

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-054

A by-law to amend Town of Oakville Zoning By-law 2009-189 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 **Section 1, 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 dwelling unit*”.

2. Within **Section 3, 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 “**Dwelling Unit, Attached Additional**” 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 “**Dwelling Unit, Detached Additional**” 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.*”

3. Within **Section 4, General Regulations**, of Zoning By-law 2009-189:
 - a) Section 4.1 Contents is amended by deleting “*Accessory Dwelling Units*” and replacing with “*Additional Dwelling Units*”.
 - b) Section 4.29 **Accessory Dwelling Units** is deleted in its entirety and replaced with the following:

“4.29 Additional Dwelling Units

4.29.1 Permitted Building Types

Attached additional dwelling 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 dwelling 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 Dwelling Units

Attached or Detached Additional Dwelling Units			
Dwelling type	Permitted combinations of additional dwelling units		
<i>Detached Dwelling</i>	A maximum of three (3) <i>attached additional dwelling units.</i>	or	A maximum of two (2) <i>attached additional dwelling units</i> and one (1) <i>detached additional dwelling unit.</i>
<i>Semi-detached dwelling, or townhouse dwelling</i>	A maximum of two (2) <i>attached additional dwelling units.</i>	or	A maximum of one (1) <i>attached additional dwelling unit</i> and one (1) <i>detached additional dwelling unit.</i>

4.29.4 Entrance and Exit Regulations

- i. Any entrance and exit to an *attached* or *detached additional dwelling 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 dwelling unit*” and,
 - ii) deleting “*accessory dwelling unit*” subsection ii. and replacing with “*attached or detached additional dwelling unit*”.

2. Within **Section 5, Parking and Loading Regulations**, of Zoning By-law 2009-189:
 - a) Table 5.1A row (9) **Parking Requirements for Residential Uses** is amended by deleting “*Accessory dwelling unit*” and replacing with “*Attached or detached additional dwelling unit*” in row 9, column 1.

3. Within **Section 6, Permitted Uses**, of Zoning By-law 2009-189:
 - a) Table 6.1 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*”.

4. 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