



OAKVILLE

North Oakville Zoning By-law 2009-189

**Passed by Council on November 23, 2009
O.M.B. approved on April 15, 2010, July 14, 2010, and October 25, 2010
Consolidation dated March 31, 2022**

Table of Contents

Introductory Pages

Purpose of the Zoning By-law	i
How to Use this By-law	ii
Any Further Questions?	iv
List of Amending By-laws	v

Section 1 – Administration

1.1	Short Title	1
1.2	Application	1
1.3	Repeal of Former By-Laws	1
1.4	Administration	1
1.5	Clarifications and Convenience	1
1.6	Certificates of Occupancy	2
1.7	Prohibitions	2
1.8	Need for Compliance and Permission	2
1.9	Penalties	3
1.10	Severability	3

Section 2 – Establishment of Zones

2.1	Establishment of Zones	1
2.2	Location of Zones	1
2.3	Determining Zone Boundaries	1
2.4	Special Zone Symbols	2
2.5	No Representation on Land Ownership	3

Section 3 – Definitions

Section 4 – General Regulation

4.1	Contents	1
4.2	Application	1
4.3	Uses Permitted in All Zones	1
4.4	Prohibited Uses	4
4.5	Mobile Homes	5
4.6	Uses Permitted in Accessory Buildings and Structures	6
4.7	Home Occupation	6
4.8	Bed and Breakfast Establishment	7
4.9	Group Homes and Shared Accomodations	7
4.10	Compliance Achieved withing a Lot	8
4.11	Legally Existing, Non-Complying Buildings, Structures and Lots	8
4.12	Non-Compliance as a Result of Expropriation	9
4.13	Frontage on a Street	9
4.14	Standards for Accessory Buildings and Structures	10
4.15	Standards for Detached Private Garages Accessed by a Driveway from a Street	11
4.16	Standards for Detached Private Garages Accessed by a Lane	12
4.17	Standards for Attached Private Garages on lots Accessed by Lanes	12
4.18	Standards for Attached Private Garages Accessed by a Driveway from a Street	13
4.19	Standards for Parking Pads	14
4.20	Enclosed and Roofed Walkways	14
4.21	Encroachments Permitted in Required Yards	15

Table of Contents

4.22	Calculation of Yards	16
4.23	Storage of Garbage	16
4.24	Swimming Pools and Hot Tubs	16
4.25	Landscape Area Regulations	17
4.26	External Air Conditioning and other Equipment	17
4.27	Porch	18
4.28	Exceptions to Height Requirements	18
4.29	Second Suites	18
4.30	Landings	19
4.31	Streetscape	19
4.32	Short-Term Accommodation	19

Section 5 – Parking and Loading Regulations

5.1	Parking Standards	1
5.2	Accessible Parking	8
5.3	Shared Parking	8
5.4	Parking Area and Driveway Regulations	8
5.5	Commercial Vehicles, Motor Homes, Recreational Trailers/Vehicles and Boats	10
5.6	Loading Dock Requirements	11
5.7	Bicycle Parking and End-of-Trip Requirements	11

Section 6 – Permitted Use Regulations

Section 7 – Zone Regulations

7.1	Trafalgar Urban Core Zone	1
7.2	Dundas Urban Core Zone	1
7.3	Neyagawa Urban Core Zone	1
7.4	Palermo Village North Urban Core Zone	1
7.5	Neighbourhood Centre Zone	1
7.6	General Urban Zone	1
7.7	Sub-urban Zone	1
7.8	High Density Residential Zone	1
7.9	Light Employment Zone	1
7.10	General Employment Zone	1
7.11	Service Area-Employment Zone	1
7.12	Institutional and Park Zones	1
7.13	Existing Development Zone	1
7.14	Natural Heritage System Zone	1
7.15	Cemetery Zone	1
7.16	Reserved	
7.17	Automotive Service Zone	1

Section 8 – Special Provisions

Section 9 – Holding Provisions

Section 10 – Interim Control By-laws

Section 11 – Temporary Use Permissions

Table of Contents

Section 12 – Maps

Section 13 – Enactment

Appendices to the By-law (Not Operative Parts of the By-law)

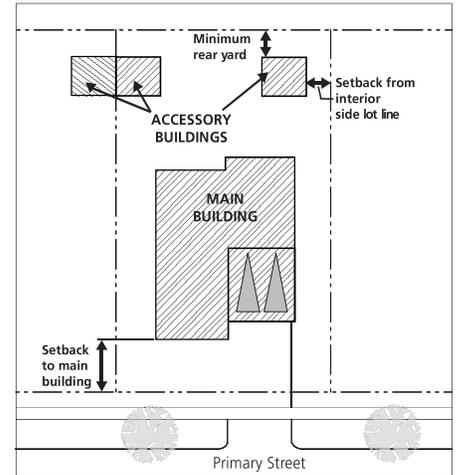
Appendix A: Approximate location of the Conservation Authorities' Regulation Limit

Appendix B: Approximate location of the highway and railway corridors

Appendix C: Approximate location of the pipeline corridors

General Regulations

- a. the *setback* from the *interior side lot line* for the first storey of *building* or *structure* may be reduced to 0.6 metres if there are no doors or windows on the wall facing the *interior side lot line*;
 - b. an *accessory building* or *structure* may share a common wall with another *accessory building* or *structure* on an abutting *lot* and no *setback* from the *interior side lot line* is required on that side of the *lot*; and,
- iii. A minimum of 0.6 metres from the *rear lot line*.
- iv. Notwithstanding subsections i. through ii., in no case shall an *accessory building* or *structure* other than an *enclosed* or *roofed walkway*, be located closer than 2.0 metres to the *main building* on the *lot*.
- v. Notwithstanding subsection i. through iv., in no case shall an *accessory building* or *structure* in the Institutional (I), Park (P) or Stormwater Management Facility (SMF) Zones, other than a detached *private garage* or *enclosed* or *roofed walkway*, be located: (2016-108)
- a. closer than 5.0 metres from a *lot line* abutting a *public street*; and,
 - b. closer than 5.0 metres from a *lot line* abutting a *zone* other than the Institutional (I), Park (P) or Stormwater Management Facility (SMF) Zones.



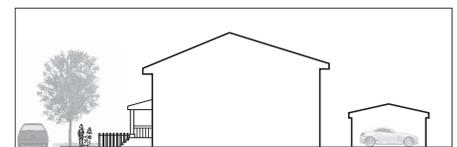
Property owners should check for easements on their lot prior to placing an accessory building or structure. Most easements prohibit buildings and structures and the easement holder may demand that the building or structure be moved.

4.14.2 Maximum Height (2016-108)

- i. The maximum permitted *overall height* of an *accessory building* is 4.0 metres measured from *grade*, and there is no minimum *height* requirement
- ii. Notwithstanding subsection i., in the Institutional (I), Park (P) and Stormwater Management Facility (SMF) Zones, the maximum permitted *overall height* is 6.0 metres measured from *grade*, and there is no minimum *height* requirement.

4.15 Standards for Detached Private Garages Accessed by a Driveway from a Street

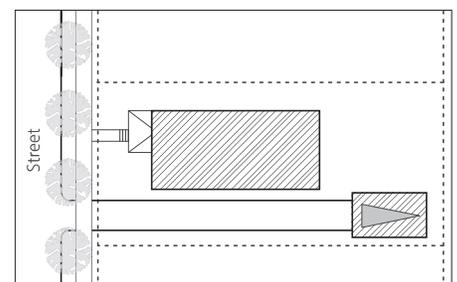
Detached *private garages* associated with a *residential use* that are accessed only by a *driveway* from a *street* are subject to the following requirements.



4.15.1 Permitted Locations and Setbacks from Lot Lines

Detached *private garages* accessed only by a *driveway* from a *street* shall be located:

- i. A minimum distance from a *flankage* equal to the flankage yard requirement for the *main building* from the *flankage*.



Detached private garage accessed by a street.

General Regulations

- ii. A minimum of 1.2 metres from the *interior side lot line*, but notwithstanding this provision:
 - a. the *setback* from the *interior side lot line* may be reduced to 0.6 metres if there are no doors or windows on the wall facing the *interior side lot line*; and,
 - b. a detached *private garage* may share a common wall with another detached *private garage* on an abutting lot and no *setback* from the *interior side lot line* is required on that side of the *lot*.
- iii. A minimum of 0.6 metres from the *rear lot line*.
- iv. In no case shall the wall of a *private garage* containing the opening for vehicular access be located closer than 5.5 metres to the *lot line* abutting the *street* that the *driveway* crosses to access the *private garage*.
- v. In no case shall a *private garage*, other than a *private garage* connected to the *main building* by an enclosed or *covered walkway*, be located closer than 2.0 metres to the *main building* on the *lot*.

4.15.2 Maximum Height

The maximum permitted *overall height* of any detached *private garage* on a lot having a *lot frontage* of less than 9.0 metres is 5.0 metres. If the *lot frontage* is 9.0 metres or more, the maximum permitted *overall height* of any detached *private garage* with a flat roof is 5.5 metres and for any other roof is 8.0 metres.

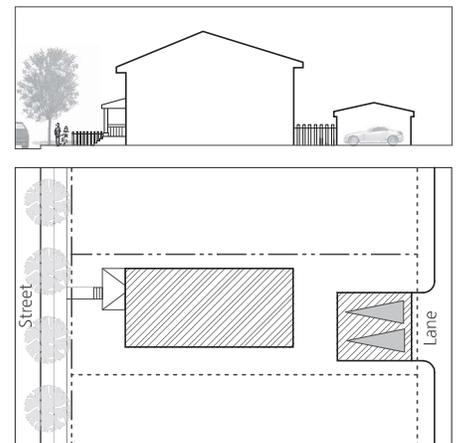
4.16 Standards for Detached Private Garages Accessed by a Lane

Detached *private garages* associated with a *residential use* that are accessed only by a *lane* are subject to the following requirements.

4.16.1 Permitted Locations and Setbacks from Lot Lines

Detached *private garages* are permitted in a *rear yard* and *interior side yard* only, and shall be located:

- i. a minimum distance of 0.75 metres from the *rear lot line*; and,
- ii. a minimum of 1.2 metres from the *interior side lot line*, but notwithstanding this provision:
 - a. the *setback* from the *interior side lot line* may be reduced to 0.6 metres if there are no doors or windows on the wall facing the *interior side lot line*; and,
 - b. a detached *private garage* may share a common wall with another detached *private garage* on an abutting *lot* and no *setback* from the *interior side lot line* is required on that side of the *lot*.



Detached private garage accessed by a lane.

General Regulations

4.16.2 Setbacks from Main Building

All detached *private garages* shall be *setback* a minimum of 6.0 metres from the *main building* on the *lot*. The parking of motor *vehicles* is not permitted in the *setback* area.

4.16.3 Maximum Height

The maximum permitted *overall height* of any detached *private garage* on a *lot* having a lot frontage of less than 9.0 metres is 5.0 metres. If the *lot frontage* is 9.0 metres or more, the maximum permitted *overall height* of any detached *private garage* with a flat roof is 5.5 metres and for any other roof is 8.0 metres.

4.17 Standards for Attached Private Garages on lots Accessed by Lanes

Attached *private garages* associated with a *residential use* that are only accessed by a *lane* are subject to the following requirements.

4.17.1 Permitted Locations

Attached *private garages*, which are deemed to be part of the *main building* on the *lot*, are permitted provided that the *wall facing the lane*:

- i. is located no further than 7.5 metres from the *rear lot line*; and,
- ii. is located no closer than 0.75 metres to the *rear lot line*.

4.17.2 Amenity Area

The *amenity area* on the *lot* for *dwelling*s other than *back-to-back townhouses*, *stacked townhouses* and *apartments* shall:

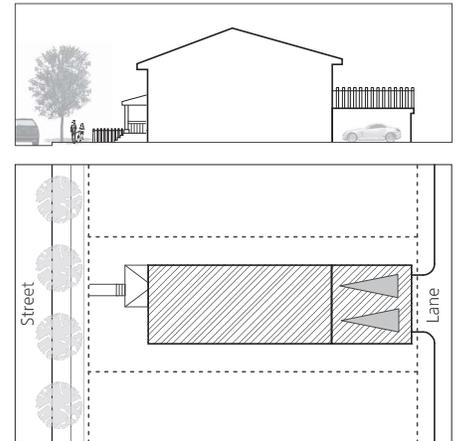
- i. be a minimum of 11 square metres;
- ii. not include any required *landscape area* or *landscape strip*; and,
- iii. have direct access from the interior of the *dwelling unit*.

4.18 Standards for Attached Private Garages Accessed by a Driveway from a Street

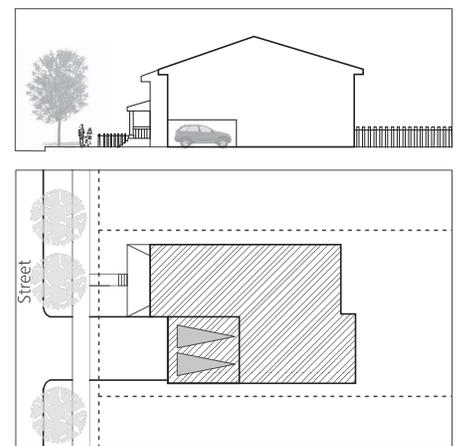
Attached *private garages* associated with a *residential use* that are accessed only by a *driveway* from a *street* are subject to the following requirements.

4.18.1 Permitted Locations and Setbacks from Lot Lines

Attached *private garages* accessed only by a *driveway* from a *street* shall be located:



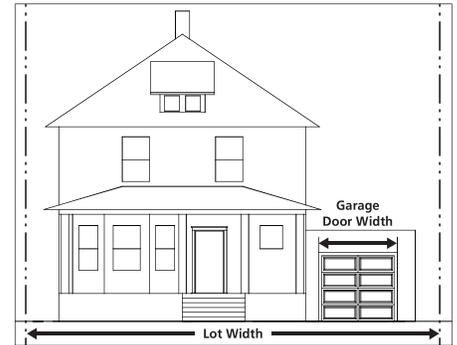
Attached private garage accessed by a lane.



Attached private garage accessed by a street.

General Regulations

- i. A minimum distance from a *side lot line* equal to the *side yard* requirement for the *main building* from the *side lot line*.
- ii. No part of a *private garage* shall project beyond the *front wall* of the *first storey* of the *dwelling* except where a *porch* is provided, in which case the *private garage* shall not project beyond the front of the *porch*.
- iii. Notwithstanding subsections i. and ii., in no case shall the wall of a *private garage* containing the opening for vehicular access be located closer than 5.5 metres to the *lot line* abutting the *street* that the *driveway* crosses to access the *private garage*.



4.18.2 Maximum Private Garage Door Width

The *private garage* door width shall not exceed 50% of the *lot frontage*.

4.18.3 Maximum Driveway Width

The maximum width of the *driveway* shall not exceed the exterior width of the garage, except where the *driveway* abuts a *porch*, in which case the width of the *driveway* may extend to the edge of the *porch*, or building to a maximum 1.0 metres beyond the width of the garage.



The maximum width for a garage door is tied to the length of the lot frontage. The maximum width for a driveway is tied to the exterior width of the private garage.

4.19 Standards for Parking Pads

One *parking pad* shall be permitted on a *lot* instead of, or in addition to, a *detached garage* where:

- i. an *attached garage* does not form part of the *dwelling* on the *lot*; and,
- ii. the *parking pad* is located in accordance with the regulations for *detached garages*.

In addition, a *parking pad* shall be permitted instead of, or in addition to, an *attached garage* on a *lot* accessed by a *lane*.

4.20 Enclosed and Roofed Walkways

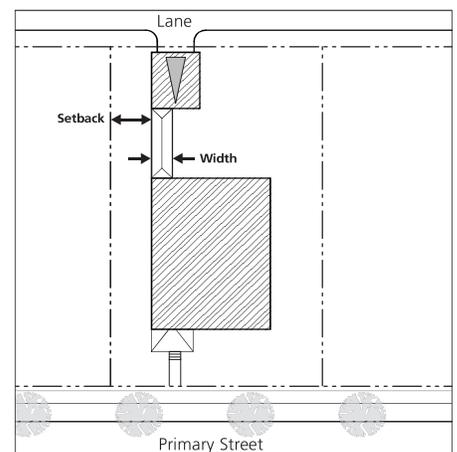
Enclosed and roofed walkways associated with a *residential use* are permitted subject to the following provisions.

4.20.1 Size

No part of an *enclosed or roofed walkway* shall be wider than 2.75 metres. In addition, the *overall height* of an *enclosed or roofed walkway* shall not exceed 4.5 metres.

4.20.2 Permitted Locations

- i. *Enclosed or roofed walkway* shall be permitted in:



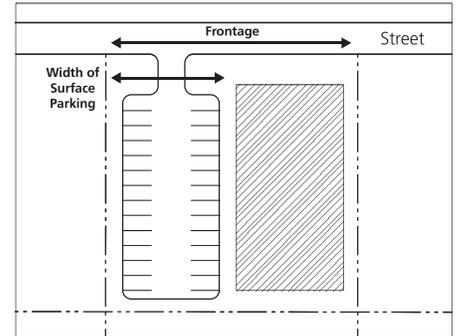
Enclosed and roofed walkways.

Parking and Loading Regulations

5.1.6 Surface Parking Area Location

Where *surface parking areas* are permitted on *lots* which abut Trafalgar Road, the maximum *lot frontage* or *flankage* on Trafalgar Road occupied by *surface parking area* shall be:

<i>Office building</i>	50%
<i>Mixed use and apartment buildings</i>	20%
<i>Commercial buildings</i>	20%
<i>Parking garage</i>	5%
<i>Institutional building</i>	5%
<i>Hotel</i>	5%
<i>Commercial/Residential buildings</i>	5%



Surface Parking Frontage.

This shall be measured as the maximum percentage of *lot frontage* or *flankage* occupied by *surface parking area* where no *building edge* is located within 6 metres of the Trafalgar Road *lot frontage* or *flankage*. The only exception shall be where the By-law permits a greater *front yard* or *flankage setback*, in which case that setback shall apply.

5.1.7 Hardscape Surface Treatment (2022-007)

All *parking spaces*, *tandem parking spaces*, *parking pad*, *loading dock*, *aisles* and *driveways* in any Zone other than a Natural Heritage Zone shall be surface treated with asphalt, concrete, interlocking brick, similar hardscaped surface, or other material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water.

Table 5.1A - Parking Requirements For Residential Uses

(1)	<i>Single and Semi-detached dwellings, foster homes, and shared accommodation for five or fewer residents licensed or approved under Provincial statute, including any dwelling where a maximum of 3 lodgers reside</i>	Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 2 <i>parking spaces</i> per <i>dwelling unit</i> minimum.
(2)	<i>Duplex and, triplex</i>	1 <i>parking space</i> per <i>dwelling unit</i> minimum.
(3)	<i>Apartment - 4 storeys or less</i>	Up to 1.25 <i>parking spaces</i> per <i>dwelling unit</i> , plus 0.2 <i>parking spaces</i> per <i>dwelling unit</i> for visitors. Additional <i>parking spaces</i> shall not be permitted.
(4)	<i>Apartment - More than 4 storeys</i>	Up to 1.25 <i>parking spaces</i> per <i>dwelling unit</i> , plus 0.2 <i>parking spaces</i> per <i>dwelling unit</i> for visitors. Additional <i>parking spaces</i> shall not be permitted. In the Trafalgar Urban Core Zone, no <i>parking spaces</i> shall be permitted in a <i>surface parking area</i> , with the exception of visitor <i>parking spaces</i> which may be located underground, in a <i>parking garage</i> or in a <i>surface parking area</i> .
(5)	<i>Townhouse dwellings including back-to-back townhouse dwellings and stacked townhouses</i>	Outside the Trafalgar Urban Core Zone 1 <i>parking spaces</i> per <i>dwelling unit</i> minimum; For lands within the Trafalgar Urban Core Zone, 1 <i>parking spaces</i> per <i>dwelling unit</i> minimum and only 2 <i>parking spaces</i> per <i>dwelling unit</i> maximum shall be permitted for <i>back-to-back townhouse dwelling units</i> and in all other zones 3 <i>parking spaces</i> per <i>back-to-back townhouse dwelling unit</i> maximum shall be permitted.

Parking and Loading Regulations

Table 5.1A - Parking Requirements For Residential Uses		
(6)	<i>Nursing Home Retirement home</i>	<p>Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 0.5 <i>parking spaces</i> minimum per <i>dwelling unit</i> or <i>suite</i>.</p> <p>For lands in the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 0.5 <i>parking spaces</i> minimum per <i>dwelling unit</i> or <i>suite</i>. In the Trafalgar Urban Core Zone a maximum of 50% of the required <i>parking spaces</i> may be permitted in a <i>surface parking area</i>.</p>
(7)	<i>Bed and breakfast establishment Group Home</i>	The <i>parking spaces</i> required for a <i>single detached dwelling</i> plus 1 <i>parking space</i> per <i>suite</i> minimum. No additional <i>parking spaces</i> shall be permitted other than the required spaces.
(8)	<i>Short-Term Accommodation (2018-038)</i>	The <i>parking spaces</i> required for the <i>dwelling unit</i> plus 1 <i>parking space</i> . An additional <i>parking space</i> is not required when the additional parking can be accommodated in an existing visitor <i>parking space</i> .
(9)	<i>Second suite/Accessory dwelling unit/ Home occupation</i>	No additional <i>parking spaces</i> required.
(10)	Other residential uses not specified above in this Table	1 <i>parking space</i> per <i>dwelling unit</i> minimum.

Table 5.1B - Parking Requirements For Non-Residential Uses		
(1)	Arena; Stadium; or, Theatre	<p>Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 1 <i>parking space</i> per 6 seats minimum and 1 <i>parking space</i> per 5 seats maximum.</p> <p>For lands in the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 1 <i>parking space</i> per 7 seats minimum and 1 <i>parking space</i> per 6 seats maximum. In the Trafalgar Urban Core Zone a maximum of 50% of the required <i>parking spaces</i> may be permitted at <i>grade</i>.</p> <p>For the purposes of this By-law, where the seating is provided by open benches, every 50 centimetres of bench length shall be considered as one seat.</p>
(2)	<i>Art gallery; Museum; or, Library</i>	<p>Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 1 <i>parking space</i> per 30 square metres of <i>leasable floor area</i> minimum and 1 <i>parking space</i> per 25 square metres maximum.</p> <p>For lands in the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 1 <i>parking space</i> per 93 square metres of <i>leasable floor area</i> minimum and 1 <i>parking space</i> per 30 square metres maximum.</p>
(3)	<i>Vehicle Dealership; and/or Vehicle Repair Use</i>	<p>4 <i>parking spaces</i> for each repair bay minimum plus 2 <i>parking spaces</i> minimum for each 100 square metres of <i>leasable floor area</i> exclusive of repair bays, and a maximum area equal to 10 <i>parking spaces</i> for outside display areas.</p> <p>However, a maximum of 30 <i>surface parking spaces</i> shall be permitted, in addition to the permitted outside display areas.</p>