



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-112

A by-law to amend Town of Oakville Zoning By-law 2009-189 to make a number of technical modifications affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.03.91)

COUNCIL ENACTS AS FOLLOWS:

1. Within **Section 1.0, Administration**, of Zoning By-law 2009-189:
 - a) Subsection 1.6 ii, Certificates of Occupancy, is amended by deleting “*accessory dwelling unit*” and replacing with “*attached or detached additional residential unit*”.
2. Within **Section 3.0, 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 Residential 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* already containing a *dwelling unit* “

- c) Adding the defined term “**Additional Residential 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* already containing a *dwelling unit*.”

- d) Deleting the definition for the defined term “**School, Public**” and replacing it as follows:

“means a building, structure or part thereof where academic instruction in a full range of the subjects of the elementary or secondary school courses of study is provided under the jurisdiction of a school board established by the Province of Ontario, and may include accessory facilities for programs of a cultural, community service, informational, recreational, or instructional nature.”

3. Within **Section 4.0, General Regulations**, of Zoning By-law 2009-189:

- a) Section 4.1 Contents is amended by deleting “*Accessory Dwelling Units*” and replacing with “Additional Residential Units”.
- b) Section 4.29 Accessory Dwelling Units is amended by deleting it in its entirety and replacing with the following:

“4.29 Additional Residential Units

4.29.1 Permitted Building Types

Attached additional residential 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 additional residential units are permitted in the following *accessory buildings*:

- i. *Accessory building associated to a detached dwelling, semi-detached dwelling or townhouse dwelling.*

4.29.3 Maximum Number of Additional Residential Units

The permitted combinations of *detached* or *attached additional residential units* shall be as follows:

- a) A maximum of two (2) *attached additional residential units*; or,
- b) A maximum of one (1) *attached additional residential unit* and one (1) *detached additional residential unit*. "

4.29.4 Entrance and Exit Regulations

- i. Any separate entrance and exit to an *attached or detached additional residential unit* shall not be oriented towards any yard having a dimension less than 1.0 metre. "

- c) Section 4.32 Short Term Accommodation, is amended by:

- i) Deleting "*accessory dwelling unit*" in subsection i. and replacing with "*attached or detached additional residential unit*".
- ii) Deleting "*accessory dwelling unit*" subsection ii. and replacing with "*attached or detached additional residential unit*".

- 4. Within **Section 5.0, Parking and Loading Regulations**, of Zoning By-law 2009-189:

- a) Table 5.1A row (9) Parking Requirements for Residential Uses row 9, column 1 is amended by deleting "*Accessory dwelling unit*" and replacing with "*Attached or detached additional residential unit*".
- b) Table 5.1B row (13) Parking Requirements For Non-Residential Uses, row 13, column 2 is amended by:
 - i) Deleting "and," after "*leasable floor area* minimum;" ;
 - ii) Adding "and;" after "*leasable floor area* maximum;" and;
 - iii) Deleting the sentence "In addition, 1 queued *parking space* per every five pupil capacity maximum is required." and replacing with the sentence "1 queued *parking space* maximum per every five pupil capacity."

- 5. Within **Section 6.0, Permitted Uses**, of Zoning By-law 2009-189:

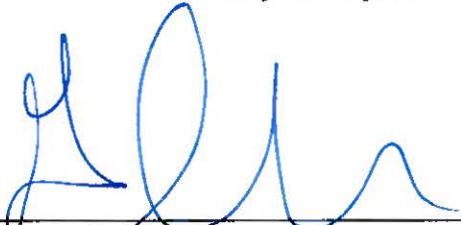
- a) Table 6.1 Permitted Use Table is amended by deleting "*accessory dwelling unit*" under column one, in the first row after the subheading Residential and replacing with "*attached or detached additional residential unit*".

- 6. Within **Section 8.0, Special Provisions**, of Zoning By-law 2009-189:

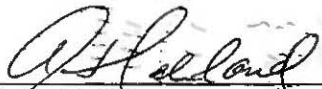
- a) Section 8.29 (Sixth Line Corporation) is amended by deleting “Additional Permitted Uses” within the title of section 8.29.1 and replacing with “Additional Permitted Building Type” and deleting “The following *buildings* are the only *buildings* permitted.” and replacing with “The following additional *building* types are permitted.”.

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 10th day of July, 2024



Gabe A.R. Charles
Acting Commissioner of Planning and Development
as delegate for Council



Andrea Holland
Acting Town Clerk

