

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** September 23, 2020

**CASE NO(S):** PL170462

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 1463291 Ontario Inc. (Dunpar Development Inc.)  
Subject: Request to amend the Official Plan - Refusal of request by Town of Oakville  
Existing Designation: Low Density Residential with Special Policy Area, Natural Area  
Proposed Designated: Medium Density Residential, Private Open Space.  
Purpose: To permit the development of 81 townhouse units  
Property Address/Description: 1020, 1024, 1028, 1032 and 1042 Sixth Line  
Municipality: Town of Oakville  
Approval Authority File No.: Z.1516.02  
OMB Case No.: PL170462  
OMB File No.: PL170462  
OMB Case Name: 1463291 Ontario Inc. (Dunpar Development Inc.) v. Oakville (Town)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 1463291 Ontario Inc. (Dunpar Development Inc.)  
Subject: Application to amend Zoning By-law No. 2014-014 - Refusal of Application by Town of Oakville  
Existing Zoning: RL1-0, N  
Proposed Zoning: RM1, RM2, O2

Purpose: To permit the development of 81 townhouse units  
 Property Address/Description: 1020, 1024, 1028, 1032 and 1042 Sixth Line  
 Municipality: Town of Oakville  
 Municipality File No.: Z.1516.02  
 OMB Case No.: PL170462  
 OMB File No.: PL170463

**Heard:** September 8, 2020 via telephone conference call

### **APPEARANCES:**

#### **Parties**

1463291 Ontario Inc.  
(Dunpar Development Inc.)

Town of Oakville ("Town")

Halton Region Conservation Authority

Regional Municipality of Halton  
("Region")

#### **Counsel**

Russell Cheeseman

Jennifer Huctwith

Konstantine Stavrakos (did not join call)

David Germain

### **DECISION DELIVERED BY SHARYN VINCENT AND ORDER OF THE TRIBUNAL**

[1] The Tribunal issued an interim decision dated August 23, 2019 directing that the proposal be revised to reflect the findings and directions set out in that decision. The Parties advise that despite efforts to settle the matter, agreement has not been reached to support a settlement of the areas which remain under dispute. The Parties are therefore requesting that the matter come back before the Tribunal to adjudicate.

[2] The draft Procedural Order and Issues List was discussed, and the Tribunal heard submissions on draft issues 7, 8, and 10 which are to be revised in accordance with the Tribunal's direction. A place holder issue is to be included in the revised draft reflecting the concerns of the Region, acknowledging that discussions towards resolution are currently moving forward.

[3] The Parties anticipate calling evidence from five professionals and are therefore requesting a five-day hearing. The Town has undertaken to keep the Tribunal apprised of the evolving measures which will support in-person hearings, and as determined by the Tribunal's calendar, a five-day hearing has been scheduled to commence at **10 a.m. Monday, March 15, 2021 at:**

**Town of Oakville Municipal Building  
Palermo Room and Bronte Room  
1225 Trafalgar Road  
Oakville, Ontario**

[4] The Procedural Order, complete with Issues List, will issue under separate Order.

[5] The Tribunal so orders.

*"Sharyn Vincent"*

SHARYN VINCENT  
ASSOCIATE CHAIR

If there is an attachment referred to in this document,  
please visit [www.olt.gov.on.ca](http://www.olt.gov.on.ca) to view the attachment in PDF format.

**Local Planning Appeal Tribunal**  
A constituent tribunal of Ontario Land Tribunals  
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