

APPENDIX A

Table 1, below, details the rationale for each clause of the proposed By-law 2015-018.

Table 1: Proposed Amendments to By-law 2014-014

Item #	By-law Reg.	Change	Rationale
A. B. E. F.	19(2) 19(8) 19(10) 19(15)	Corrects zoning in four areas	These mapping changes correct a number zone boundaries to ensure the identified lands are correctly zoned with the proper regulations applying.
C D. E.	19(8b) 19(22a) 19(10)	Restores Special Provisions to Properties	These mapping changes are connected to the restoration of incorrectly omitted Special Provisions from Zoning By-law 2014-014. These changes are detailed in items 33, 34, and 45.
2.	2.3.1	Change “street” to “road”	Corrects a change in terminology missed between drafts of the By-law.
3.	Definitions	Adds additional language into five definitions, adds one new definition, deletes and replaces one definition	The updated language incorporates interpretive decisions or clarifies the application of the affected terms. The deleted and replaced definition (flankage lot line) ensures all lot lines abutting streets are categorized. The new definition of hospice provides interpretive support for a new Special Provision included in this amendment.
4.	4.3	Adds additional language into two allowable projections; deletes one projection; Deletes “wheel chair” in final row	Omitted footnotes are proposed to be restored and other language corrected to synchronize regulations found elsewhere in Zoning By-law 2014-014. A third footnote is proposed to be deleted as it is duplicated with a balcony regulation. These changes eliminate conflicts between projections that have triggered a number of variance requirements. The words “wheel chair” are deleted to better reflect full inclusivity of barrier-free accesses.
5.	4.7	Add missing word	Editorial revision clarifies the intended application of the regulation.
6.	4.17	Adds language to outside display and sales regulation	Additional language clarifies that height of merchandise is only measured when materials are not within a building or structure (which are permitted to be taller than 3.0 m).

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7.	4.18	Changes language in patios regulation	Corrects patio area requirement to only count toward a parking requirement, not other floor area-based regulations.
8.	5.2.2	Visitor parking for Mixed Use Zones residential	The revision requires a dedicated visitor's parking spot for residential uses in a Mixed Use Zone only when 5 parking spaces are required (meaning 4 would be for residents and 1 would be for visitors). No visitor spaces were required under By-law 1984-63.
9.	5.2.3(d)	Adds two words to clause	Clarifies application of the regulation for both abutting obstructions (i.e. parking structure wall) and obstructions within a parking space (i.e. support column).
10.	5.3.1	Editorial revisions to barrier-free parking requirements	The introductory paragraph has been unclear to users, and the revisions proposed clarify the application of the regulations. The revisions to the tiered ratios streamlines the categories to correctly reflect the required numbers of barrier-free parking spaces.
11.	5.3.2	Editorial revision to path of travel location	Clarifies requirement that the barrier-free path of travel is required adjacent to "the longest side" of a parking space – which, according to minimum dimension requirements, is the length.
12.	5.8.4	Cross-reference update	Updates a subsection reference to point back to the correct regulation.
13.	5.8.7	Delete and replace garage projection clause	The original clause was awkwardly written and results in a measurement that does not reflect the intent of the Design Guidelines for Stable Residential Neighbourhoods and Section 11.1.9 of the Livable Oakville Plan. The updated clause corrects the measurement so that it is taken from the main wall of the dwelling with residential floor area behind.
14.	5.9.1	Corrects commercial vehicle weight maximum	The 3,000.0 kilogram weight for motor vehicles to be considered as "commercial" under the <i>Highway Traffic Act</i> was increased to 4,500.0 kilograms in 2007. The zoning regulation should be increased to harmonize the zoning with Provincial licensing and regulatory frameworks.

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15. 16. 17.	6.3.2 6.3.3 6.3.4	Add missing footnotes and words	Corrects omissions related to additional massing limitations in three Residential Low (RL7, RL8, and RL9) Zones. The restored notations and additional new footnote apply to all of the identified regulations and clarifies the overall application of regulations in these zones.
16c. 16f.	6.3.3	Replace lot size minimum with map locations	The 180.0 square meter floor area maximum comes from the former R06 Zone. This zone was consolidated into another zone category where this floor area maximum was not intended to apply, inadvertently adding the regulation to a number of unintended lots. It is instead recommended to use a geographic reference (in this case, identified maps) that correctly limits the regulation to existing locations only.
18.	6.3.7	Accessory building height regulations	Corrects how height for accessory buildings is calculated in the Residential Uptown Core (RUC) Zone.
19.	8.3.1	Footnote 4 corrections	Corrects the application of footnote 4, which was only intended to apply to lots abutting a Residential Zone, the Institutional (I) Zone, or the Community Use (CU) Zone. The footnote was inadvertently broadened between the first and second drafts of By-law 2014-014.
20.	8.3.2	Add words to front yard regulations	The additional language clarifies the intent of allowing a reduced minimum front yard where shallower front yard depths legally exist – currently applying in all Residential Zones – to the same low-rise housing forms in the Mixed Use Zones.

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21a. 21d. 21e.	8.6(c), new (d), new (e)	Revise provisions related to parking structure to eliminate conflict	Two regulations are in conflict: one allows parking structures; the other prohibits them on certain lots. The amendments revises the framework to permit a parking structure on the affected lots, but not in the first 9.0 metres of the building, measured in from the wall oriented toward the applicable streets.
21f.	New (f)		The minimum first storey height is also proposed to be exempted for first storeys of buildings uses as a parking structure, as the height requirement is only intended to apply for buildings designed to be occupied by other uses.
22.	Deleting 8.7		As a housekeeping measure, these regulations will all be consolidated into one parking regulation section. Clause 22 of the amendment is a corresponding administrative update to renumber sections.
21b. 21c.	8.6(d)	Cross-reference update	Updates a subsection reference to refer back to the correct set of driveway regulations. Adding the dwelling unit types additionally clarifies the application of the regulation.
23.	9.3	Delete footnote 1	Related regulations were updated between drafts of Zoning By-law 2014-014 and the footnote is now duplicated and longer required.
24.	10.3	Replace word	Changing the word is a minor interpretive amendment.
25.	11.2	Revision to footnote 2	The deletion of the word, “major” will correctly allow private schools and day cares on lots abutting other types of arterial roads, as intended.

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26.	12.3	Reduced minimum yards in the Park (O1) Zone	<p>The change of practice in interpreting “governmental authority” was overlooked in setting minimum yard standards in the Park (O1) Zone, creating a number of issues with existing and future infrastructure in Town-owned parks. The reduced minimum yards maintain appropriate setbacks from residential uses for community uses, matching those found in the Community Use (CU) Zone. No setback from streets is proposed to provide more opportunities for community infrastructure (i.e. washrooms) near where the services are available.</p> <p>Lands in this zone are generally developed as open space and recreational areas. Major community facilities have been placed in the Community Use (CU) or Institutional (I) Zones.</p>
33. 34. 45.	New SPs	New SP 178 Revised SP 191 New SP 359	Three Special Provisions were inadvertently omitted in the text of Zoning By-law 2014-014. These three provisions are restored as passed by Council in 1995, 2009, and 2013, with revisions as needed to integrate into the framework of Zoning By-law 2014-014.
27-32 35-44	SPs	Revisions to Special Provisions	A number of technical corrections are required to sixteen Special Provisions. The revisions are technical and editorial in nature, clarifying intent and applicability through corrected wording (additions, deletions, and replacements as required).
45.	Holds	New H3	Linked to item 34 above, the site-specific Hold is required to be restored to the subject lands.