

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-0XX

A by-law to amend Town of Oakville Zoning By-law 2014-014 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 **Part 1, Administration**, of Zoning By-law 2014-014:

- a) Subsection 1.4 d) Compliance with this By-law and Certificates of Occupancy is amended by deleting “*accessory*” and replacing with “*attached or detached additional*”.

2. Within **Part 3, Definitions**, of Zoning By-law 2014-014 is amended by:

- a) Deleting the defined term “**Dwelling Unit, Accessory**” 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 containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within a *detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling*. “

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

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

- d) Deleting the defined term “**Dwelling, Garden Suite**” and associated definition in its entirety .

3. Within **Part 4, General Provisions**, of Zoning By-law 2014-014:

- a) Section 4.1 **Accessory Dwelling Units** is deleted in its entirety and replaced with the following:

“4.1 Additional Dwelling Units

4.1.1 Permitted Buildings

- a) *Attached accessory dwelling units* are permitted in the following main *buildings*:
- i) *Detached dwelling;*
 - ii) *Semi-detached dwelling;*
 - iii) *Linked dwelling;*
 - iv) *Townhouse dwelling.*
- b) *Detached accessory dwelling units* are permitted in the following *accessory buildings*:
- i) *Accessory building associated to a detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.*

4.1.2 Maximum Number of Additional Dwelling Units

- a) A maximum of three *attached additional dwelling units* are permitted within the *detached dwelling; or,*
- b) 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.*
- c) A maximum of two *attached additional dwelling units* are permitted within a *semi-detached dwelling, linked dwellings or townhouse dwelling; or,*
- d) A maximum of one *attached additional dwelling unit* is permitted within a *semi-detached dwelling, linked dwelling or townhouse dwelling* and one *detached additional dwelling unit* is permitted within an *accessory building.*

4.1.3 Entrance and Exit Regulations

- a) Any separate entrance and exit to the *attached or detached additional dwelling unit* shall not be oriented towards any *yard* having a dimension less than 1.0 metre.
- b) 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. “

- b) Section 4.23 Short Term Accommodation is amended by:
 - i) Deleting “*accessory*” and replacing with “*attached or detached additional*” in subsection a).
 - ii) Deleting “*accessory*” and replacing with “*attached or detached additional*” in subsection b).

- 3. Within Part 5, **Parking, Loading & Stacking Lane Provisions**, of Zoning By-law 2014-014:
 - a) Table 5.2.1 Ratios of Minimum Number of Parking Spaces is amended by:
 - i) Deleting “*Accessory dwelling unit*” and replacing with “*Attached or detached additional*” in column 1.
 - ii) By adding after “*parking space*” the words “for the first two units and no additional *parking spaces* for the third unit” in column 2.

 - b) Table 5.2.2 Ratios of Minimum Number of Parking Spaces for Mixed Use Zones is amended by:
 - i) Deleting “*Accessory*” in row 12 and replacing with “*Attached or detached additional*” in column 1.
 - ii) By adding after “*parking space*” the words “for the first two units and no additional *parking spaces* for the third unit” in column 2.

- 4. Within Part 6, **Residential Zones**, of Zoning By-law 2014-014:
 - a) Table 6.2.1 Permitted Uses in the Residential Low Zones and the Residential Uptown Cores Zone is amended by:
 - i) Deleting “*Accessory*” and replacing with “*Attached or detached additional*” in column 1.

 - b) Table 6.2.2 Permitted Uses in the Residential Medium and the Residential High Zones is amended by:
 - i) Deleting “*Accessory*” and replacing with “*Attached or detached additional*” in column 1.

- i) Additional Regulations for Permitted Uses Table 6.2.2 footnote 1 is amended by deleting “*accessory*” and replacing with “*attached or detached additional*”.
5. Within Part 8, **Mixed Use Zones**, of Zoning By-law 2014-014:
- a) Table 8.2 Permitted Uses in the Mixed Use Zones is amended by:
 - i) Deleting “*Accessory*” and replacing with “*Attached or detached additional*” in column 1.
 - b) Additional Regulations for Permitted Uses Table 8.2 footnote 5 is amended by deleting “*accessory*” and replacing with “*attached or detached additional*”.
6. Within Part 13, **Environmental Zones**, of Zoning By-law 2014-014:
- a) Table 13.2 Permitted uses in the Environmental Zones is amended by deleting “*Accessory*” and replacing with “*Attached additional*” in row 1 of column 1.
 - b) Additional Regulations for Permitted Uses Table 13.2 footnote 6 is amended by deleting “*accessory dwellings*” and replacing with “*attached additional dwelling units*”.
7. 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