

Employment Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment Zones are denoted by the symbol "✓" in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones (2017-025)				
	E1	E2	E3	E4
Adult entertainment establishment		✓ (4)(10)	✓ (4)(10)	
Art gallery (2016-023)	✓ (5)	✓ (6)(7)		✓
Business office	✓	✓	✓ (1)	✓
Bulk storage facility			✓	
Commercial school (PL140317)	✓	✓		✓
Commercial self-storage		✓	✓	✓
Community centre				✓
Conservation use	✓	✓	✓	✓
Contractors establishment	✓	✓	✓	✓
Day care (PL140317)	✓ (5)(17)	✓ (17)		✓ (17)
Drive-through facility	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
Dry cleaning depot (PL140317)	✓ (5)			✓
Dry cleaning/laundry establishment (PL140317)		✓	✓	
Emergency service facility	✓	✓	✓	✓
Financial institution	✓ (5)	✓ (6)(7)		✓
Food bank	✓	✓		✓
Food production	✓ (2)	✓		✓
Funeral home				✓
Hotel	✓	✓		✓
Manufacturing	✓ (2)	✓	✓	
Medical office	✓	✓		✓
Motor vehicle body shop				✓ (8)(13)
Motor vehicle dealership				✓ (8)(14)
Motor vehicle rental facility				✓ (13)(14)
Motor vehicle repair facility				✓ (13)
Motor vehicle service station				✓ (15)
Motor vehicle storage compound			✓	
Motor vehicle washing facility				✓ (8)(16)

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Table 10.2: Permitted Uses in the Employment Zones (2017-025)				
	E1	E2	E3	E4
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Outside processing</i>			✓	
<i>Outside storage (2021-068)</i>		✓ (18)	✓ (18)	
<i>Park, public</i>	✓	✓	✓	✓
<i>Parking area, heavy vehicle (2021-068)</i>		✓ (18)	✓ (18)	
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Place of worship (PL140317)</i>	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
<i>Public hall</i>	✓	✓		✓
<i>Public works yard</i>		✓	✓	
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop (2017-025)</i>	✓ (2)	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>School, private (PL140317)</i>	✓	✓ (17)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Stormwater management facility</i>	✓	✓	✓	✓
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Training facility</i>	✓	✓	✓	✓
<i>Transportation terminal</i>			✓	
<i>Veterinary clinic (PL140317)</i>		✓		✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	

Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted use and shall not exceed a maximum of 25% of the *net floor area* on the lot.
2. Permitted only where the use legally existed on the lot on the effective date of this By-law.
3.
 - a) The maximum *net floor area* for an *accessory retail store* and *showroom* shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main use or 250.0 square metres (PL140317); and,

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

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- b) The *accessory retail store* and showroom shall be contained within the same *premises* as the associated permitted *use*.
 - c) The area within the *building* used for the *accessory retail store* and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.
- 4.
- a) Prohibited on a *lot* within 800.0 metres of a Residential *Zone*, whether the Residential *Zone* is in Oakville or in a neighbouring municipality.
 - b) For a *waste transfer facility*, this footnote only applies when the *use* is dealing with *hazardous waste*. (PL140317)
- 5.
- a) Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
 - b) A maximum of 20% of the total *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.
- 6.
- a) A maximum of 30% of the total *net floor area* on the *lot* shall be cumulatively occupied by all *uses* subject to this footnote. (PL140317)
 - b) No *net floor area* may be occupied by *uses* subject to this footnote without prior construction having occurred of an equal amount of *net floor area* for any other *use* permitted that is not subject to this footnote.
- 7.
- a) Notwithstanding footnote 6, a stand-alone *building* that legally existed on the effective date of this By-law containing a *use* legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
 - b) There shall be no maximum *net floor area* applicable to that *building*.
8. Shall not be permitted on a *lot* abutting any Residential *Zone*.
9. The maximum *net floor area* on any *lot* within 100.0 metres of a Residential *Zone* shall be 1,000.0 square metres.
10. Shall only be located within a freestanding *building* as the exclusive *use* on the *lot*.
11. The maximum *net floor area* on a *lot* for all *uses* subject to this provision shall be 2,500.0 square metres.
- 12.
- a) The maximum *lot area* shall be 2.5 hectares.
 - b) In the Business Commercial (E4) *Zone* only, the maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*. In all other *zones*, *net floor areas* established by other footnotes shall apply. (PL140317)
13. If the *lot* is abutting the *highway corridor*, *uses* subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.
14. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
- Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial (E4) Zone is not limited in floor area – however, all other standards of the By-law must be met.*

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15. Shall comply with the Service Station (C4) *Zone* regulations.
16. Shall comply with the Service Station (C4) *Zone* regulations when *used* in conjunction with a *motor vehicle service station*.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) *Zone*.
(PL140317)
18. Permitted only *accessory* to another permitted *use*, (2021-068)

10.3 Regulations

No person shall within any Employment *Zone use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 10.3 below.

	E1	E2	E3	E4
Minimum <i>lot area</i>	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum <i>lot frontage</i>	30.0 m	30.0 m	30.0 m	30.0 m
Minimum <i>front yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>front yard</i>	17.5 m (1)	n/a	n/a	n/a
Minimum <i>flankage yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>flankage yard</i>	17.5 m (1)	n/a	n/a	n/a
Minimum <i>interior side yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>interior side yard</i> abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional (I) <i>Zone</i> , or Community Use (CU) <i>Zone</i>	15.0 m	15.0 m	15.0 m	15.0 m
Minimum <i>interior side yard</i> abutting any <i>railway corridor</i>	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>rear yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>rear yard</i> abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional (I) <i>Zone</i> , or Community Use (CU) <i>Zone</i>	15.0 m	15.0 m	15.0 m	15.0 m
Minimum <i>rear yard</i> abutting any <i>railway corridor</i>	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>height</i>	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum <i>landscaping coverage</i>	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a *front yard* or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* or *flankage yards* shall be 10.0 metres for the first 33% of the length of the *front* and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect. (2017-025)
2. The *maximum height* for any *lot* abutting a *highway corridor* shall be 30.0 metres. (2015-018)

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3.
 - a) The maximum *height* for any portion of a *building* within 23.0 metres of a Residential Low *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone* boundary shall be 5.0 metres.
 - b) Rooftop mechanical equipment and *mechanical penthouses* greater than 2.0 metres in height shall not be permitted within the same 23.0 metres setback.

10.4 Gatehouses

A *gatehouse* may be permitted in any required *yard* provided that it does not exceed 3.0 metres in *height* and 5.0 square metres in *floor area*.

10.5 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Office Employment (E1) *Zone*:

- a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 10.5 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

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10.6 Outside Processing, Outside Storage, and Heavy Vehicle Parking Areas

Any screening or buffering requirements shall be reviewed and applied through the Site Plan Approval process. Contact Planning Services for more information.

Where *outside processing, outside storage, and a heavy vehicle parking area* are permitted, the following regulations apply:

- a) The *uses* are permitted only in an *interior side yard* or *rear yard* and shall be set back 3.5 metres from any *lot line*.
- b) The maximum area coverage on a *lot* shall be:
 - i) 50% of the *lot area* in the Industrial (E3) *Zone* where the *lot* is set back further than 100.0 metres from a *railway corridor*;
 - ii) No maximum in the Industrial (E3) *Zone* where the *lot* is set back less than or equal to 100.0 metres from a *railway corridor*;
 - iii) 25% of the *lot area* in the Business Employment (E2) *Zone*; or,
 - iv) No maximum where *accessory* to an *emergency service facility* or *public works yard*.
- c) The *uses* are not permitted within any *yard* abutting a Residential, Institutional (I), or Community Use (CU) *Zone* boundary.
- d) Notwithstanding subsections (a) and (b) above, the *uses* are permitted in any *yard* on a *lot* used for the *manufacturing of motor vehicles* greater than 100.0 hectares in *lot area*.
- e) Storage of damaged, impounded, or inoperable *motor vehicles* is prohibited as part of *outside storage* except in conjunction with a *motor vehicle storage compound* or *salvage yard*.
- f) Notwithstanding subsection (a), *uses* having materials stored that are cumulatively greater than 1.8 metres in *height* shall only be located in a *rear yard* or in between two *buildings* on the same *lot*.
- g) The maximum height of materials stored on any lot in a Business Employment (E2) *Zone* entirely located further than 100.0 metres from the *railway corridor* shall be equal to the *height* of the largest *building* on the *lot*.

Special Provisions

3	Additional Motor Vehicle Use Permissions	Parent Zones: E2, E3
Various		(2014-014) (2017-025)

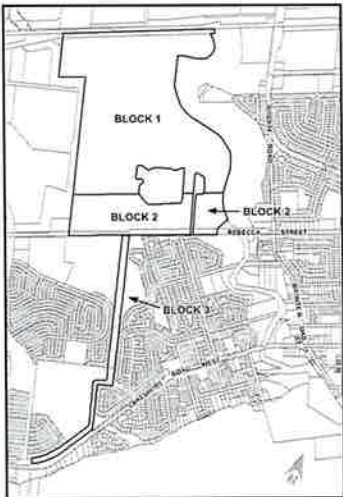
The following additional *uses* are permitted on lands subject to Special Provision 3, as denoted by the symbol “✓” in the column applicable to the parent Zone and corresponding with the row for a specific permitted *use*, below.

Table 15.3: Additional Permitted Motor Vehicle Uses		
Use	E2	E3
<i>Motor vehicle body shop</i>	✓ (1)(2)	✓ (4)
<i>Motor vehicle dealership</i>	✓ (1)(3)	
<i>Motor vehicle rental facility</i>	✓ (2)(3)	
<i>Motor vehicle repair facility</i>	✓ (2)	✓ (4)
<i>Motor vehicle washing facility</i>	✓ (1)(2)	✓ (4)

Additional Regulations for Table 15.3

1. Not permitted on a *lot* abutting a *Residential Zone*.
2. Shall not be permitted on a *lot* abutting the *highway corridor* unless in conjunction with a *motor vehicle dealership*.
3. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any *yard* abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
4. Not permitted on a *lot* abutting the *highway corridor*.

Special Provisions

2 (Old 2)	Shell Park Lands (Part of Lots 31-35, Concessions 2, 3, and 4 S.D.S.)	Parent Zones: O1, O2, N, E3
Maps 19(1) and 19(4)		(2001-033) (2007-031) (2008-074) (2010-056)
15.2.1 Additional Permitted Uses for Block 1		
The following additional <i>uses</i> are permitted on lands identified as Block 1 on Figure 15.2.1:		
a)	Storing, processing, refining and blending petroleum and petroleum products.	
15.2.2 Additional Permitted Uses for Block 2		
The following additional <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.2.1:		
a)	Petroleum product storage tanks; and,	
b)	Repair and maintenance of operational equipment.	
15.2.3 Prohibited Uses for Block 3		
The <i>uses</i> are prohibited on lands identified as Block 2 on Figure 15.2.1:		
a)	Catalytic cracker units, boiler houses, incinerators, stacks, or flares;	
b)	Within 45.5 metres of the centre-line of Rebecca Street, loading facilities; and,	
c)	Within 45.5 metres of the centre-line of Rebecca Street, storage tanks.	
15.2.4 Additional Permitted Uses for Block 3		
The following additional <i>uses</i> are permitted on lands identified as Block 3 on Figure 15.2.1:		
a)	Pier or dock	
15.2.5 Zone Provisions for Block 3 Lands		
The following regulations apply to lands identified as Block 3 on Figure 15.2.1:		
a)	Maximum <i>height</i>	6.0 m
15.2.6 Special Site Figures		
Figure 15.2.1:		
Special Provision 2		
		

Special Provisions

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OMB Appeals

Index of Special Provisions tied to Appeals

SP 282 24 - By-Ways Construction Inc. and Ryan Lee Investments Inc.

Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned. The provisions of this By-law are modified as set out in the Special Provision. All other provisions of this By-law shall continue to apply.

1	Various Lots Across Oakville	Parent Zones: RL2, RL3, RL3-0
Various Maps		(1971-79) (1984-155) (1989-266) (2014-014)
15.1.1 Zone Provisions		
The following regulations apply:		
a)	Minimum <i>lot frontage</i>	As legally existing on the effective date of this By-law
b)	Minimum <i>lot area</i>	As legally existing on the effective date of this By-law
c)	<i>Minimum front yard</i>	The <i>yard</i> legally existing on the effective date of this By-law, less 1.0 metre