



## REPORT

### Planning and Development Council

Meeting Date: April 20, 2026

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**FROM:** Building Services  
Planning and Development Department

**DATE:** April 7, 2026

**SUBJECT:** **Public Meeting – Zoning Review for Low Density Residential lands south of Dundas Street subject to Zoning By-law 2014-014**

**LOCATION:** Generally south of Dundas Street

**WARD:** Town-wide

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#### RECOMMENDATION

1. That comments from the public with respect to proposed Town-initiated Zoning By-law amendments to Zoning By-law 2014-014 be received.
2. That staff consider such comments as may be provided by Council.

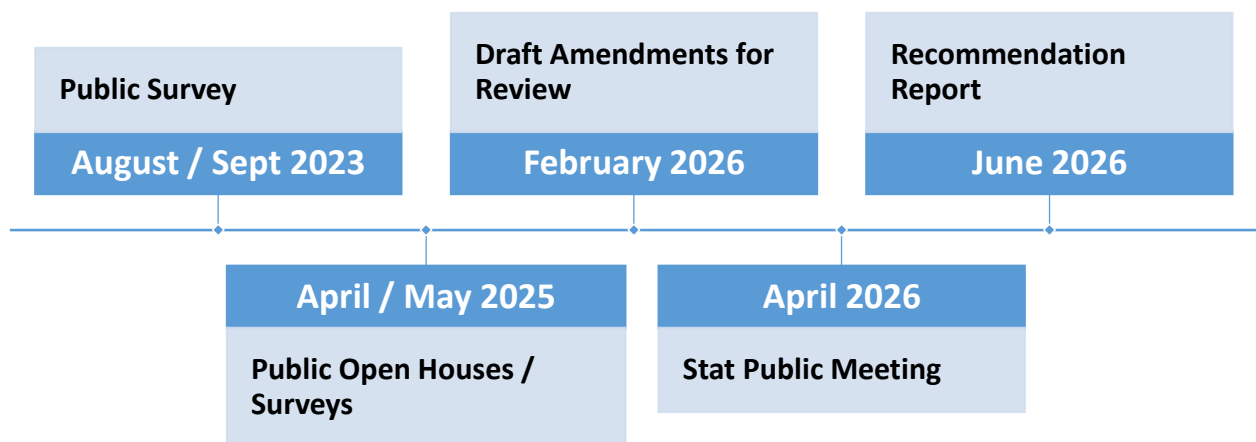
#### KEY FACTS

The following are key points for consideration with respect to this report:

- The Zoning Review for Low Density Residential lands south of Dundas Street subject to Zoning By-law 2014-014 is now complete.
- Key project goal: Clarify and simplify zoning regulations to make them easier to understand and apply, explore reducing the number of Residential Low (RL) zones, apply more equitable practices and improve livability.
- Attached to this report as Appendix A is a background report prepared by Nethery Planning outlining recommended amendments to Zoning By-law 2014-014, as amended.
- Appendix B is a draft Zoning By-law Amendment which implements the recommendations and includes Heritage Conservation District specific special provisions prepared by Town staff.

- To assist in understanding changes that are proposed, a chart comparing existing Zoning By-law 2014-014 provisions to what is proposed is attached as Appendix C.
- Initial public engagement has occurred and informed the preparation of Draft Regulations to update Zoning By-law 2014-014, as amended.
- Town staff hosted an online survey in August and September 2023 and held in-person public consultations on April 9 and 10, 2025 and a Heritage Conservation District-focused public consultation on May 14, 2025. The public also had the opportunity to provide feedback online through accompanying surveys. A summary of the consultation efforts can be found under item 5.2 of the [Planning and Development Council - September 08, 2025](#).

## KEY MILESTONES

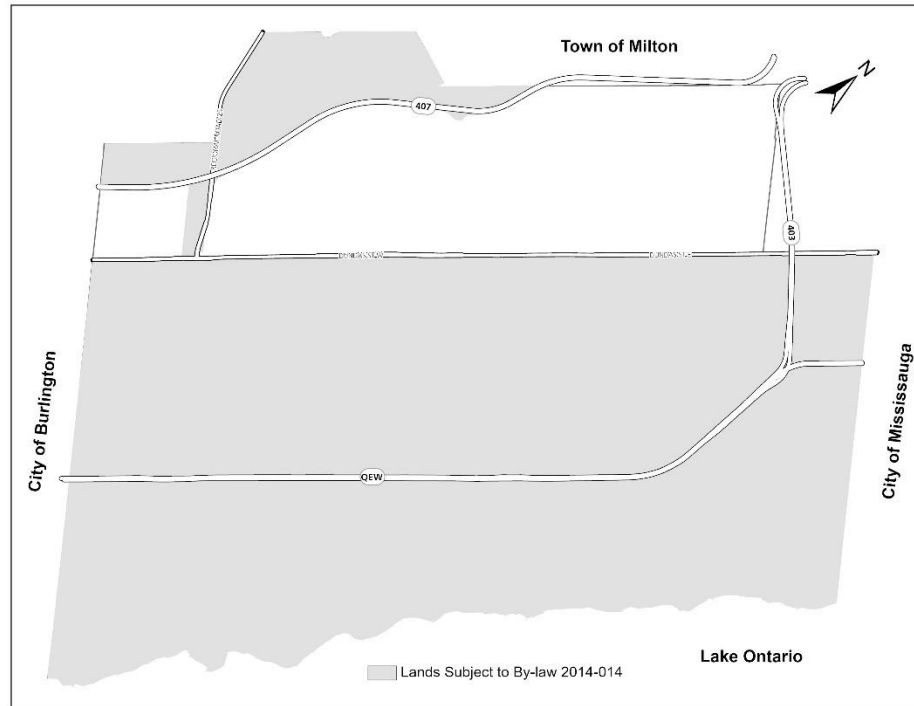


**Planned Completion Date:** Third quarter of 2026.

## BACKGROUND

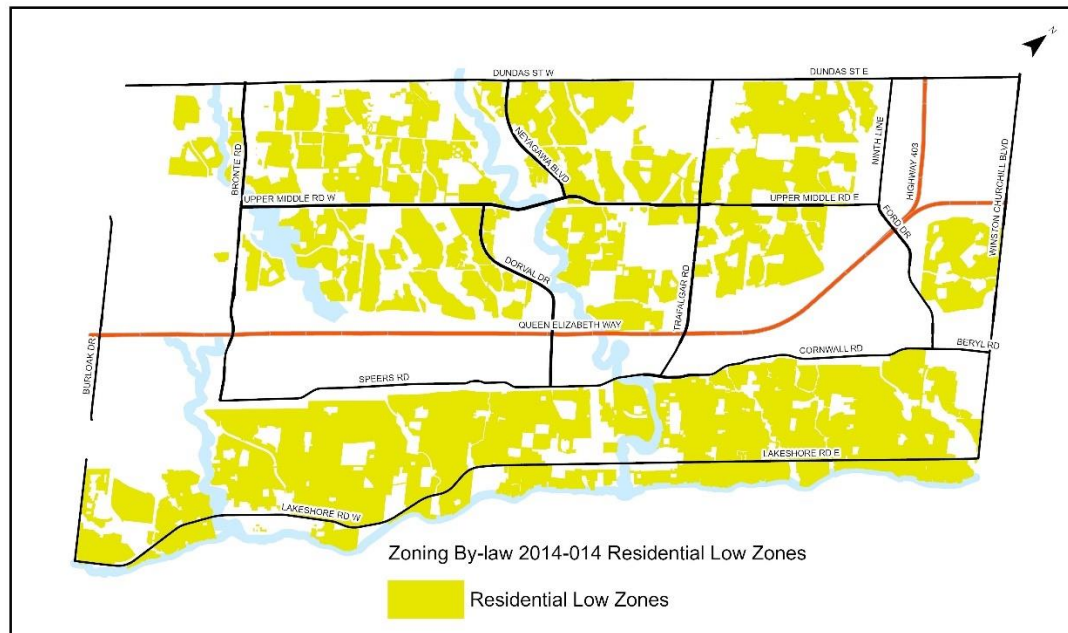
- [Zoning By-law 2014-014, as amended](#) (the “Zoning By-law”) applies generally to the lands south of Dundas Street and north of Highway 407, which is indicated in Figure 1 below. It was passed by Council on February 25, 2014, and partially deemed in-force by the Ontario Municipal Board (OMB), now referred to as the Ontario Land Tribunal (OLT), on February 23, 2015. Since then, most of the by-law has been deemed in-force by the Tribunal. Certain sections of the by-law are not yet in force and outstanding appeals continue to be adjudicated (OMB File No. PL140317). A recent OLT decision (OLT File No. OLT-24-000105) expanded

the area that the Zoning By-law applies to select lands north of Dundas Street as shown in the image below.



*Figure 1: Lands subject to Zoning By-law 2014-014, as amended*

- In 2017, a residential character study was completed by Town staff and was received for information by Council on January 15, 2018.
- Based on the findings of the study, one of the recommendations was to review the existing Residential Low zones under the Zoning By-law to ensure that the regulations align with and respect the existing and planned character of the area with specific reference to setbacks, height and landscaping.
- The review is scoped to lands zoned Residential Low under the Zoning By-law. Figure 2 below includes all Residential Low zoned lands in yellow. Properties zoned Residential Low are only located south of Dundas Street.
- These lands are also designated Low Density Residential under the Livable Oakville Plan. The Low Density Residential land use designation permits a range of housing types including detached dwellings, semi-detached dwellings and duplexes.



*Figure 2: Lands zoned Residential Low under Zoning By-law 2014-014*

- The Zoning By-law has been in effect for over 10 years which has provided staff and the public the opportunity to evaluate the effectiveness of the regulations and opportunities for change. Analyzing building permit and Committee of Adjustment data can shed light on regulations that regularly require relief for the development of properties in the Residential Low zone.
- Nethery Planning was retained, conducted consultation, prepared a background report and proposed regulations to update the Zoning By-law.

## **PROJECT OBJECTIVE AND APPROACH**

- Key project goal: Clarify and simplify zoning regulations to make them easier to understand and apply, explore reducing the number of Residential Low zones, apply more equitable practices and improve livability.
- The objectives for the project have been to review, update, consolidate, condense, and simplify the Town's current Residential Low zones and applicable regulations within the Zoning By-law, provide recommendations to Council to amend the Residential Low zones and implement the proposed amendments using plain language and easy-to-understand visuals. The materials attached to this report provide a critical step in moving towards a final recommendation.
- This has been accomplished through technical study and background research including best practice reviews, review of Committee of Adjustment data, and

public consultation. The proposed draft amendments are now being presented for public consultation with a recommendation to Council and implementation for the use of the public to follow.

- The proposed amendments include updates to the Residential Low zones and associated definitions and special provisions related to these zones impacting Parts 1, 2, 3, 4, 5, 6, 15 and 19 (Maps) of the Zoning By-law.

## **KEY RECOMMENDATIONS**

The Nethery Planning Background Report (Appendix A) lays out a series of recommendations for updates to the Residential Low Zones that staff endorses. These recommendations are being implemented through the recommended amendments in Appendix B.

Key changes can be summarized as follows:

- general amendments that are housekeeping in nature, and bring about clarity such as the introduction of table identifiers and reorganization of information, clarification of definitions and regulations;
- update transition provisions;
- streamlining and consolidation of zones resulting in updates to minimum lot frontages and areas including related changes to regulations such as minimum yards, residential floor area and lot coverage and symbol change from “RL” to “R”;
- related updates to mapping;
- updates to requirements for side yards, window wells, lot coverage, garage area and residential floor area;
- introduction of height requirements based on roof slope, driveway setbacks, and soft landscaping requirements;
- introduction of minimum yards for additional residential units (ARUs) within detached accessory buildings (i.e. garden suites);
- change the “-0” Suffix Zone to an Overlay and removal of some requirements such as main wall proportionality and other changes such as replacing the term “prohibited” with not “permitted” for balconies and residential floor area above the second storey within the “-0” Overlay areas; and
- Updates to special provisions.

The Comparison Chart in Appendix C lays out how these recommendations have been implemented in the Zoning and the changes that are proposed.

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## **HERITAGE CONSERVATION DISTRICT SPECIAL PROVISIONS**

- As part of this larger zoning project, staff has undertaken a review of the existing zoning regulations in the Town's three residential heritage conservation districts (HCD): Old Oakville, First and Second Street, and Trafalgar Road. The goal of this review was to determine if changes could be made to the existing zoning regulations to provide more clarity and simplicity, and to ensure the regulations align with the Plan & Guidelines for each HCD. Five zoning regulations were included in the review: building height, front yard setbacks, interior side yard setbacks, flankage yard setbacks, and residential floor area ratio (RFAR).
- Public consultation was done through an online survey and an open house in May 2025. Overall, there was support for maintaining or lowering existing building height maximums to maintain the character of the HCDs. There was also support for a new approach to setbacks that helps maintain a variety of setbacks, a major element of the HCD streetscapes. And finally, there was support for applying the current RFAR approach in the Trafalgar Road HCD to all three HCDs, where the RFAR percentage increases as the size of the lot decreases to prevent overbuilding on large lots and still provide building opportunities on small lots.
- It was noted by residents that each HCD is different, and that one set of zoning regulations is not necessarily appropriate for all three HCDs. Staff agree with this approach and is proposing three different Special Provisions (SP) to address each HCD. These three SPs include specific regulations for the five areas reviewed (building height, front yard setbacks, interior side yard setbacks, flankage yard setbacks, and RFAR). They also include current regulations for the HCDs that are still relevant and appropriate (i.e. lot area, lot frontage, lot coverage).
  - 1) Special Provision 450 – Trafalgar Road HCD
    - This is a new SP as currently this HCD does not have any specific regulations that apply to the entire HCD
    - The SP will apply to all low-density residential properties within the HCD
  - 2) Special Provision 11 – Old Oakville Heritage Conservation District
    - This SP already exists so the new one will replace the existing one
  - 3) Special Provision 12 – First and Second Street HCD
    - This SP already exists so the new one will replace the existing one
- These three Special Provisions improve the user experience by providing specific regulations that apply to the whole of each HCD. The SPs also ensure

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that the Town's Zoning By-law better aligns with the three Plan and Guidelines documents for each residential HCD.

## **LEGISLATIVE CHANGES**

- Through the course of the review of the Zoning By-law, various updates have occurred at the Provincial level such as the replacement of the Provincial Policy Statement, 2020 and Growth Plan for the Greater Golden Horseshoe with the Provincial Planning Statement, 2024 (PPS). Various Bills have passed which have amended the *Planning Act*. This project is intended to also bring about conformity measures and respond to changes in the planning regime.
- Bill 23, *More Homes Built Faster Act, 2022*, which amended the *Planning Act* introduced new objectives for residential areas such as allowing for additional residential dwelling units to encourage more housing opportunities.
- Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025*
  - Dwellings in particular areas can be set back 10% from the standard in the Zoning By-law without amendment.
- Bill 60: *Fighting Delays, Building Faster Act, 2025*
  - Ministry of Municipal Affairs and Housing is empowered to identify other zoning performance standards for which “as-of-right” variations will be permitted.
- It is important to note that the side yard permissions proposed in the attached amendment are the standards that should be applied; however, it is understood that the *Planning Act* takes precedent and that standard will supersede those of the Zoning By-law.

## **TRANSITION AND IMPACT TO CURRENT PERMISSIONS**

A key question that residents have is how this will impact their properties. The first step is to look at the maps included in the proposed amendment under Appendix A to understand what zone applies to their property and then look at the comparison chart in Appendix C to see the changes and what regulations would apply.

Legally existing buildings and structures will not be affected by the proposed amendments; however, if there should be any alterations such as an extension or addition, the new portions will need to comply with the revised and new regulations of the Zoning By-law. For those that own or rent a home and do not plan on

renovating, adding an extension or tearing down and rebuilding, the proposed amendments to the Zoning By-law will not impact them.

For property owners that are in the process of making changes to their homes such as those that have applied for a building permit but it hasn't been issued yet, appropriate transition provisions are being proposed.

## **CONSIDERATIONS**

### **(A) PUBLIC**

Town staff hosted a survey August and September 2023. In person public open houses were held on April 9 and 10, 2025 and a Heritage Conservation District focused public consultation was held on May 14, 2025.

### **(B) FINANCIAL**

There are no financial implications arising from this study.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Internal Town departments are being consulted throughout the review process as other departments may be impacted by the changes to the Zoning By-law such as Municipal Enforcement and Transportation and Engineering.

### **(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities: Accountable Government, Environmental Sustainability, Growth Management and Community Belonging.

### **(E) CLIMATE CHANGE/ACTION**

Draft regulations will be prepared to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan. Staff are exploring regulations that can support effective stormwater management which supports the Town's goal to combat climate change.

## **NEXT STEPS**

Following the statutory public meeting, staff will engage with the consultant to further refine the proposed zoning regulations in consideration of feedback from Council and the public. It is Staff's intent to present a final Zoning By-law Amendment to Council later in 2026.

## **APPENDICES**

**Appendix 'A':** Background Report: Residential Zoning By-law Review prepared by Nethery Planning

**Appendix 'B':** Town-initiated Draft Zoning By-law Amendment

**Appendix 'C':** Comparison Chart of existing Zoning By-law 2014-014, as amended, regulations compared to proposed amendments

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