

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-0XX

A by-law to amend Town of Oakville Zoning By-law 2009-189 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)

COUNCIL ENACTS AS FOLLOWS:

1. Within **Section 1, Administration**, of Zoning By-law 2009-189:
 - a) Subsection 1.6 ii, Certificates of Occupancy, is amended by deleting “*accessory*” and replacing with “*attached or detached additional*”.

2. Within **Section 3, Definitions**, of Zoning By-law 2009-189 is amended by:
 - a) Deleting the defined term “**Accessory Dwelling Unit**” and associated definition in its entirety.

 - b) Adding the defined term “**Additional Dwelling Unit, Attached**” and definition as follows:

“means one or more habitable rooms designed for *use* by, containing separate kitchen and bathroom facilities for the private *use* of, one household or person as a single housekeeping unit which is contained within a *detached dwelling, semi-detached dwelling or townhouse dwelling*. “

- c) Adding the defined term “**Additional Dwelling Unit, Detached**” and definition as follows:

“means one or more habitable rooms designed for *use* by, containing separate kitchen and bathroom facilities for the private *use* of, one household or person as a single housekeeping unit which is contained within an *accessory building* associated to a *detached dwelling, semi-detached dwelling or townhouse dwelling*.”

3. Within **Section 4, General Regulations**, of Zoning By-law 2009-189:
- a) Section 4.1 Contents is amended by deleting “*Accessory Dwelling Units*” and replacing with “Additional Dwelling Units”.
 - b) Section 4.29 **Accessory Dwelling Units** is deleted in its entirety and replaced with the following:

“4.29 Additional Dwelling Units

4.29.1 Permitted Building Types

Attached accessory dwelling units are permitted in the following *main building types*:

- i. *Detached dwelling;*
- ii. *Semi-detached dwelling;*
- iii. *Townhouse dwelling.*

4.29.2 Permitted Accessory Building Types

Detached accessory dwelling units are permitted in the following *accessory buildings*:

- i. *Accessory building associated to a detached dwelling, semi-detached dwelling or townhouse dwelling.*
- ii. *Detached private garage associated to a detached dwelling, semi-detached dwelling or townhouse dwelling.*

4.29.3 Maximum Number of Additional Dwelling Units

- i. *A maximum of three attached additional dwelling units are permitted within the detached dwelling; or,*
- ii. *A maximum of two attached additional dwelling units are permitted within the detached dwelling and one detached additional dwelling unit is permitted within an accessory building or detached private garage.*
- iii. *A maximum of two attached additional dwelling units are permitted within a semi-detached dwelling or townhouse dwelling; or,*
- iv. *A maximum of one attached additional dwelling unit is permitted within a semi-detached dwelling or townhouse dwelling and one detached additional dwelling unit is permitted within an accessory building or detached private garage.*

4.29.4 Entrance and Exit Regulations

- i. Any separate entrance and exit to an *attached* or *detached additional dwelling unit* shall not be oriented towards any *yard* having a dimension less than 1.0 metre.
 - ii. A minimum 1.0 metre exterior path of travel providing access to the entrance or exit of the *attached* or *detached additional dwelling unit* shall be provided.
- c) Section 4.32 **Short Term Accommodation**, is amended by:
- i) Deleting “*accessory*” in subsection i. and replacing with “*attached* or *detached additional*” and,
 - ii) deleting “*accessory*” subsection ii. and replacing with “*attached* or *detached additional*”.
2. Within **Section 5, Parking and Loading Regulations**, of Zoning By-law 2009-189:
- a) Table 5.1A row (9) **Parking Requirements for Residential Uses** is amended by deleting “*Accessory*” and replacing with “*Attached* or *detached additional*” in column 1.
3. Within **Section 6, Permitted Uses**, of Zoning By-law 2009-189:
- a) Table 6.1 is amended by deleting “*accessory*” in column 1 under the subheading Residential and replacing with “*attached* or *detached additional*”.
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this ##th/st/nd/rd day of MONTH, 20##

MAYOR

CLERK