

# Context of the Project

## 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 South Oakville Residential Zoning By-law review seeks to consider appropriate zoning regulations for low density residential neighbourhoods in Oakville and use public feedback to inform necessary changes to Zoning By-law 2014-014.

This project has been informed by several municipal plans and documents, including the 2009 Livable Oakville Official Plan, the 2013 Design Guidelines for Stable Residential Communities, and the 2017 Residential Character Study.



**Town of Oakville Zoning By-law  
2014-014**

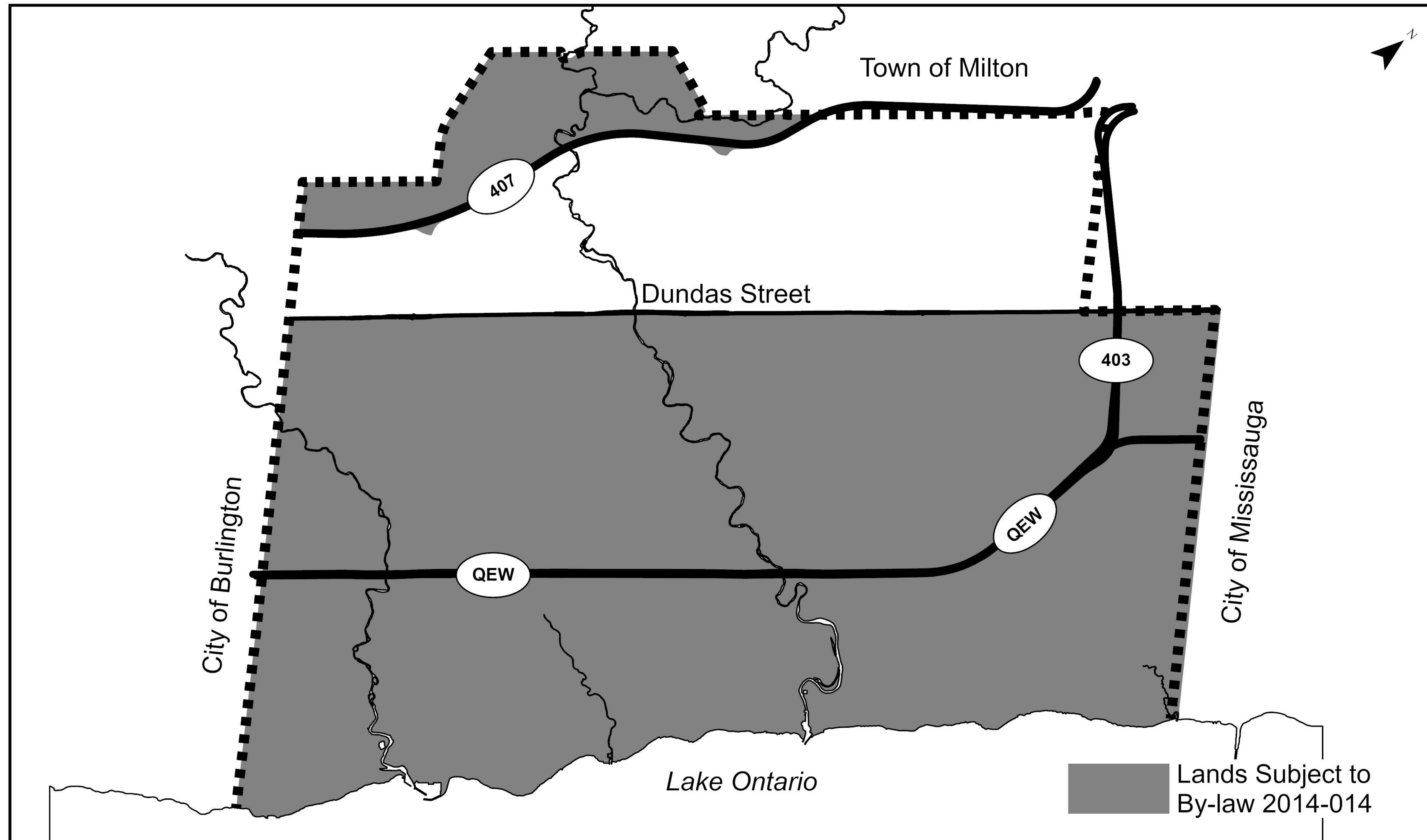
**Consolidated to November 28, 2024**

**Disclaimer:**

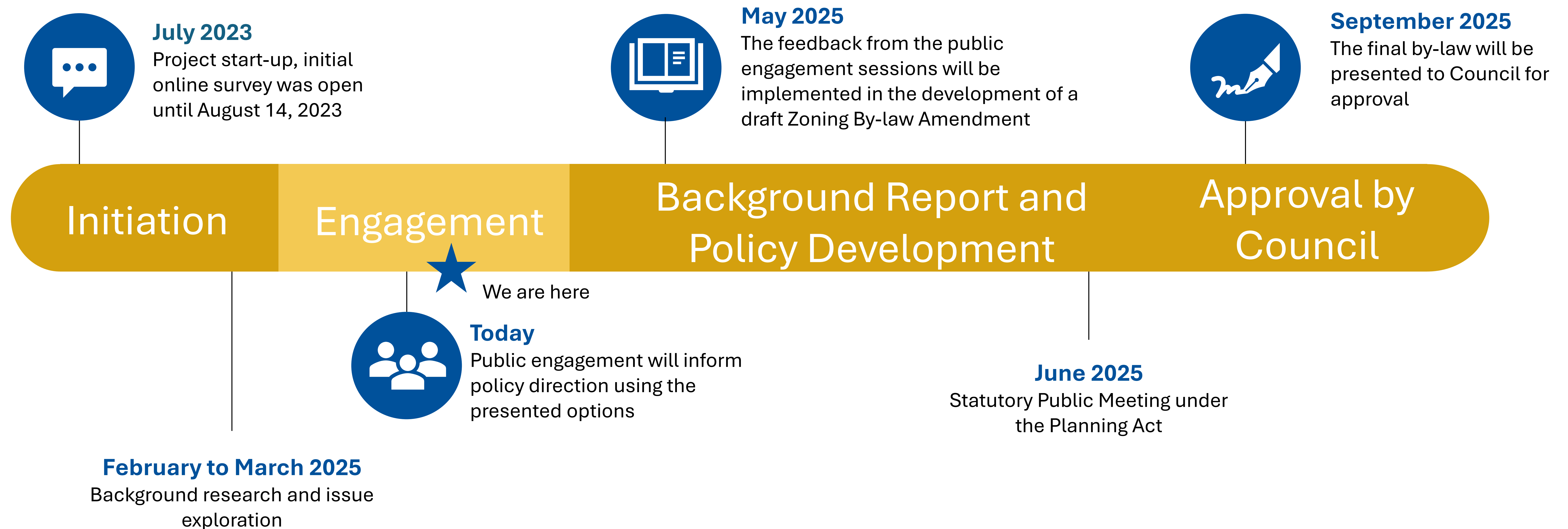
This document is updated on a regular basis, but may not reflect all amendments that have been passed by Council or approved at the Ontario Land Tribunal. This consolidation of the By-law is provided for convenience and reference should be made to the original passed documents for confirmation.



# Study Area



# Project Timeline





# Summary of Survey Results

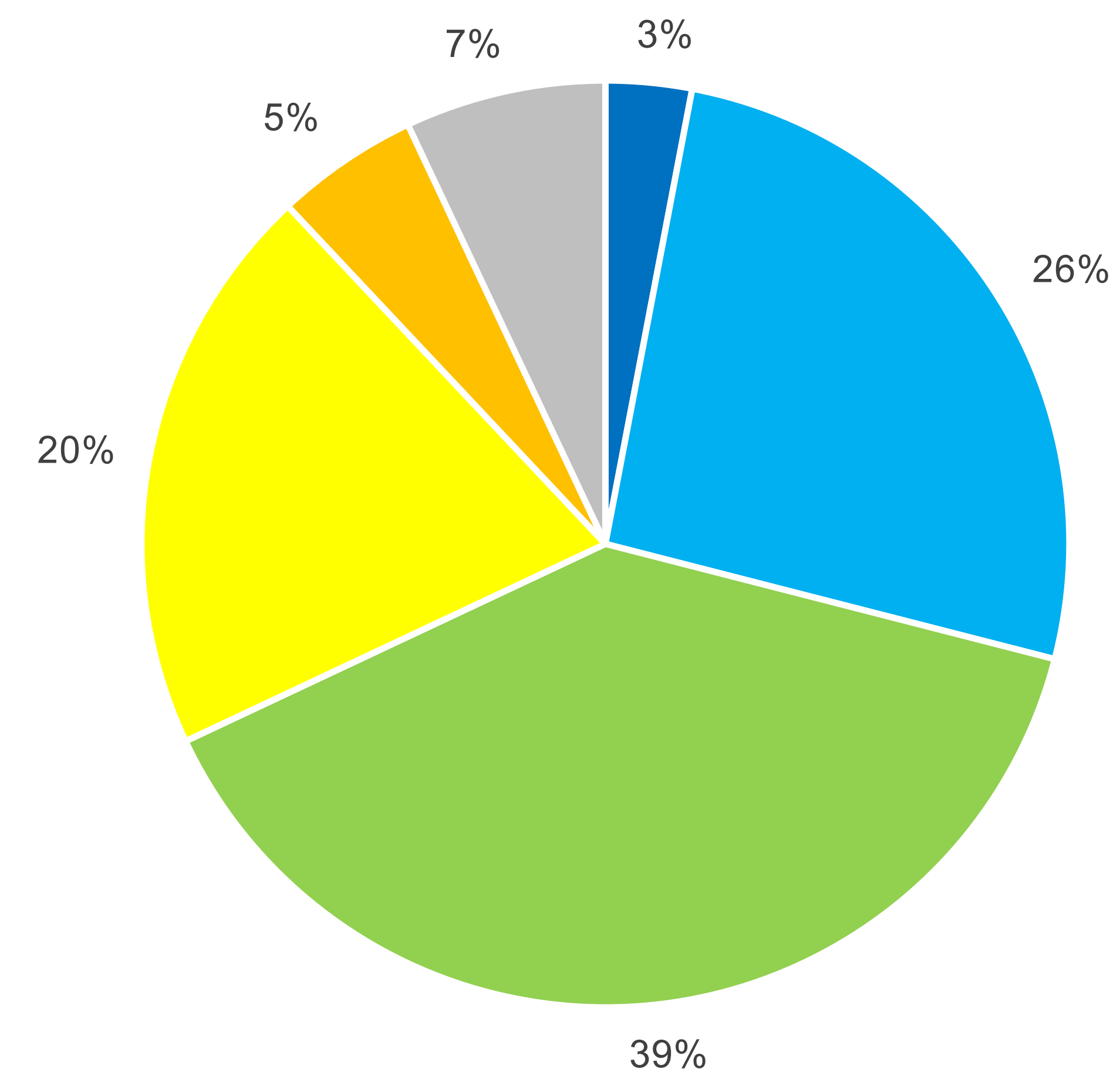
A survey was conducted in summer 2023 which asked Oakville residents to comment on their familiarity with and usability of the Zoning By-law and provide feedback on what was most important to them when regulating the rebuild and renovation of houses.

Key areas to review include:

- Lot coverage
- Building heights
- Setbacks
- Residential floor area

Was the Zoning By-law easy to read and understand?

■ Very easy ■ Somewhat easy ■ Neutral ■ Difficult ■ Very difficult ■ No response



# Key Issues to be Explored

## Guiding Questions

### Driveways

- How should driveways be measured/ calculated?
- What other issues should be considered?

### Yards

- What should setbacks look like in Oakville neighbourhoods?
- Are the current side yard setbacks appropriate?

### Encroachments and Projections

- What are good practices for maintaining access around buildings, reserving space for drainage, and mitigating noise?
- What has worked, what hasn't?

### Improve Clarity and Usability

- What would make zoning clearer or easier to understand?
- What is currently unclear about the zoning by-law?

### Height

- Would there be benefit in more height flexibility in zoning?
- Are current height regulations appropriate?

### Residential Floor Area and Garage Area

- What does appropriate building massing look like?

### Stormwater Management and Landscaping

- What does not work currently (ex., flooding on lots with no permeable surfaces)?
- How can landscaping be defined and applied?
- How much landscaping should be required?
- How should lot coverage be defined and applied?

### Streamlining Zones and Special Provisions

- What is good about the current Zoning By-law?
- What does “Special Provisions” look like to you?

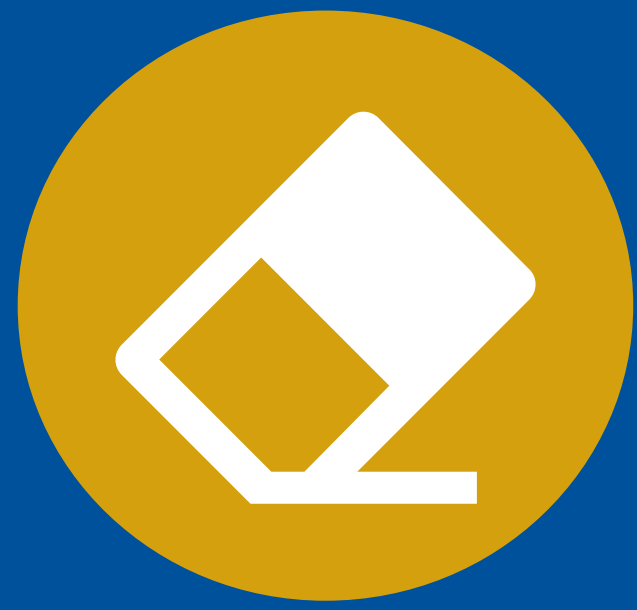


# Streamlining Zones and Special Provisions

- Current issue: Zones could be grouped more efficiently (to have fewer than the 11 existing zones)
- Considerations:
  - Consolidate zones—ensure standards remain as similar as possible
  - Potential to delete redundant Special Provisions through detailed filtering
  - Rename or retitle zones

## Example Zone Consolidations

Current Zone	Example Zone
RL1	R1
RL2	R2
RL3, RL4, RL5	R3
RL6	R4
RL7	R5
RL8, RL9	R6
RL10	Absorbed into other zones since none of the properties zoned RL10 met the specifications to permit duplex dwellings
RL11	R6 with a new special provision that allows for Linked Dwellings



# Improve Clarity and Usability

- Current issue: The Zoning By-law could benefit from editorial improvements to enhance readability and ease-of-use
- Considerations:
  - Make the Zoning By-law more user-friendly and intuitive
  - Add row identifiers to tables
  - Improve overall accessibility

Original Table

Table 4.3: Table 4.3: Allowable Building and Structure Encroachments and Projections			
Structure or Feature	Applicable Yards	Maximum Encroachment into a Minimum Yard	Maximum Total Projection beyond the main wall
Access stairs associated or not associated with a porch or uncovered platform (2016-023)	All	Up to 0.6 m from the applicable lot line	n/a
Air conditioners, heat pumps, swimming pool pumps, filters, heaters, and generators	Flankage, interior side, and rear	Up to 0.6 m from the applicable lot line (2)	n/a
...	...	...	...

Example Updated Table

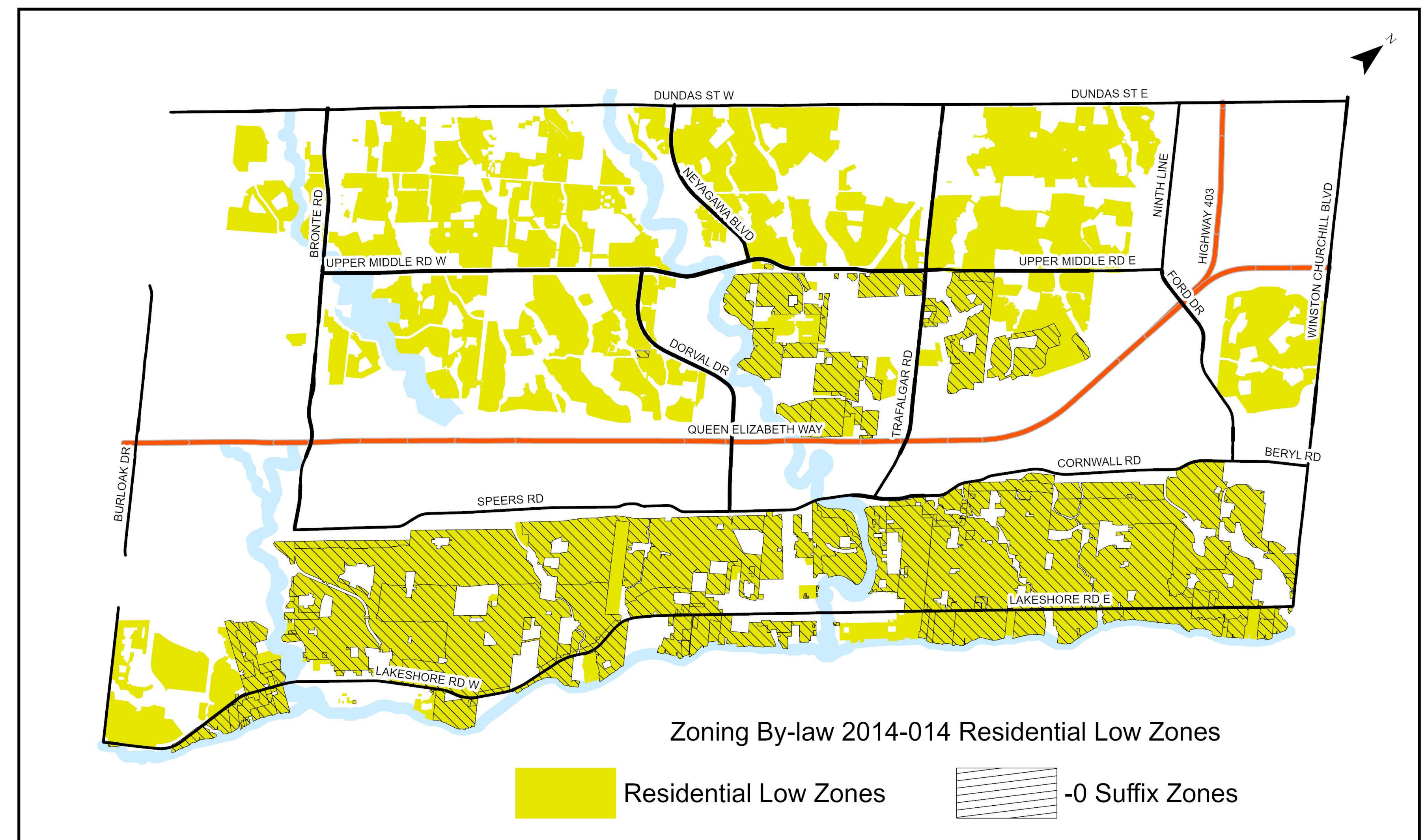
Table 4.3: Table 4.3: Allowable Building and Structure Encroachments and Projections				
1	2	3	4	5
A	Structure or Feature	Applicable Yard	Maximum Encroachment into a Minimum Yard	Maximum Total Projection beyond the main wall
1	Access stairs associated or not associated with a porch or uncovered platform (2016-023)	All	Up to 0.6 m from the applicable lot line	n/a
2	Air conditioners, heat pumps, swimming pool pumps, filters, heaters, and generators	Flankage, interior side, and rear	Up to 0.6 m from the applicable lot line (2)	n/a
...	...	...	...	...





# "-0" Suffix Zone Regulations

- Current issue: "-0" Suffix Zone provisions can sometimes be overlooked in the By-law
- Considerations:
  - Integrate more "-0" Suffix Zone provisions into main zones
  - Expand "-0" zones town-wide for consistency







# Yards

## Front Yards

- Current issue: Different front yard frameworks in the town
- Considerations:
  - Harmonize front yard measurement requirements for all zones (potentially different numeric standards)

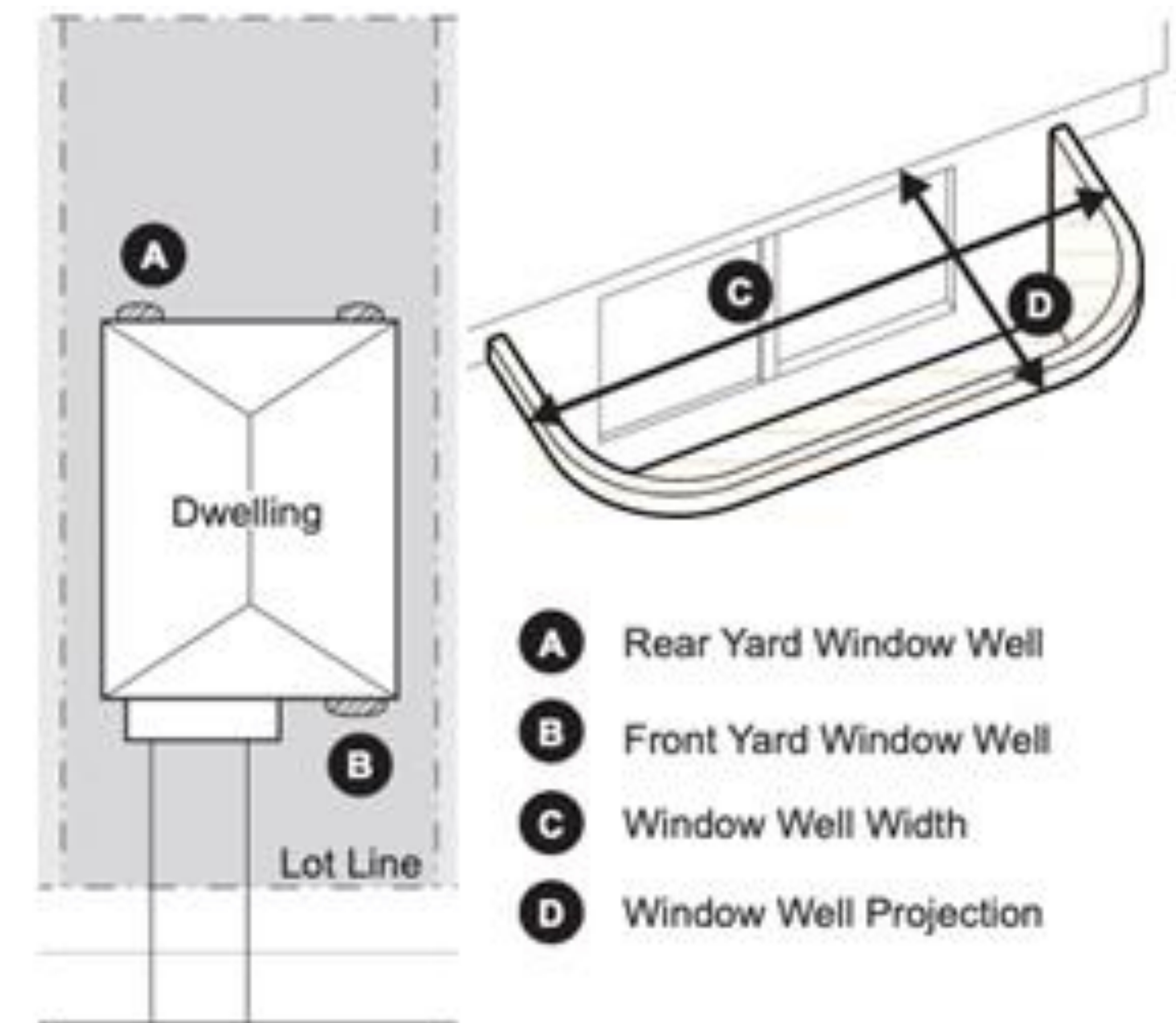
## Side Yards

- Current issue: Competing needs for side yard space (e.g., encroachments and projections, trees, and drainage)
- Considerations:
  - Increase side yard standards
  - Review encroachment permissions within side yards



# Encroachments and Projections

- Current issue: Understand what is and is not working for residents of Oakville and update accordingly
- Considerations:
  - Better regulate encroachments and provide greater clarity
  - Look into window well projections and how they can be appropriately placed



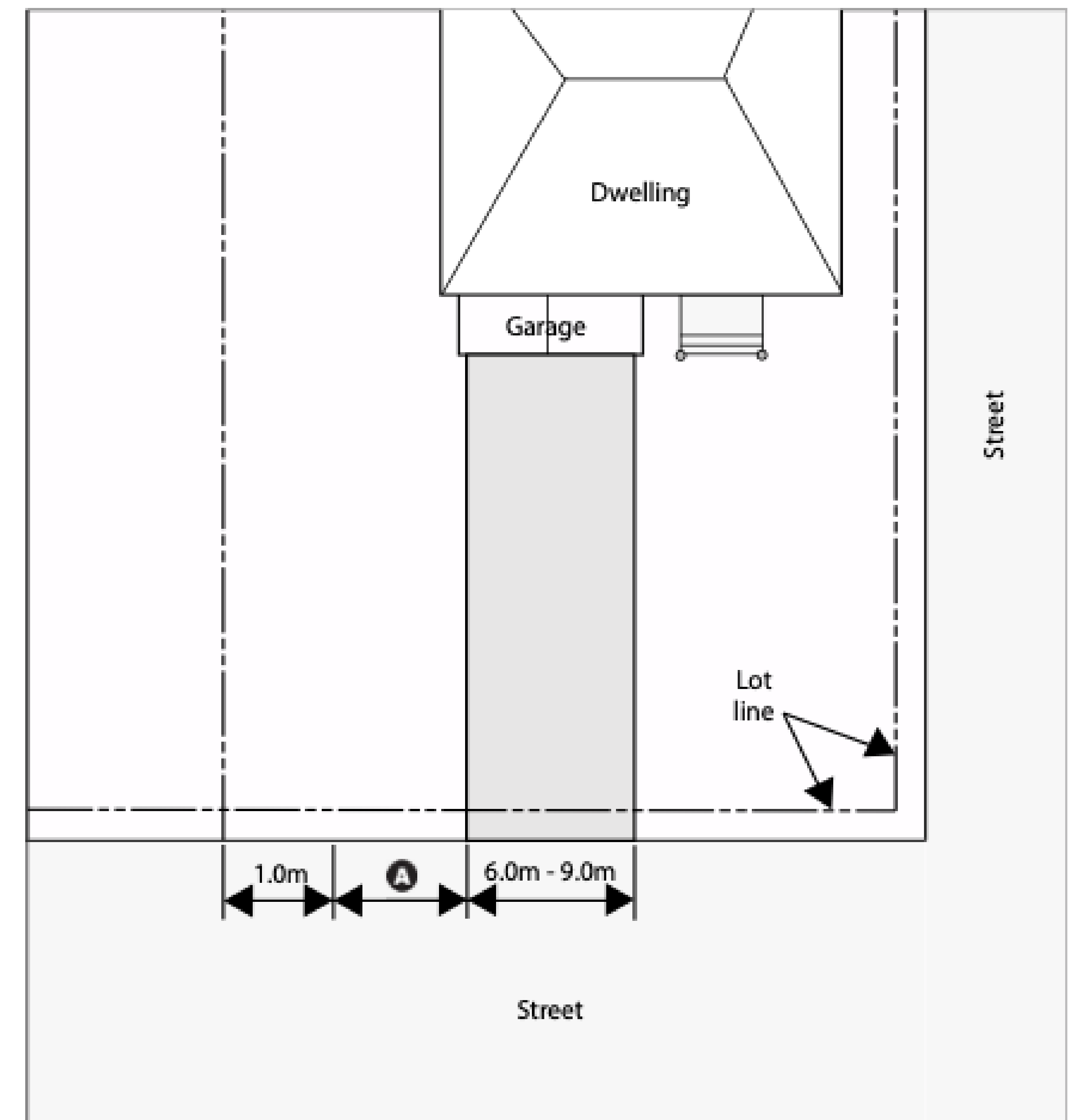
Plan and model view of window well in front and rear yards as well as respective width and projection





# Driveways

- Current issue: Inadequate setbacks between driveways and property lines can lead to poor drainage, with a risk of causing surface runoff and flooding
- Considerations:
  - A minimum setback from all lot lines be introduced to provide drainage buffers
  - Consider different ways of measuring and defining driveway size

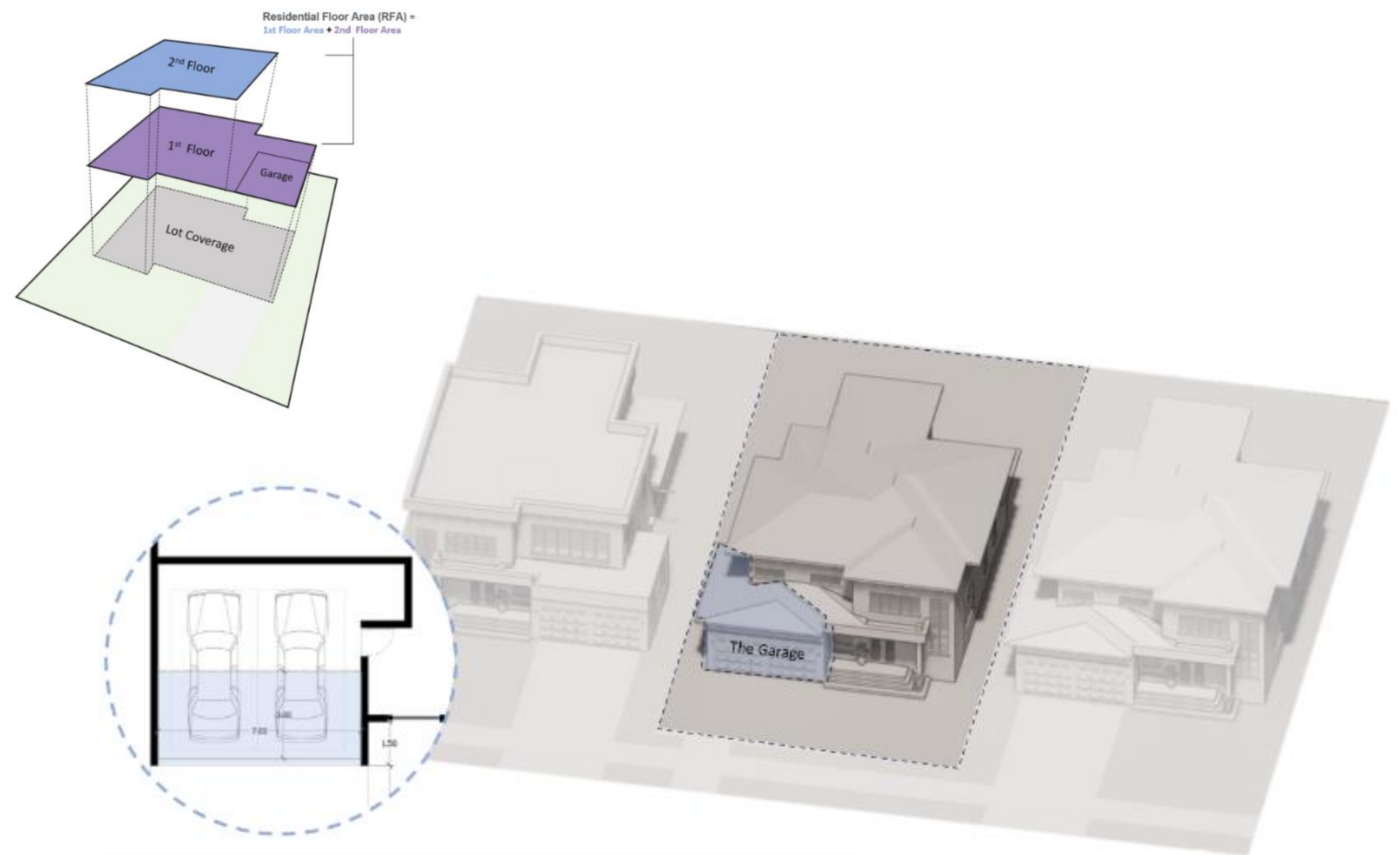


Plan view of driveway setbacks and placement details on a corner lot



# Residential Floor Area and Garage Area

- Current issue: Concerns surrounding residential floor area ratio (RFAR) calculations
- Considerations:
  - Include the area of attached garages in RFAR calculations
  - Width regulations for garages
  - Explore current ratios and RFAR calculations

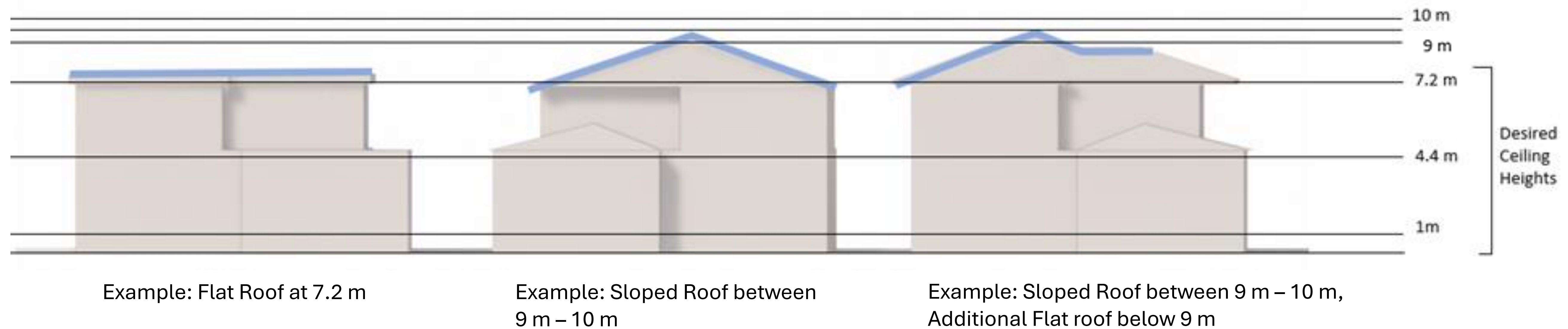


Model view illustrating the inclusion of garages in the RFA ratio





# Height

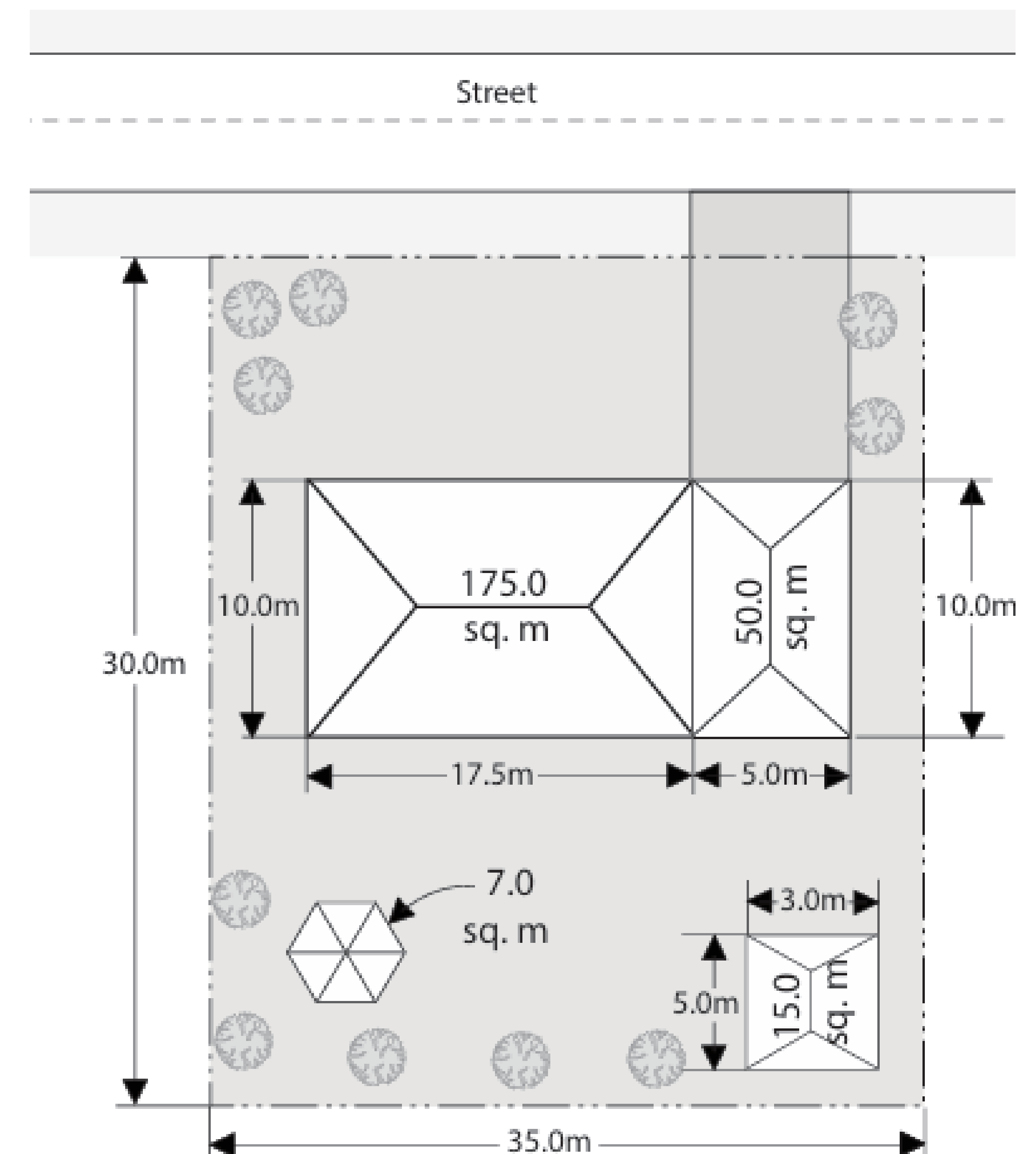


- Current issue: Concerns surrounding height regulations
- Considerations:
  - Offer additional flexibility in height provisions
  - Increased height for pitched roofs
  - Clarify height measurements



# Stormwater Management and Landscaping

- Current issue: There are lot coverage maximums, but this standard does not fully address other interrelated surface coverage issues
- Considerations:
  - Refine the definition of landscaping
  - Consider minimum landscaping coverage requirements (tailored to context)
  - Lot coverage to include the dwelling and accessory buildings and structures in all residential low zones
  - Increase side yards to assist with infiltration and allow space for swales
  - Proposing a further study on impermeable surfaces and stormwater management objectives



Lot area = 1,050 sq. m.  
Lot covered by buildings and roofed structures = 247 sq. m.  
Lot coverage =  $247 \text{ sq. m.} \div 1,050 \text{ sq. m.} = 23 \%$





## Next Steps

### Prepare a Draft Zoning By-law Amendment

- Input collected from this public open house will help shape the draft Zoning By-law Amendment (ZBA)
- The draft ZBA will be available for further public consultation Summer 2025 before it is presented to Council for approval

More information is available on the town's project website, provided in the QR code to the right.

Please forward any comments that you may have to [zoningreview@oakville.ca](mailto:zoningreview@oakville.ca).



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