



Draft: December 21, 2017

THE CORPORATION OF THE TOWN OF OAKVILLE

DRAFT

BY-LAW NUMBER 2017-_____

A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 2014-014, as amended, to introduce regulations for Short-Term Accommodations, and amend regulations Bed and Breakfast Establishments.

COUNCIL ENACTS AS FOLLOWS:

1. Section 1.4 c), Compliance with this By-law and Certificates of Occupancy, of Zoning By-law 2014-014, as amended, is further amended by inserting the words “, *short-term accommodation*,” after the words “*bed and breakfast establishment*”.
2. Part 3, Definitions, of Zoning By-law 2014-014, as amended, is further amended by inserting the definition “Short-Term Accommodation” alphabetically into the table of definitions, including the definition index, as follows:

Term	Definition
Short-Term Accommodation	means the provision of a <i>dwelling unit</i> which is used for the temporary lodging of the travelling public for a rental period not greater than 28 consecutive days.

3. Part 3, Definitions, of Zoning By-law 2014-014, as amended, is further amended by deleting the definitions “Bed and Breakfast Establishment” and “Lodging Unit”, and replacing them with the definition provided below:

Term	Definition
Bed and Breakfast Establishment	means the provision of <i>lodging units</i> within a <i>dwelling</i> with or without meals for the temporary lodging of the traveling public.
Lodging Unit	means a room provided for rent or hire, which is <i>used</i> or designed to be <i>used</i> as a sleeping accommodation and may contain bathroom facilities.

4. Section 4.4 b), Bed and Breakfast Establishments, of Zoning By-law 2014-014, as amended, is further amended by deleting the word “two” and replacing it with the word “three”, and replacing the value “25%” with the value “30%”.
5. Part 4, General Provisions, of Zoning By-law 2014-014, as amended, is further amended by inserting a new section **4.25 Short-Term Accommodation**, as follows, and renumbering the subsequent sections in Part 4 accordingly including updates to the table of contents:

4.25 Short-Term Accommodation

Where a *short-term accommodation* is permitted, the following regulations apply:

- a) A *short-term accommodation* is permitted in *dwellings* permitted by the applicable zone, including an *accessory dwelling*.
 - b) A *short-term accommodation* shall be operated by the person or persons whose principal residence is the *dwelling* in which the *short-term accommodation* is located. For the purpose of this provision, the principal residence of an *accessory dwelling* shall be deemed to be the principle residence of the main *dwelling unit* on the lot.
6. Section 5.2.1, Minimum Number of Parking Spaces, of Zoning By-law 2014-014, as amended, is further amended by adding the use “Short-Term Accommodation” alphabetically into Table 5.2.1, as follows:

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
Short-Term Accommodation	1.0 additional <i>parking space</i> (5)

7. Section 5.2.1, Minimum Number of Parking Spaces, of Zoning By-law 2014-014, as amended, is further amended by adding a new footnote 5 in the “Additional Regulations for Minimum Parking Ratios Table 5.2.1”, as follows:

5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.

8. Section 5.2.2, Minimum Number of Parking Spaces in Mixed Use Zones, of Zoning By-law 2014-014, as amended, is further amended by adding the use “Short-Term Accommodation” alphabetically into Table 5.2.2, as follows:

Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use

Zones	
Use	Minimum Number of Parking Spaces
Short-Term Accommodation	1.0 additional <i>parking space</i> (5)

9. Section 5.2.2, Minimum Number of Parking Spaces in Mixed Use Zones, of Zoning By-law 2014-014, as amended, is further amended by adding a new footnote 5 in the “Additional Regulations for Growth Area Parking Spaces Table 5.2.2”, as follows:

5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.

10. Section 6.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by adding the use “Short-Term Accommodation” alphabetically into Table 6.2.1, as follows:

Table 6.2.1: Permitted Uses in the Residential Low Zones and the Residential Uptown Core Zone					
	RL1, RL2, RL3, RL4, RL5, RL6	RL7, RL8, RL9	RL10	RL11	RUC
Short-Term Accommodation (4)	✓	✓	✓	✓	✓

11. Section 6.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by added a new footnote 4 in the “Additional Regulations for Permitted Uses Table 6.2.1”, as follows:

4. Shall be subject to footnote 1 but shall exclude *accessory dwellings*.

12. Section 6.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by adding the use “Short-Term Accommodation” alphabetically into Table 6.2.2, as follows:

Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones					
	RM1	RM2	RM3	RM4	RH
Short-Term Accommodation (1)	✓	✓	✓	✓	✓

13. Section 8.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by adding the use “Short-Term Accommodation” alphabetically into Table 8.2, as follows:

Table 8.2: Permitted Uses in the Mixed Use Zones					
	CBD	MU1	MU2	MU3	MU4
<i>Short-Term Accommodation</i> (9)	✓	✓	✓	✓	✓

14. Section 8.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by adding a new footnote 9 in the “Additional Regulations for Permitted Uses Table 8.2”, as follows:

9. Shall be subject to footnote 5 but shall exclude *accessory dwellings*.

15. Section 13.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by adding the use “Short-Term Accommodation” alphabetically into Table 13.2, as follows:

Table 13.2: Permitted Uses in the Environmental Zones				
	N	GB	PB1	PB2
<i>Short-Term Accommodation</i>		✓(6)		✓(6)

16. Section 13.2, Permitted Uses, of Zoning By-law 2014-014, as amended, is further amended by adding a new footnote 9 in the “Additional Regulations for Permitted Uses Table 13.2”, as follows:

6. Shall be subject to footnote 3 but shall exclude *accessory dwellings*.

17. This by-law comes into force upon the day it is passed, if no appeal is filed pursuant to subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. Where one or more appeals have been filed under subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, this by-law comes into effect when all such appeals have been withdrawn or finally disposed of, whereupon the by-law, except for those parts which are repealed or amended by the Ontario Municipal Board pursuant to subsection 34(26) and 34(30) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, shall be deemed to have come into force on the day it was passed.

PASSED this ____ day of _____, 2017
