONNECTOR/TRANSIT CORRIDOR
 - TRANSITWAY
 - UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)
 - FIVE MINUTE PEDESTRIAN SHED
 - TEN MINUTE PEDESTRIAN SHED
 - NEIGHBOURHOOD CENTRAL ACTIVITY NODE
 - RESIDENTIAL NEIGHBOURHOOD BOUNDARIES
 - TRAFALGAR URBAN CORE SUB-AREAS
 - URBAN CORE AREA
 - EMPLOYMENT DISTRICT
 - NATURAL HERITAGE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
 - OPEN SPACE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
 - JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17

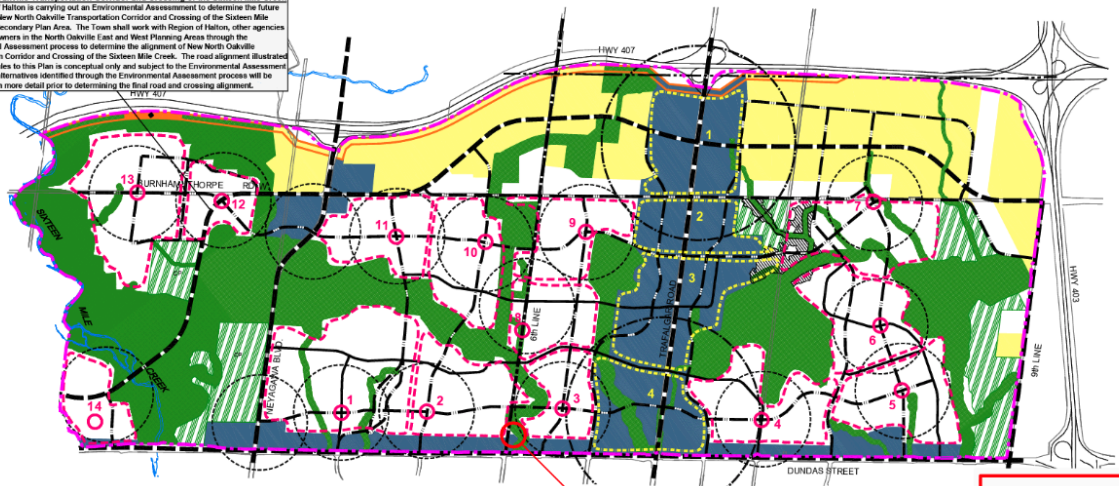
Town of Oakville
 North Oakville East of Sixteen Mile Creek Secondary Plan

FIGURE NOE 1
Community Structure

March 2023



New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek
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Area affected by
OPA No. XX

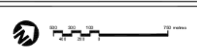
OPA No. XX
Proposed

- LEGEND**
- SECONDARY PLAN AREA BOUNDARY
 - OAKVILLE / MILTON MUNICIPAL BOUNDARY
 - PROVINCIAL FREEWAY
 - MAJOR ARTERIAL/TRANSIT CORRIDOR
 - MINOR ARTERIAL/TRANSIT CORRIDOR
 - AVENUE/TRANSIT CORRIDOR
 - CONNECTOR/TRANSIT CORRIDOR
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 - TRAFALGAR URBAN CORE SUB-AREAS
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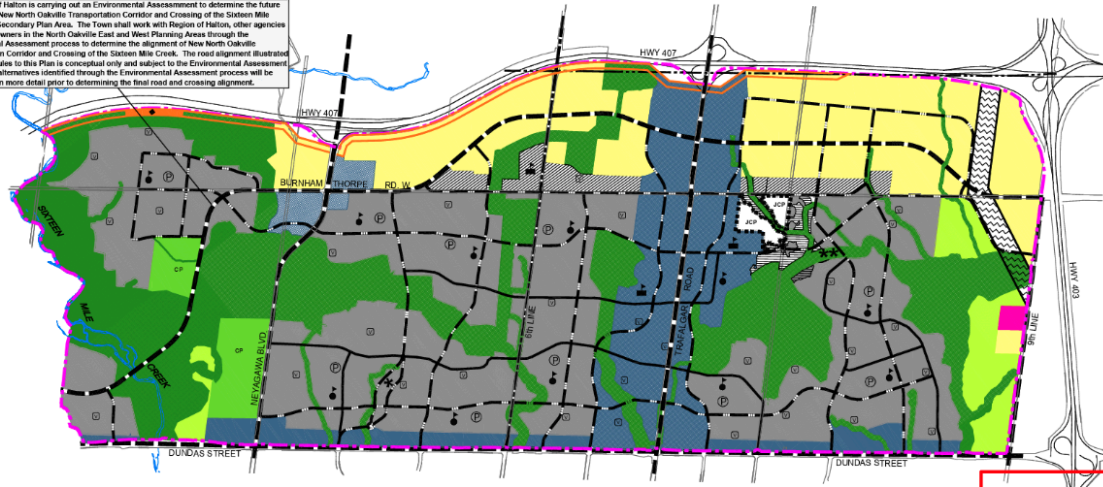
Town of Oakville
 North Oakville East of Sixteen Mile Creek Secondary Plan

FIGURE NOE 1
Community Structure

March 2023



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NOTE: This Plan must be read in conjunction with NOE 1, NOE 3 & NOE 4

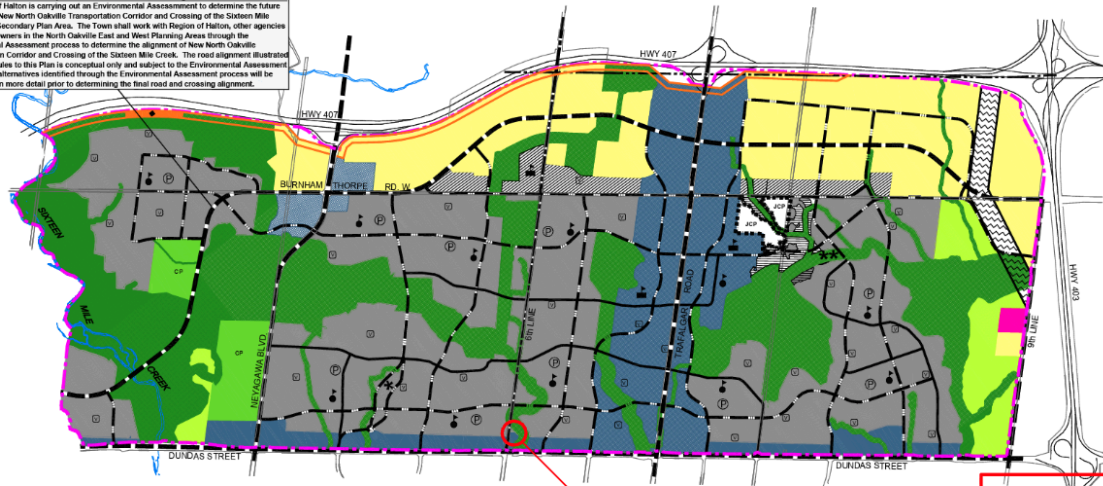
LEGEND	
--- SECONDARY PLAN AREA BOUNDARY	DUNDAS URBAN CORE AREA
--- OAKVILLE / MILTON MUNICIPAL BOUNDARY	NEYAGAWA URBAN CORE AREA
== PROVINCIAL FREEWAY	TRAFALGAR URBAN CORE AREA
--- MAJOR ARTERIAL/TRANSIT CORRIDOR	TRANSITIONAL AREA
--- MINOR ARTERIAL/TRANSIT CORRIDOR	EMPLOYMENT DISTRICT
--- AVENUE/TRANSIT CORRIDOR	NATURAL HERITAGE SYSTEM AREA
--- CONNECTOR/TRANSIT CORRIDOR	COMMUNITY PARK AREA
--- UTILITY CORRIDOR	JOSHUA CREEK COMMUNITY PARK AREA
--- TRANSITWAY	JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17
--- UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)	NEIGHBOURHOOD AREA
	CEMETERY AREA
	INSTITUTIONAL AREA
	SECONDARY SCHOOL SITE
	ELEMENTARY SCHOOL SITE
	NEIGHBOURHOOD PARK
	VILLAGE SQUARE
	★ SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d)
	* POLICY REFERENCE SEE POLICY SECTION 7.4.7.2

Town of Oakville
 North Oakville East of Sixteen Mile Creek Secondary Plan

FIGURE NOE 2
 Land Use Plan

March 2023

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LEGEND	
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--- OAKVILLE / MILTON MUNICIPAL BOUNDARY	NEYAGAWA URBAN CORE AREA
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Town of Oakville
 North Oakville East of Sixteen Mile Creek Secondary Plan

FIGURE NOE 2
 Land Use Plan

March 2023

